

# ORANGE COUNTY INVESTMENT PROPERTIES FOR SALE

## RETAIL

**1** **FIRSTTEAM COMMERCIAL**



**For Sale**  
 ~2 Acre Development Opportunity  
 San Juan Capistrano next to 5 Freeway  
 Freeway Visible to 250,000+ CPD  
 Hospitality Self-Storage Owner/User  
 Request Offering Memorandum  
 John Gessford 949-930-6292  
 JGessford@gmail.com

## MULTI FAMILY

**2** **FIRSTTEAM COMMERCIAL**



**FOR SALE**  
 High-Image Corporate Headquarters  
 1 Whatney, Irvine Spectrum  
 Free Standing Industrial/Office Building  
 approx. 24,450 SF 7,130 SF Office 1.16 acre lot  
 1,025 amps 277/480v ~18' Warehouse Clearance  
 (4) Ground Level Doors Potential Fence Yard  
 Request Offering Memorandum  
 Contact  
 John Gessford  
 949-930-6292 JGessford@gmail.com

## OFFICE PROPERTIES

**3** **Voit REAL ESTATE SERVICES**

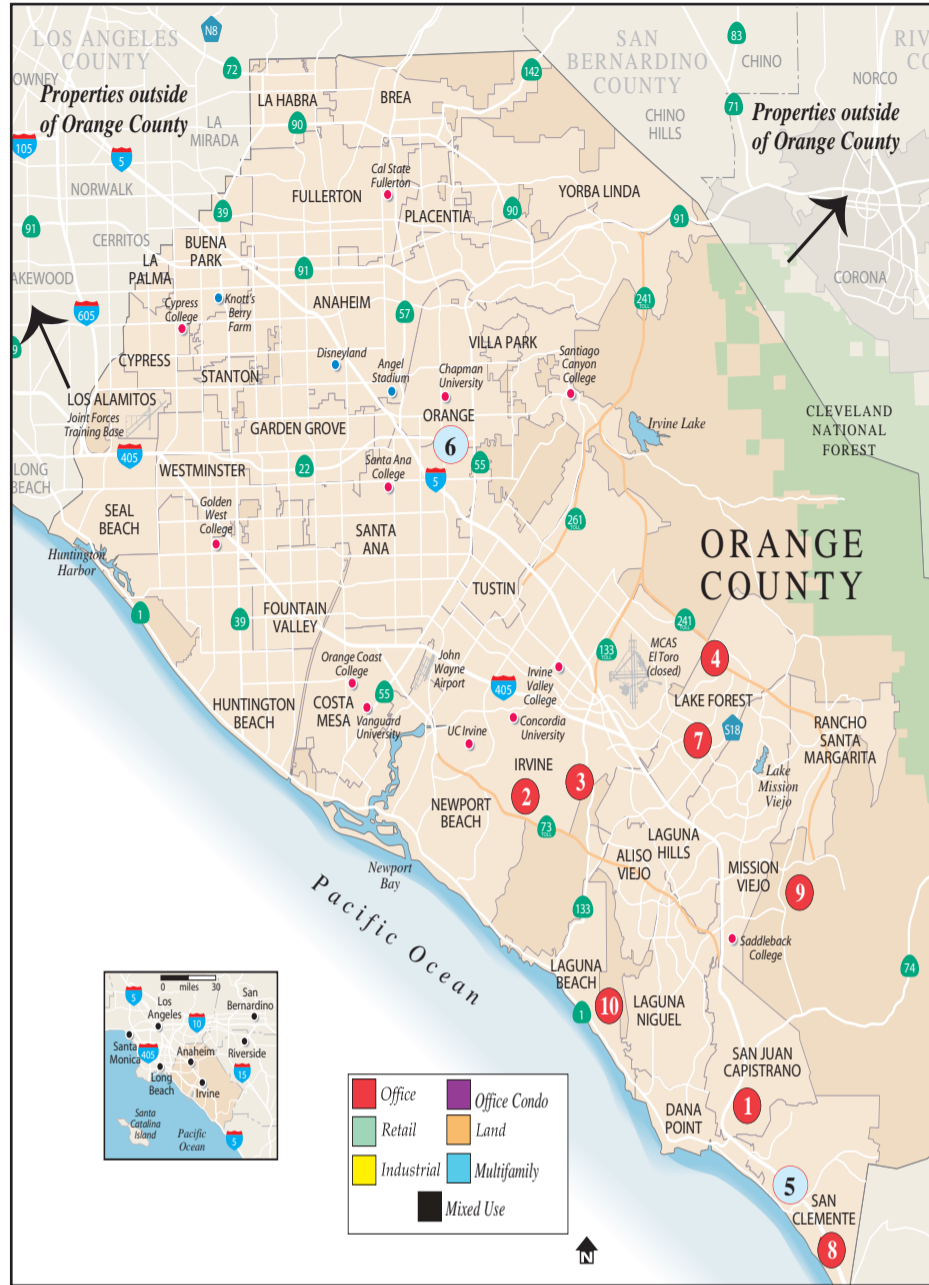


**18012 Cowan, Irvine, CA**  
 Freestanding Multi-Tenant 27,299 SF Office Building  
 2,600 - 13,000 SF Available for Lease  
 Premier Location in the Heart of IBC on 1 Acre  
 2nd Floor Outdoor Covered Balcony's  
 Elevator Served w/ Floor to Ceiling Glass  
 Gated Subterranean Parking Garage  
 3 Minute Drive to John Wayne Airport Water Fountain Feature at Entrance  
 Owner/User can Occupy 51% for SBA  
 Carter Harrington - charrington@voitco.com  
 Michael Hefner - Mhefner@voitco.com  
 949-851-5100

**4** **CBRE**



**For Sale:**  
 27241 Burbank, Foothill Ranch  
 Single Tenant Net Leased Investment  
 ±9,866 SF with ±4,000 SF of office area  
 Two (2) Ground Level Doors Secured Yard Area  
 ±20' Warehouse Clearance Fully Sprinklered  
 600 AMP, 3 Phase, 277/480 Volt 30 Surface Parking Stalls  
 Lease Rate: \$1.10/NNN NOI: \$130,236  
 CAP Rate: 4.5% Term: 4 Years  
 Jeff Carr Jeff.carr@cbre.com  
 Tyler Haly Tyler.haly@cbre.com



## OFFICE PROPERTIES

**7** **CBRE**



**Rockfield Plaza**  
 23832 Rockfield Blvd., Lake Forest  
 CREATIVE OFFICE SUITES FOR SALE FROM ±1,000-10,000 SF  
 • Developing an office environment to meet the needs of the new generation  
 • Extensive interior and exterior remodel now complete  
 • New hardscape and landscape  
 • Redesigned courtyard with open outdoor areas  
 • Tranquil outdoor water feature • Redesigned contemporary building entries  
 • Common area upgrades • Drought-resistant landscape  
 • Close proximity to many retail amenities • Immediate access to the 5, 405 and 133 Freeways  
 Offering a 4% Sales Fee to Buyer's Representative & \$20.00/PSF Allowance now included in the asking price if escrow is opened by July 31, 2017  
 Jeff Carr Jeff.carr@cbre.com  
 Chris Bates Chris.bates@cbre.com  
 (949) 725-8500

**8** **CBRE**



**1120 Via Callejon, San Clemente**  
 Freestanding, ±22,000 Square Feet  
 Two-Story High-Image Corporate Headquarters  
 Approximately 1.0 Acre Parcel ±10,000 SF of Two-Story Office Space  
 Potential Yard Area Fully Sprinklered ±16' Warehouse Clearance  
 Power: 800 Amps, 120/208 Volt Two (2) Ground Level Doors  
 Elevator Served Large Conference Rooms  
 Approximately 60 Parking Stalls (2.9:1,000)  
 Close Proximity to Plaza Pacifica Shopping Center  
 Easy Access to the 5 Freeway and Pacific Coast Highway  
 Jeff Carr Jeff.carr@cbre.com Brian Cole Brian.cole@cbre.com  
 (949) 725-8500

**9** **CBRE**



**26035 Acero, Mission Viejo**  
 FOR SALE OR LEASE ±6,810 Square Feet  
 Rare, Freestanding Single-Story Office Building  
 High-End Finishes Throughout  
 Extensive Glass-line Highly Efficient Layout  
 Divisible Building 4:1,000 Parking Ratio  
 Outdoor Seating Area Walking Distance to Retail Amenities  
 Close to the San Diego (5) Freeway  
 Tara Piercy 949 725 8638  
 tara.piercy@cbre.com

**10**



**FOR SALE BY OWNER**  
**OFFICE CONDO LOCATED IN ONE OF LAGUNA'S MOST PRESTIGIOUS BUILDINGS**  
 Across from the Surf and Sand Hotel  
 Ocean View with THREE Assigned Parking Spaces  
 840 Sq. Ft. Office Condo with Loft  
 Call Bobbie Gee at 949.661.5778 | 949.436.0035  
 Email: bobbie.gee@cox.net

## MULTI FAMILY

**5** **Marcus & Millichap**



**FOR SALE**  
 \$1,750,000 147 W Canada  
 San Clemente, CA 4 PLEX  
 Rare Opportunity  
 Request offering Memorandum  
 John Reinhardt 949 419-3220 Jason Habel 949 419-3231

## MULTI FAMILY

**6** **NAICapital**



**Multi Family FOR SALE**  
 130 Hewes, Orange CA. Encore at Hewes  
 55+ active adult living in the charming city of Orange, CA.  
 12 unit apartment homes Brand New construction  
 Luxury 55 plus active Senior apartments  
 Exciting new active Life style Senior APARTMENTS  
 Granite counter tops - Stainless appliances  
 Private garages - patios- beautiful common areas  
 Fitness Room-club house - fully fire sprinkle red  
 Excellent for a long term ownership  
 List price: \$5,250,000.00  
 Contact: Roger Niez 714-423-5336 rniez@naicapital.com

**4,960 SF FOR LEASE**

**< PROPERTIES FOR LEASE >**

**4,960 SF**  
 16411 SCIENTIFIC WAY  
 IRVINE, CA  
**Highlights:**  
 BaccHus Signature Series  
 Brand New Creative Office Improvements  
 Excellent I-5 and I-405 Freeway Access

**±207,953 SF FOR LEASE**

**12131 WESTERN AVENUE**  
 GARDEN GROVE, CA  
**Highlights:**  
 Cross-Dock Single Tenant Corporate HQ  
 ±47,797 SF Office Area, 353 Parking Spaces  
 26 DH Doors, 26'-32' Clear, ESFR

**Colliers INTERNATIONAL**  
 Joe Winkelmann Lic. 01259378 949.724.5704 joe.winkelmann@colliers.com  
 Clyde F. Stauff, SIOR Lic. 00464008 949.724.5543 clyde.stauff@colliers.com  
 Michael Hartel Lic. 01070753 949.724.5700 michael.hartel@colliers.com  
 Mike Bouma, SIOR Lic. 01070753 714.935.2340 mbouma@voitco.com

**To advertise your properties for sale on these pages,**

**contact Sheldon Ascher (949) 833-8373, ext. 217, or ascher@ocbj.com**

**5 for FREE**

- ✓ No Legal Fee
- ✓ No Recording Fee
- ✓ No Escrow Fee
- ✓ No Title Fee
- ✓ No Appraisal Fee

**CHASE**  
 Commercial Mortgage Lending  
 Retail | Mixed Use | Office | Industrial

**Call (866) 376-8010 or visit www.chase.com/cml**

This offer is limited to qualified refinance transactions from \$1MM - \$15MM on a stabilized office, industrial, retail, or mixed use property. The subject property must be located in the state of California to qualify. Submit completed application by June 30, 2017. No lender legal fees applies only to standard loan transactions. This offer cannot be combined with other offers or promotions. Terms and conditions of this offer are subject to change. Credit is subject to approval. Rates and programs are subject to change; certain restrictions apply. Special endorsement costs may apply. Products and services provided by JPMorgan Chase Bank, N.A. © 2017 JPMorgan Chase & Co. All rights reserved. 347131