

FOR SALE

South Point II Office Condos

23232 Peralta Dr, Ste 222

\$98K

PRICE

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Universal Elite Commercial

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Executive Summary

23232 Peralta Dr, Ste 222 · Laguna Hills, CA 92653

 PRICE

\$98,000

 PRICE/SF

\$79.42

Well-appointed 1,234 SF second-floor office condo located in the heart of Laguna Hills. This unit features a functional layout with three private offices, an open reception/work area, and will come fully furnished. Situated within a well-maintained professional office complex, Suite 222 offers a turnkey environment ideal for small businesses, medical, consultants, legal, finance, real estate, or other professional service users.

The property benefits from excellent accessibility to major arterials and freeways, along with ample parking for tenants and visitors. Surrounded by nearby retail, dining, and business services, this office condo presents an outstanding opportunity for an owner-user or investor seeking efficient, high-quality office space in a desirable South Orange County submarket.

PROPERTY DATA

Suite Number	222
Building SqFt	1,234 SqFt
Land Lease	Expires 12/31/2036
Year Built	1982
Parcel ID	932-094-59
Zoning Type	MXU
County	Orange

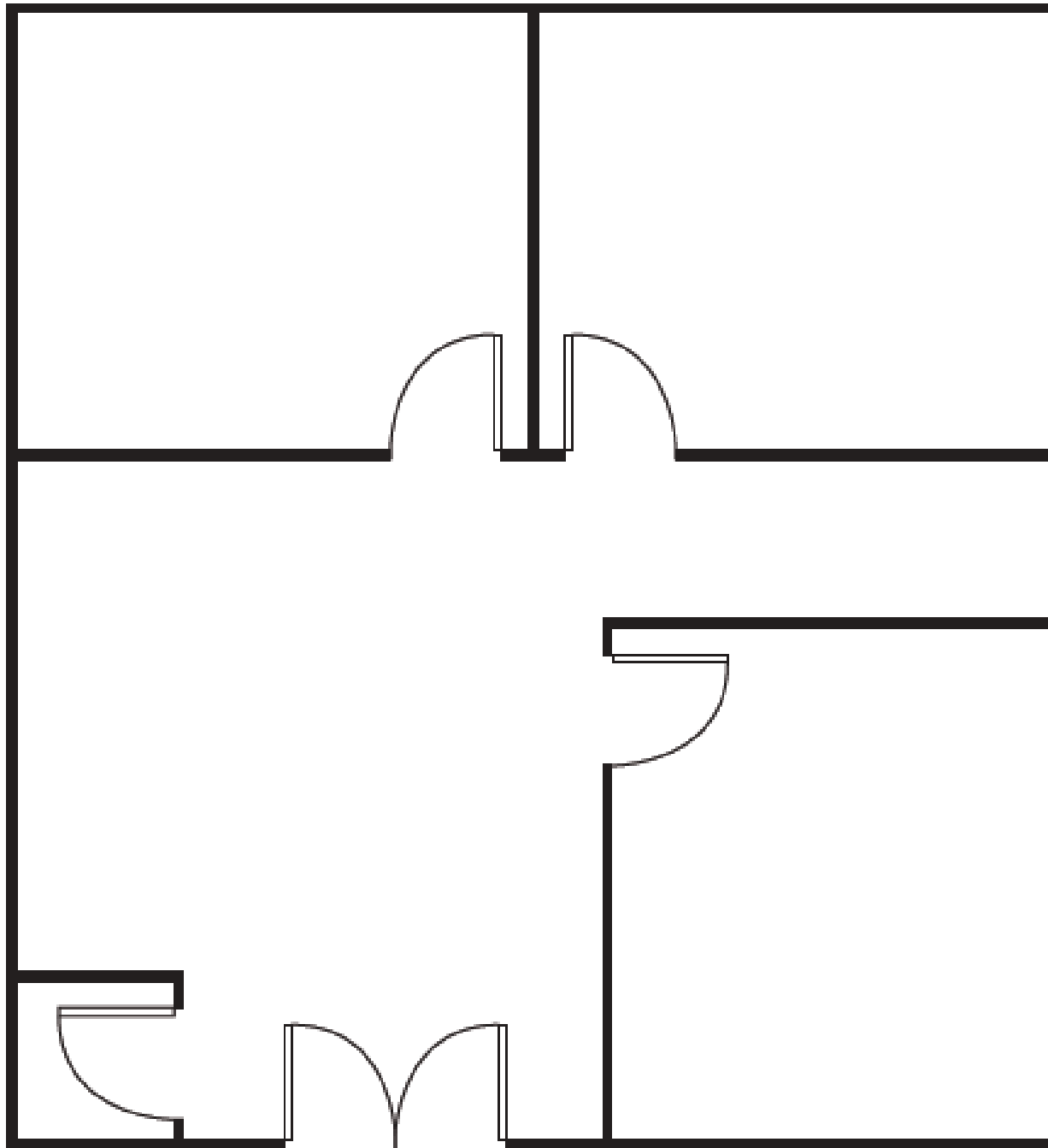


Investment Highlights

- Suite 222: Approximately 1,234 SF
- Office Condo
- Three private offices
- Fully Furnished
- Property on Leased Land
- Land Lease expires 12/31/2036
- No options to renew or purchase land
- Association dues, including land lease, are approximately \$1,700/month
- Free surface parking
- Immediately available
- Excellent 5, 405, and 133 Freeway Access

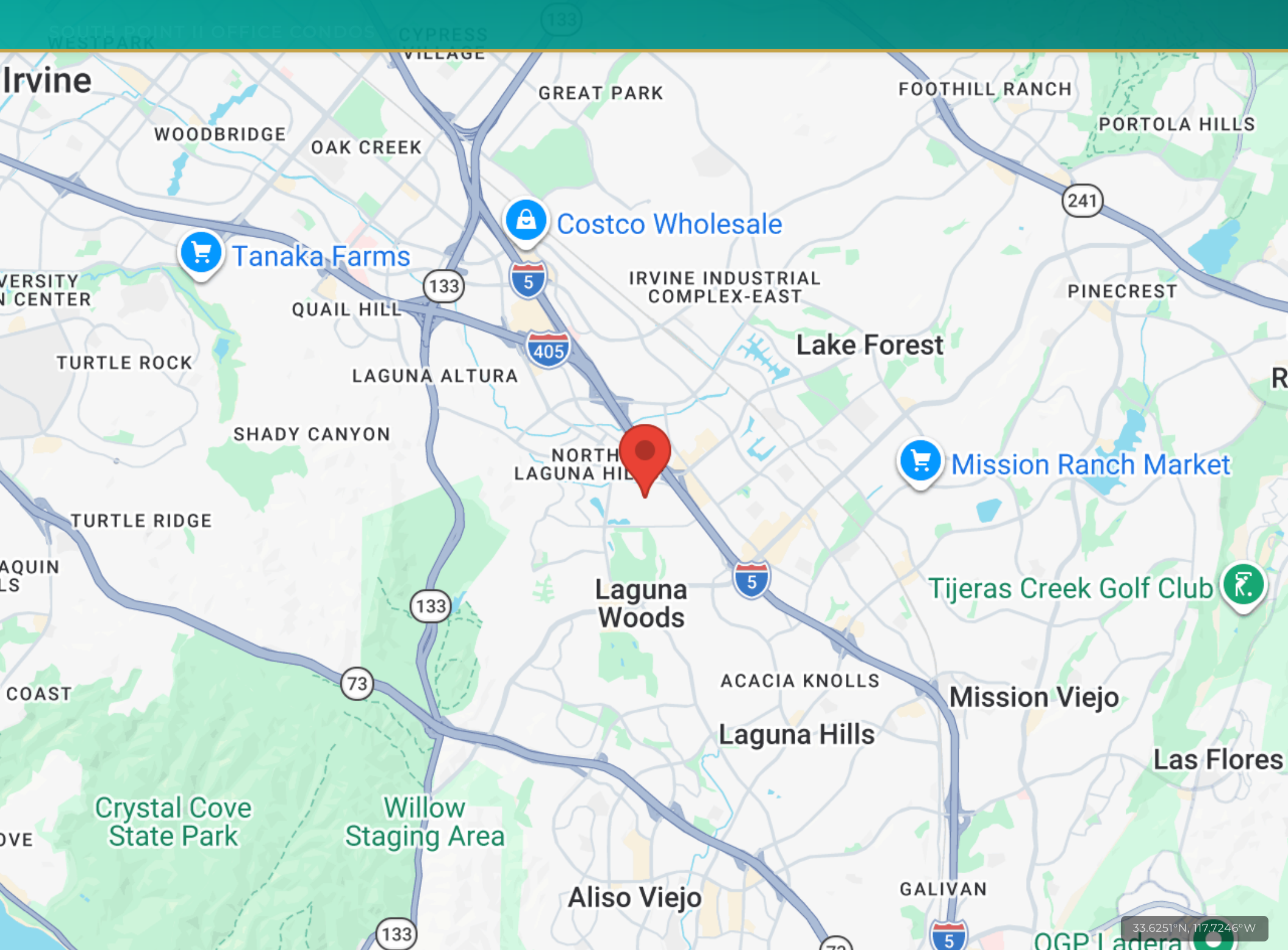
Asking Price	\$98,000
Price/SF	\$79.42
Building SF	1,234 SqFt
Year Built	1982





Not to scale.
Not as built.





Market Overview



POPULATION
31,178

AREA
6.6 sq mi

ELEVATION
1,194 ft

COUNTY
Orange County

INCORPORATED
1991

STATE
California

About Laguna Hills

Laguna Hills (luh-GOO-nuh; laguna being Spanish for 'lagoon') is a city in southern Orange County, California, United States. Its name refers to its proximity to Laguna Canyon and the much older Laguna Beach. Other newer cities nearby—Laguna Niguel and Laguna Woods—are similarly named.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	12,181	Population	124,348	Population	318,870
Median HH Income	\$87,365	Median HH Income	\$113,317	Median HH Income	\$134,405
Households	5,962	Households	52,083	Households	124,744

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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