

OFFICE FOR LEASE • 6% BROKER BONUS

Lake Forest Medical Dental Building

24401 MUIRLANDS BLVD

Lake Forest, CA 92630

PRESENTED BY:

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CAMERON IRONS

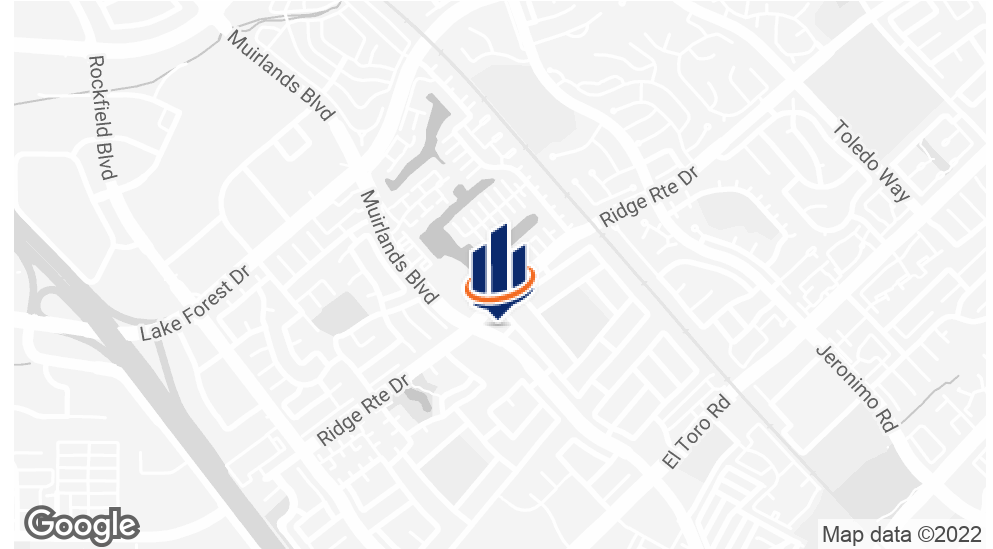
O: 714.446.0600

cirons@svn.com

CalDRE #01176224



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.50 SF/month (NNN)
BUILDING SIZE:	4,480 SF
AVAILABLE SF:	1,100 SF
LOT SIZE:	13,410 SF
YEAR BUILT:	1978
ZONING:	Commercial General
APN:	617-132-21

VIDEO: [View Here](#)

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PROPERTY OVERVIEW

Well Located, Turnkey Medical Office on Major Lake Forest Thoroughfare.

Currently offering a 6% Leasing Broker Bonus.

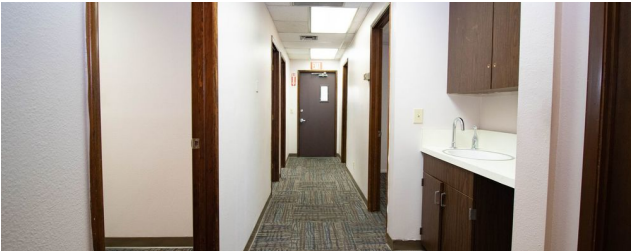
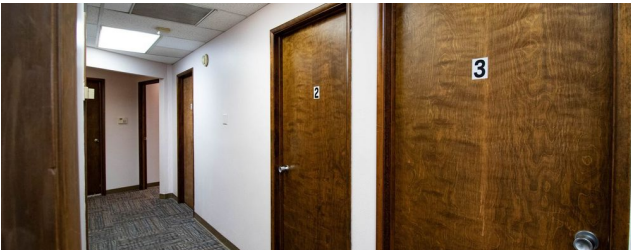
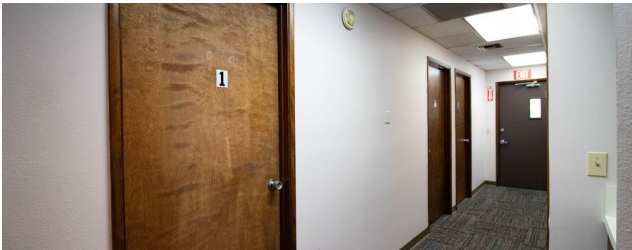
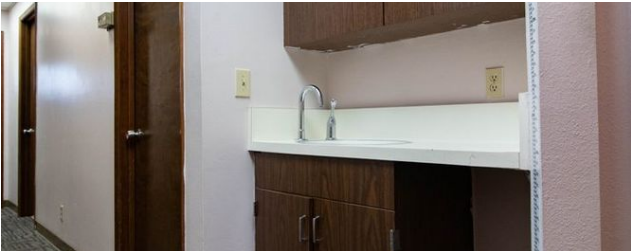
****Move in Special.** - Base rent \$1.50 + \$0.41 NNN fees for year One (1) on a multi year lease.

Virtual Tour: <https://mls.ricohtours.com/ee1a405e-68c8-4411-ad61-dc3b70f8485f>

PROPERTY HIGHLIGHTS

- Great corner location off 5 FWY on Muirlands Blvd between El Toro Rd & Lake Forest Dr
- Features exam rooms with built in sinks, private offices, & a large lobby with attached reception room
- Lease terms & base rent rate negotiable

ADDITIONAL PHOTOS

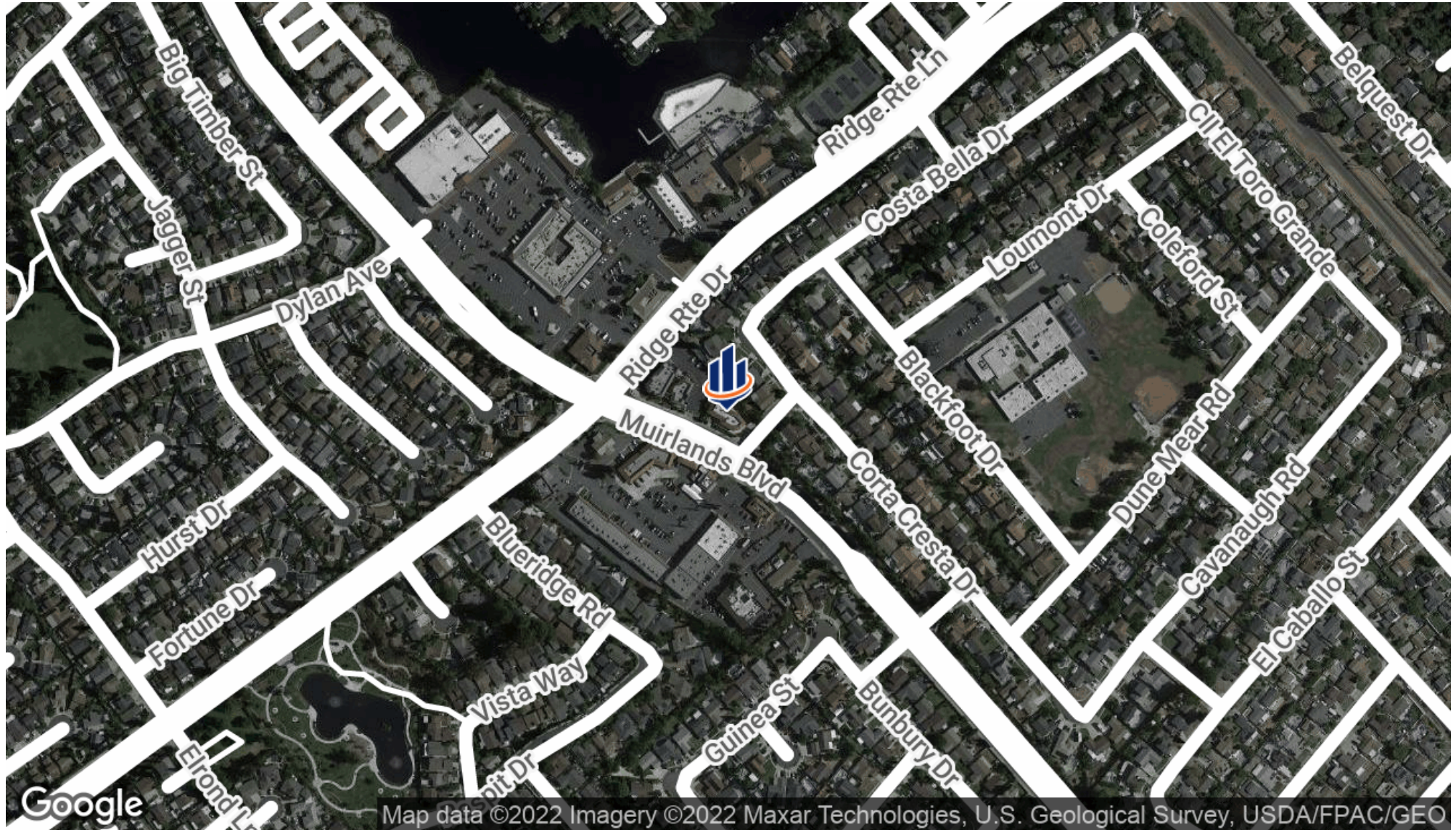


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LOCATION MAP



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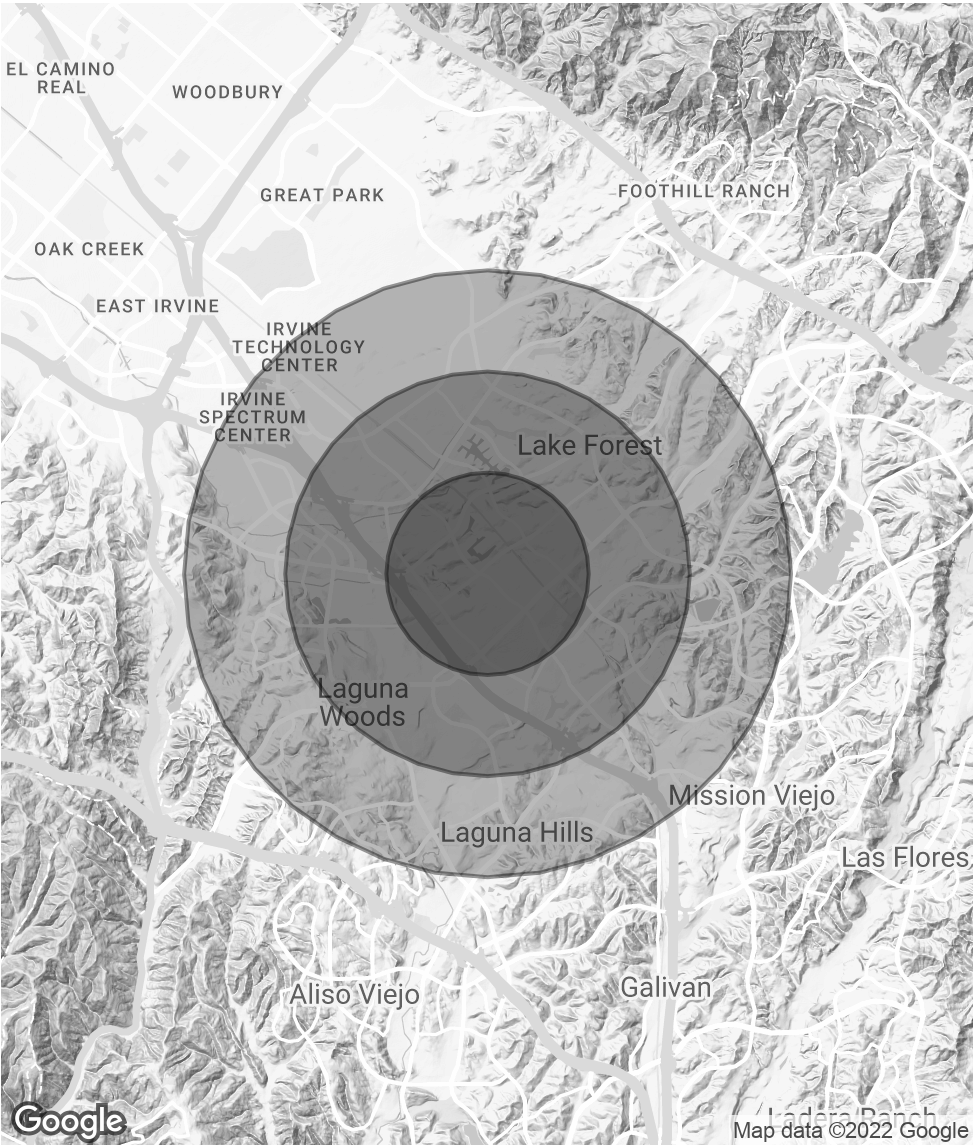
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,996	67,301	130,298
AVERAGE AGE	39.6	45.1	44.0
AVERAGE AGE (MALE)	38.6	43.0	42.1
AVERAGE AGE (FEMALE)	41.5	47.0	45.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,963	25,724	50,419
# OF PERSONS PER HH	3.2	2.6	2.6
AVERAGE HH INCOME	\$94,283	\$85,922	\$89,073
AVERAGE HOUSE VALUE	\$688,938	\$476,332	\$506,115

* Demographic data derived from 2020 ACS - US Census



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