

# ORANGE COUNTY INVESTMENT PROPERTIES FOR SALE

## RETAIL

**1** **FIRSTTEAM COMMERCIAL** 

**For Sale**  
Free Standing Restaurant  
335 Nieto Ave Long Beach Owner/User or Investor  
Vacant Newly Constructed Restaurant  
Near Naples & Belmont Shores  
Request Offering Memorandum  
John Gessford 949-930-6292  
JGessford@gmail.com

## 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 - mhfefer@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 18,291 Square Feet  
Three-Story Building Renovated in 2008  
Elevator Served  
87% Occupied  
Asking Price \$3.05M  
Stabilized Cap Rate 10%  
Brian Garbutt (949) 790-3166  
bgarbutt@leeirvine.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

**INDUSTRIAL SPACE FOR SUB-LEASE** 

**CHUCK WILSON**  
Lic. 00947221  
949.724.5502  
chuck.wilson@colliers.com

**PROPERTIES ON THE MARKET**

**±23,105 SF**  
4985 E. LANDON DRIVE ANAHEIM, CA  
**HIGHLIGHTS:**  
±5,928 Sq. Ft. of HVAC Office Area  
Power: 400 Amps (verify)  
22' Minimum Warehouse Ceiling Height

**SADDLEBACK MEDICAL**  
23961 CALLE DE LA MAGDALENA LAGUNA HILLS, CA  
**HIGHLIGHTS:**  
Full Building Renovation Complete  
1,000 - 50,000 SF for Lease  
Major Building Signage Available

**BRIAN CHASTAIN**  
Lic. 01835064  
949.724.5520  
brian.chastain@colliers.com

**JOHN WADSWORTH**  
Lic. 01177404  
949.724.5528  
john.wadsworth@colliers.com

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

**MEDICAL SPACE FOR LEASE** 

**Rob Socci** (714) 935-2314  
**Hayden Socci** (714) 935-2379  
rsocci@voitco.com / hsocci@voitco.com

**12** **Voit REAL ESTATE SERVICES** 

**FOR SALE**  
4,172 - 7,293 Square Feet  
Freestanding Office/Medical Buildings  
Extensive Exterior & Interior Renovations  
Priced Below Replacement Cost  
Divisible w/ Multiple Entrances allow for growth/rental income  
Walking distance to abundant retail amenities  
27282-27514 Calle Arroyo, San Juan Capistrano  
www.ortegacottages.com  
Rob Socci (714) 935-2314 Hayden Socci (714) 935-2379  
rsocci@voitco.com / hsocci@voitco.com



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