

ORANGE COUNTY INVESTMENT PROPERTIES FOR SALE

RETAIL

1 **FIRSTTEAM COMMERCIAL**



For Sale
~2 Acre Development
San Juan Capistrano Freeway
Hospital/CPD
Investment Offering Memorandum
John Gessford 949-930-6292
JGessford@gmail.com

IN ESCROW

OFFICE PROPERTIES

2 **FIRSTTEAM COMMERCIAL**



FOR SALE
~14,000 SF Medical Office
999 N. Tustin Ave. Santa Ana
Partial Owner/User Potential 3,500-9,700 SF
Adjacent to Orange County Global Medical Center
Long Term Lease in place for 4,300 SF \$132,000/yr. rental income
John Gessford 949-930-6292
JGessford@gmail.com

3 **Voit REAL ESTATE SERVICES**

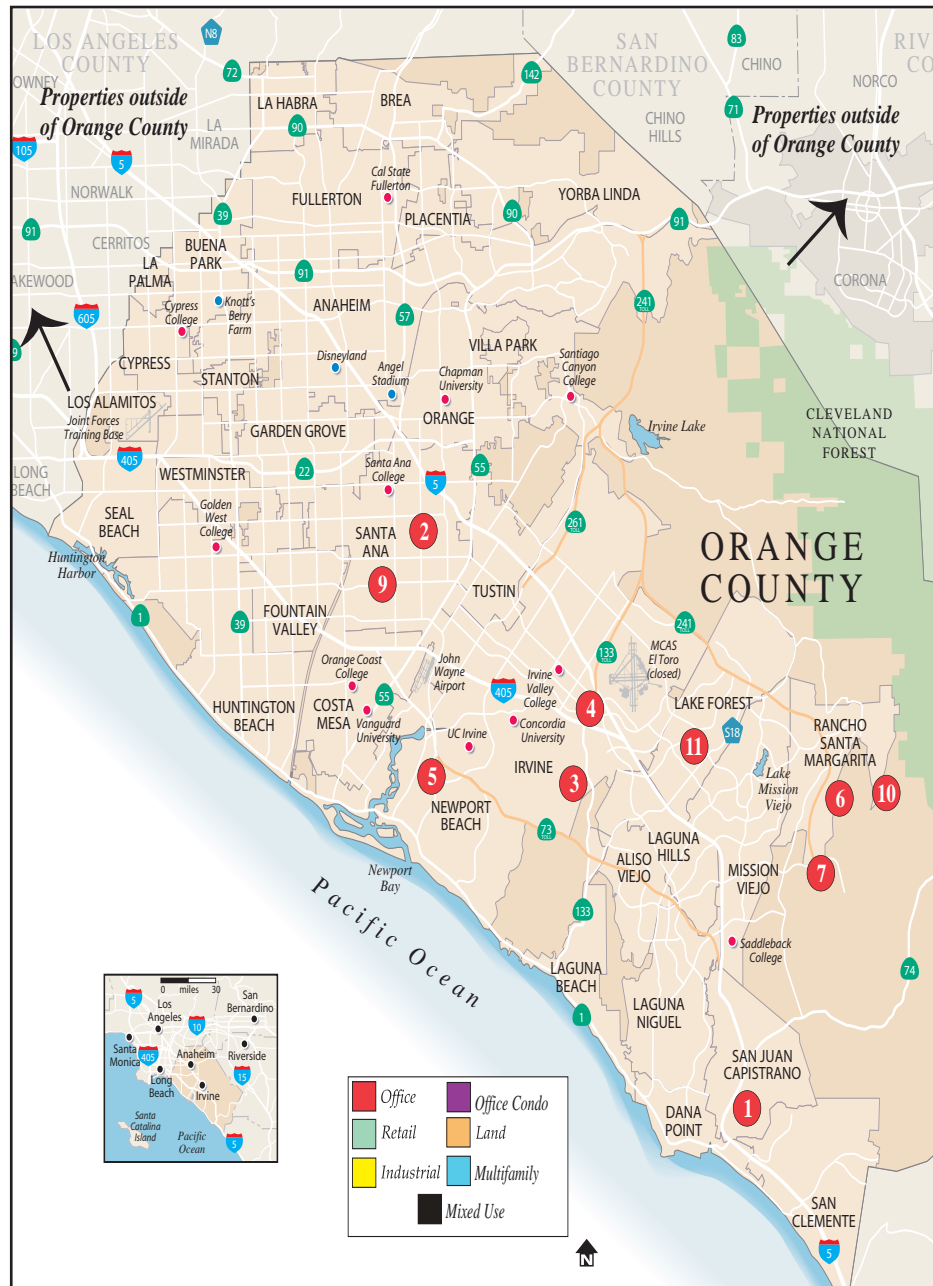


18012 Cowan, Irvine, CA
Freestanding Multi-Tenant 27,299 SF Office Building
2,600 - 13,000 SF Available for Lease
Premier Location in the Heart of IBC on 1 Acre
2nd Floor Outdoor Covered Balcony's
Elevator Served w/ Floor to Ceiling Glass
Gated Subterranean Parking Garage
3 Minute Drive to John Wayne 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**



8707 Research Drive, Irvine Spectrum
FOR SALE!
High-Image, Corporate Headquarters Facility
Freestanding, Two-Story Office/ Flex Building
Approximately 15,000 Square Feet Over \$3M Remodel in 2012
Dramatic Two-Story Lobby Furniture Could be Available
Immaculate Architectural Detail Throughout
Flexible Zoning Elevator Served Prominent Building Top Signage
Frontage on Research Drive at Irvine Center Drive
Above Standard Parking Built in 1999
Walking Distance to Los Olivos Marketplace
Immediate access to the 5, 405 and 133 Freeways
Keith Black Keith.black@cbre.com
Ross Bourne Ross.bourne@cbre.com
(949) 725-8500



OFFICE PROPERTIES

7 **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

9 **LEE & ASSOCIATES**



FOR SALE
2024 Broadway, Santa Ana
Freestanding 18,930 Square Feet
Three-Story Building Renovated in 2008
Elevator Served
89% Occupied
Asking Price \$3.29M
First Year Projected Cap Rate 7.8%
Brian Garbutt (949) 790-3166
bgarbutt@leevirvine.com

10 **CBRE**



30021 Comercio
Rancho Santa Margarita
±12,342 SF Free-standing Industrial Building
±5,005 SF of Two-Story Office Area
Two Story Entry One (1) Ground Level Door
±22' Minimum Warehouse Clearance Fenced Yard Area
400 Amps, 3-Phase Power Panel 3:1,000 Parking Ratio
Fully Sprinklered Built in 1998
Racking Available Easy Access to the 241 Transportation Corridor
Close Proximity to Retail Amenities
CBRE - Brian Cole brian.cole@cbre.com
NGKF - Drew Sanden drew.sanden@ngkf.com

5 **NAI Capital**
Commercial Real Estate Services, Worldwide



FOR SALE
Newport Beach Owner/User Office Building
4920 Campus Drive
8,056 SF
Unique free standing one-story office building
Highly improved law offices
Strategic Airport Area location with numerous nearby amenities
Bob Davis (949) 468-2303

6 **CBRE**



29801 Santa Margarita Pkwy.
Rancho Santa Margarita High Image, Single-Story Office Building
±13,875 Square Feet Two (2) Break Rooms
Data Room 4:1,000 parking ratio
Fully Sprinklered Built in 2000
Close Proximity to many Retail Amenities
Easy access to the 241 Transportation Corridor
CBRE - Brian Cole brian.cole@cbre.com
NGKF - Drew Sanden drew.sanden@ngkf.com

11 **CBRE**



25 Orchard
Lake Forest
±8,520 Square Foot Two-Story Office Building
Unique Owner/ Investor Opportunity
Second Floor Leased Through March 2018
Built in 2001
Elevator Served
Free Surface Parking - 4:1,000
Close Proximity to Many Retail Amenities
Easy Access to the 241 Transportation Corridor
Jeff Carr jeff.carr@cbre.com
Carter Haslam carter.haslam@cbre.com

OFFICE SPACE FOR LEASE



PETER JOYCE
Lic. 02001428
949.724.5510
peter.joyce@colliers.com

PROPERTIES ON THE MARKET

1,100-12,000 SF
17592 E. 17TH STREET
TUSTIN, CA
HIGHLIGHTS:
Building Signage Available
Above Standard Parking Available
Prime Location (55 & 5 Freeways)

HARBOR MEDICAL CENTER
2720 N HARBOR BLVD.
FULLERTON, CA
HIGHLIGHTS:
Full Building Renovation Complete
1,000 - 25,000 SF for Lease
Major Building Signage Available

MEDICAL SPACE FOR LEASE



AARON PHILLIPS
Lic. 01769480
949.724.5562
aaron.phillips@colliers.com

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5 for FREE

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