

MEDICAL SPACE

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK
25251 PASEO DE ALICIA | LAGUNA HILLS, CA 92653



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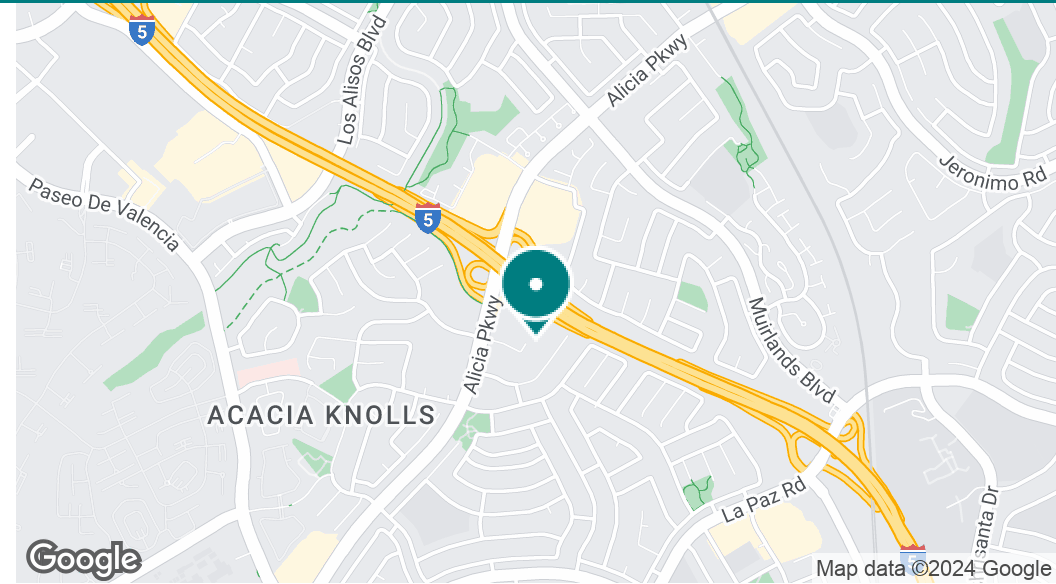
LEASING

BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (Est. \$1.25 NNN)
Building Size:	19,134 SF
Available SF:	1,536 SF
Floor:	1st Floor
Elevator Service:	Yes
Freeway:	5 Freeway

PROPERTY OVERVIEW

Nestled within the esteemed Alicia Office/Medical Business Park in Laguna Hills, this distinguished property seamlessly blends the professional ambiance of an office setting with the specialized requirements of medical services. Surrounded by well-manicured landscapes, the building exudes an air of sophistication, creating a conducive environment for both business and healthcare endeavors. Thoughtfully designed to cater to the diverse needs of professionals in the office and medical fields, the facility boasts modern infrastructure and amenities. Its strategic location within the business park ensures accessibility to a range of services while maintaining a serene atmosphere. Welcome to a versatile office/medical business park where excellence in both fields converges, offering an optimal environment for success in Laguna Hills.

PROPERTY HIGHLIGHTS

- Ground Floor Office Space in Bustling Laguna Hills Office/Medical Business Park
- Corner Unit With Abundant Natural Light
- ±1,536 SF Unit With Functional Design and Sophisticated Atmosphere
- Healthcare-Ready Space Tailored For Medical Professionals with Modern Amenities and Optimized Layout

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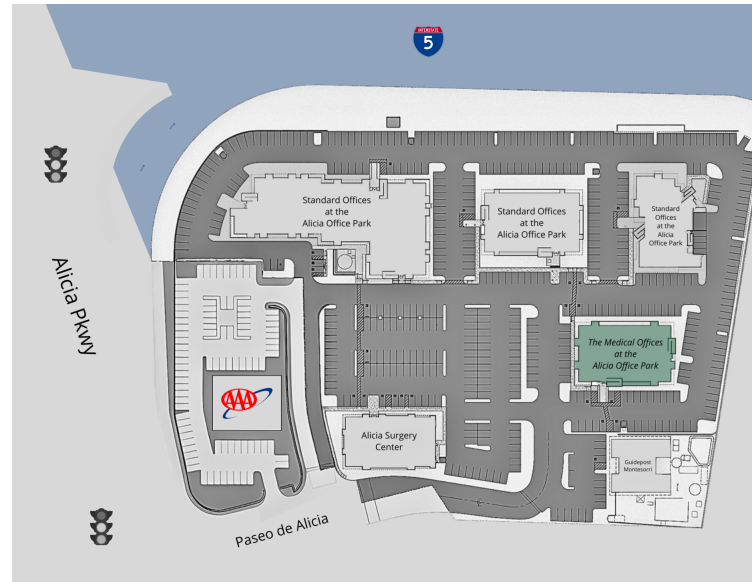
PLANS

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LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	Est. \$1.25 NNN	Lease Term:	Negotiable
Total Space:	1,536 SF	Lease Rate:	\$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100 (Medical Ready)	Available	1,536 SF	Est. \$1.25 NNN	\$2.75 SF/month	Fully Built Out 1st Floor Medical Space

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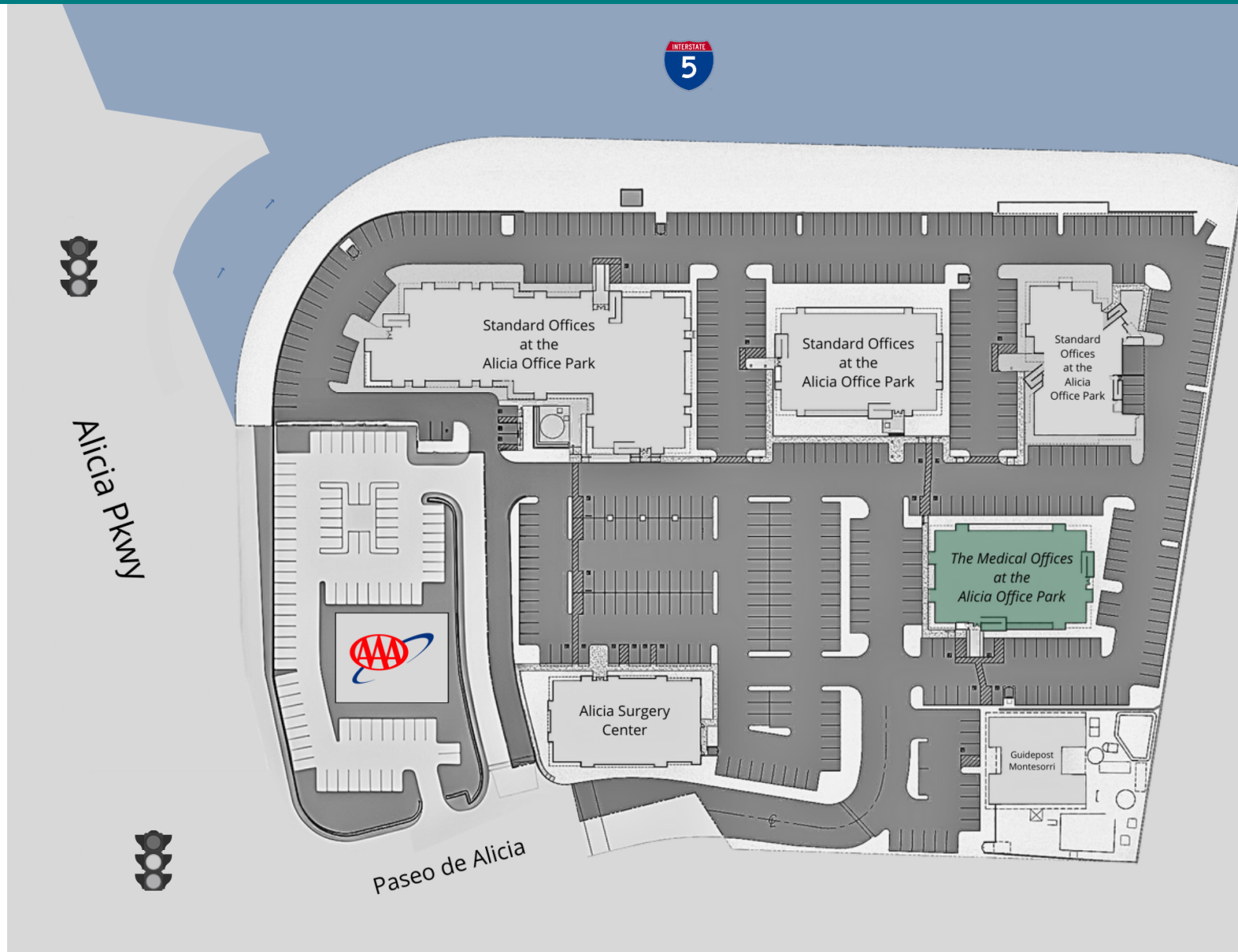
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SITE PLANS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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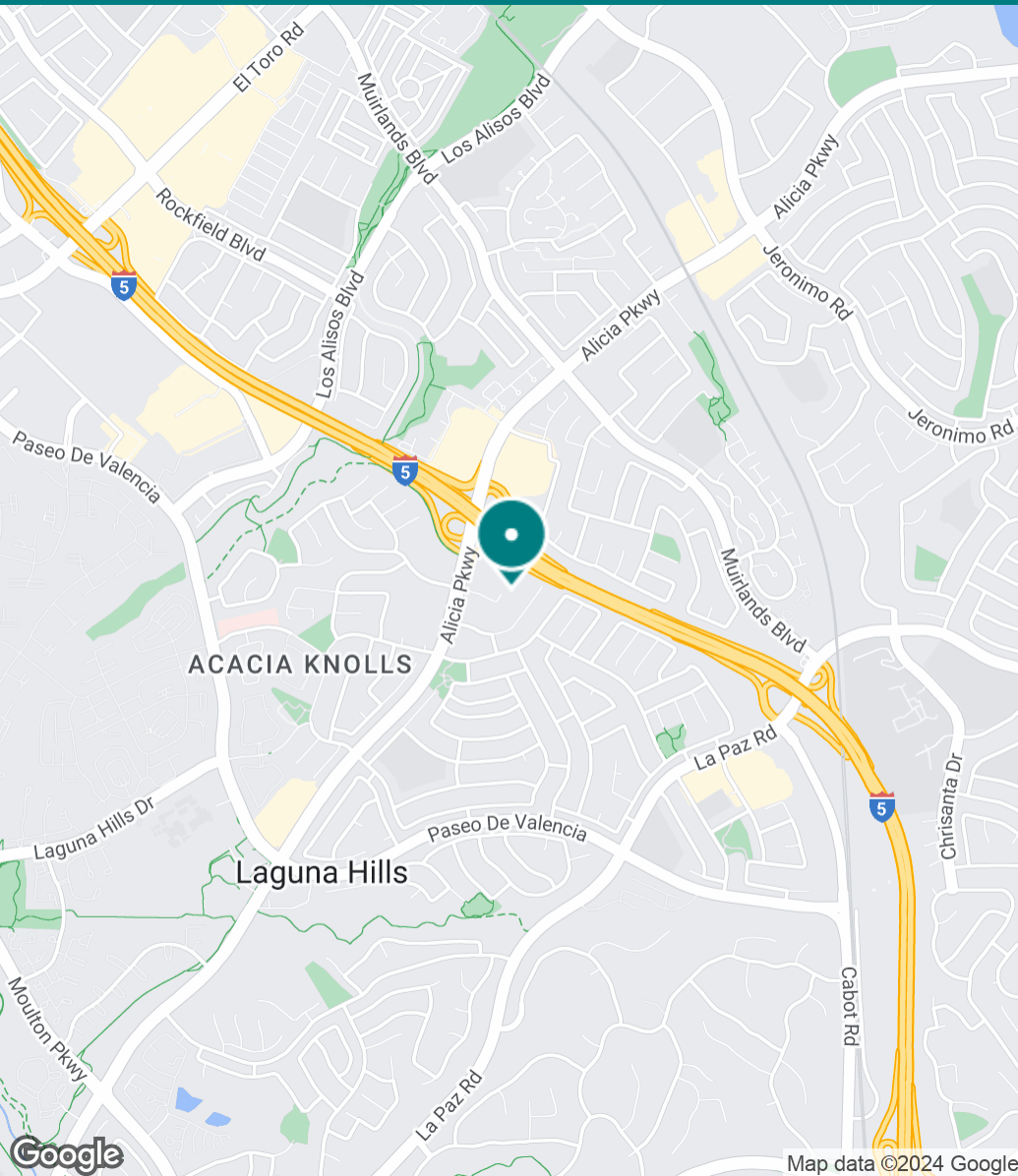


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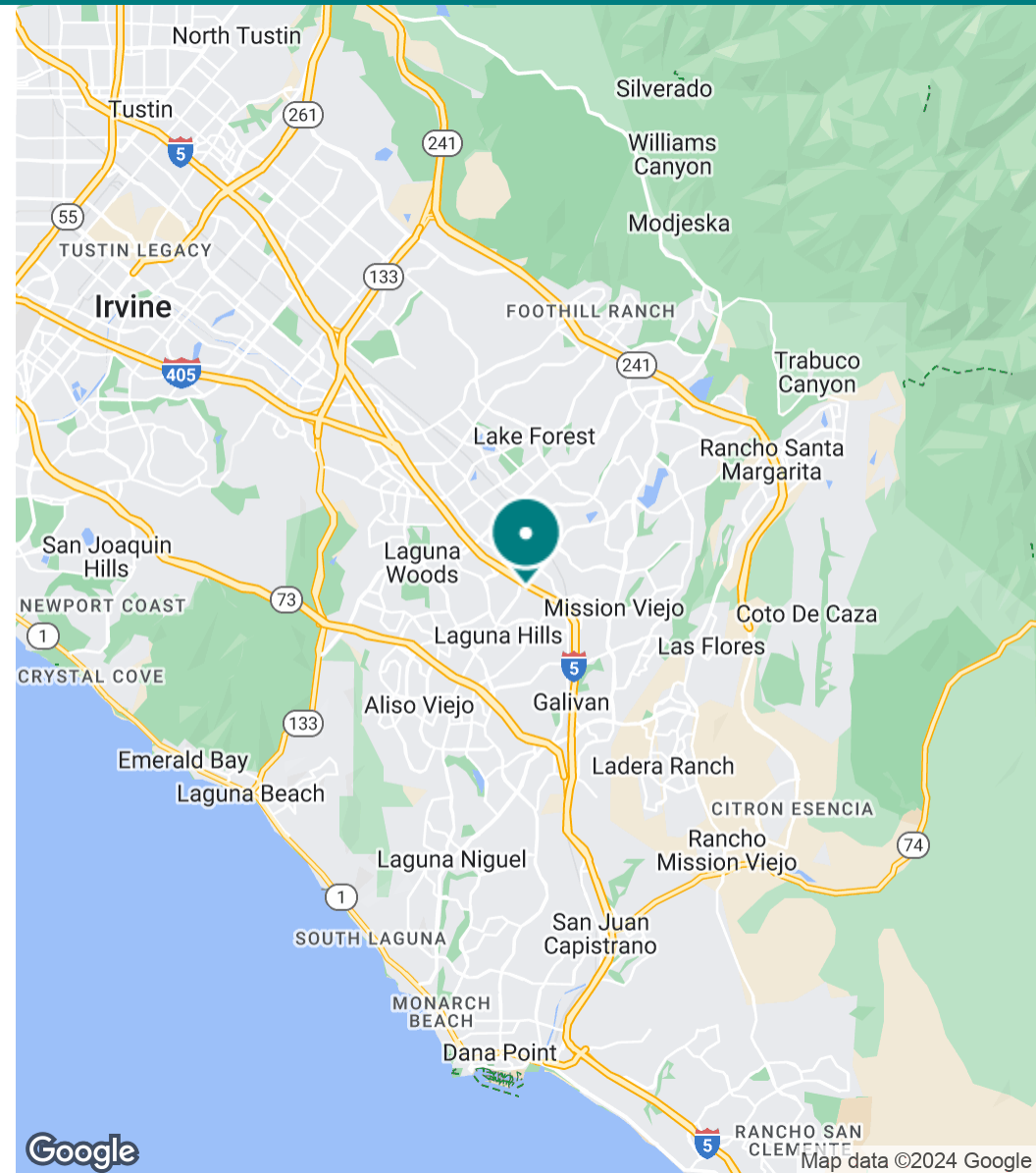
LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	20,266	334,879	808,227
Average Age	45.3	43.1	41.7
Average Age (Male)	40.7	42.1	40.5
Average Age (Female)	48.1	43.9	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,867	129,767	314,196
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$131,778	\$129,398	\$142,778
Average House Value	\$690,267	\$671,553	\$825,232
RACE	1 MILE	5 MILES	10 MILES
% White	62.7%	69.2%	64.4%
% Black	1.7%	1.8%	1.5%
% Asian	19.7%	15.4%	21.9%
% Hawaiian	0.3%	0.1%	0.2%
% American Indian	0.7%	0.6%	0.4%
% Other	7.0%	5.3%	4.4%

* Demographic data derived from 2020 ACS - US Census

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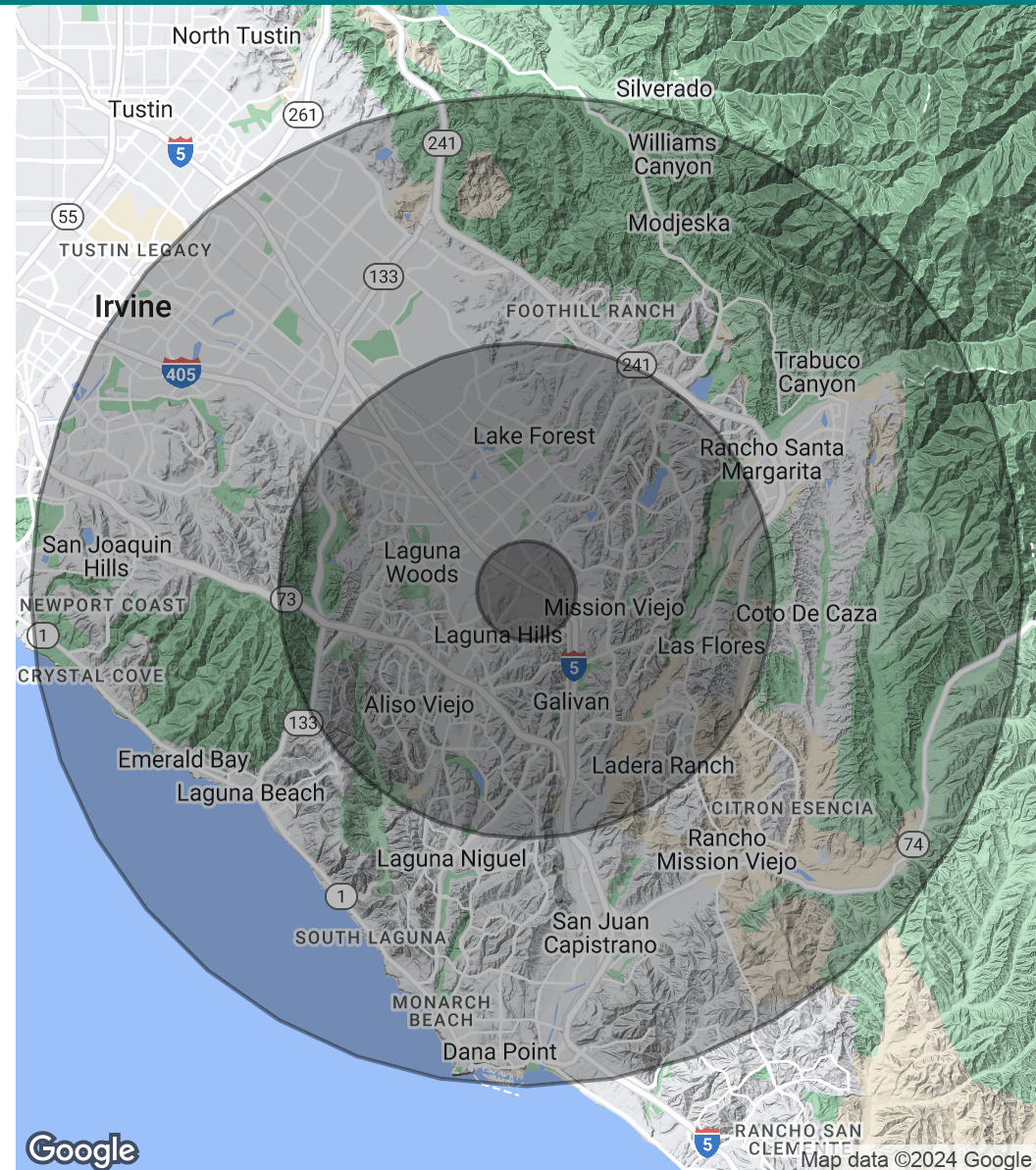
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MEET THE TEAM

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