



**LEASE**

# 24953 Paseo De Valencia Bldg C

**24953 PASEO DE VALENCIA BLDG C**

Laguna Hills, CA 92653

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3.25 SF/month (MG)
<b>BUILDING SIZE:</b>	21,300 SF
<b>AVAILABLE SF:</b>	1,280 - 1,577 SF
<b>LOT SIZE:</b>	49,949 SF

## PROPERTY OVERVIEW

SVN Vanguard is pleased to present 24953 Paseo De Valencia Building C. The new ownership has completely renovated the exterior which now features a modern and upscale design. While it is conveniently located near the Saddleback Memorial Medical Center and many other neighboring projects, the building itself provides a unique and tranquil setting for medical practices and boasts great natural light inside the suites. The building is professionally managed and offers easy and abundant parking patient parking, with easy access via the 5 Freeway. Even more upgrades are coming, including an improved courtyard and a re-graded and re-stripped parking lot.

## PROPERTY HIGHLIGHTS

- Major exterior renovations completed
- Convenient patient parking
- Medical/Dental Space
- Great natural light
- Two-story medical office
- Elevator-Served

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## ADDITIONAL PHOTOS



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# RETAILER MAP



Google

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# DEMOGRAPHICS MAP & REPORT

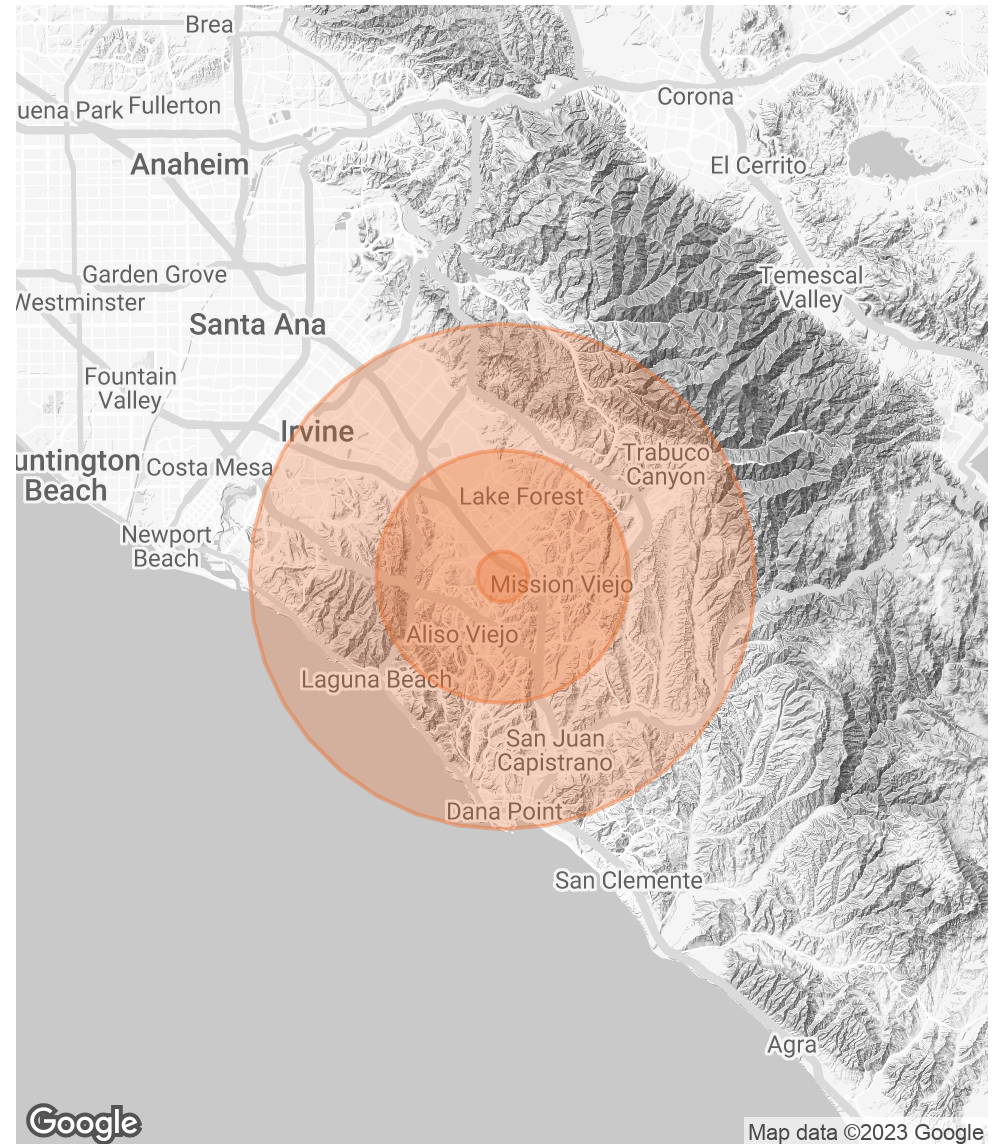
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	21,376	324,076	837,837
<b>AVERAGE AGE</b>	48.8	43.2	41.6
<b>AVERAGE AGE (MALE)</b>	44.1	42.2	40.5
<b>AVERAGE AGE (FEMALE)</b>	52.3	44.0	42.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	9,363	126,046	328,794
<b># OF PERSONS PER HH</b>	2.3	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$98,714	\$129,508	\$142,691
<b>AVERAGE HOUSE VALUE</b>	\$544,710	\$681,527	\$827,165

\* Demographic data derived from 2020 ACS - US Census



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