

# FOR SALE

±6,199 OFFICE BUILDING ON ±0.46 ACRE LOT

# 27345 ORTEGA HIGHWAY

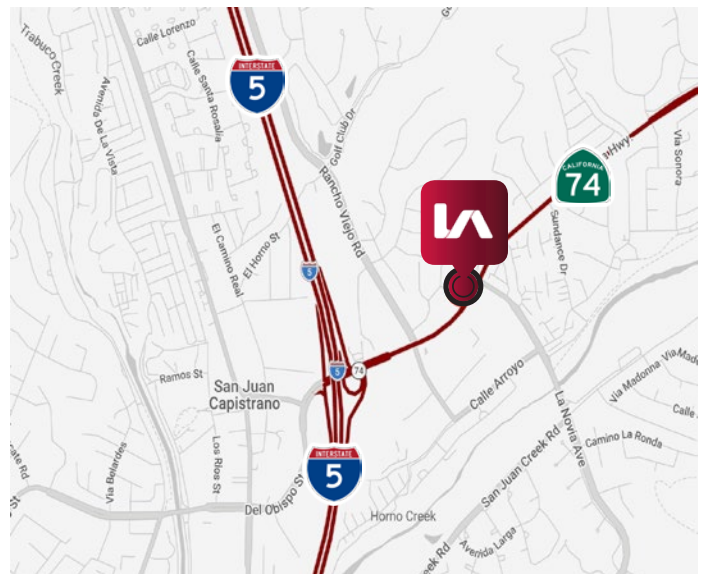
San Juan Capistrano, CA 92675



## PROPERTY HIGHLIGHTS

- ±6,199 Two-Story Office Building on ±0.46 Acre Lot Available
- Built in 2007
- Elevator Served
- Parking Ratio - 3.55/1,000 SF
- Controlled Access & Security System
- Close Proximity to I-5 & CA-74 Freeways

## LOCATION MAP



### JOHN MARTIN

D 714.307.1250

martin@lee-assoc.com

DRE #01346629

### LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard

Ontario, CA 91764

(909) 989-7771

Corporate ID: 00976995

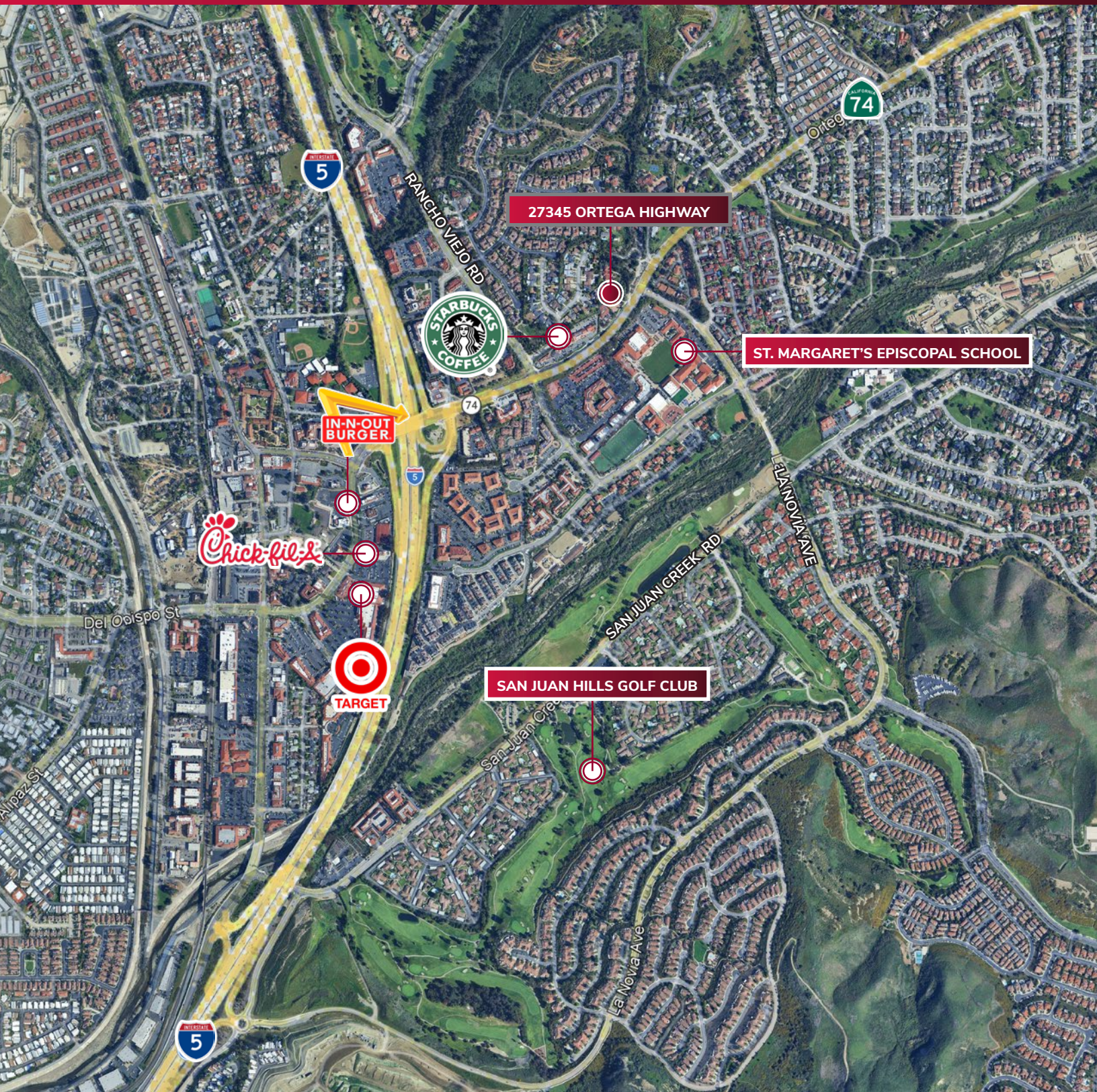


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COMMERCIAL REAL ESTATE SERVICES

[lee-associates.com](http://lee-associates.com)

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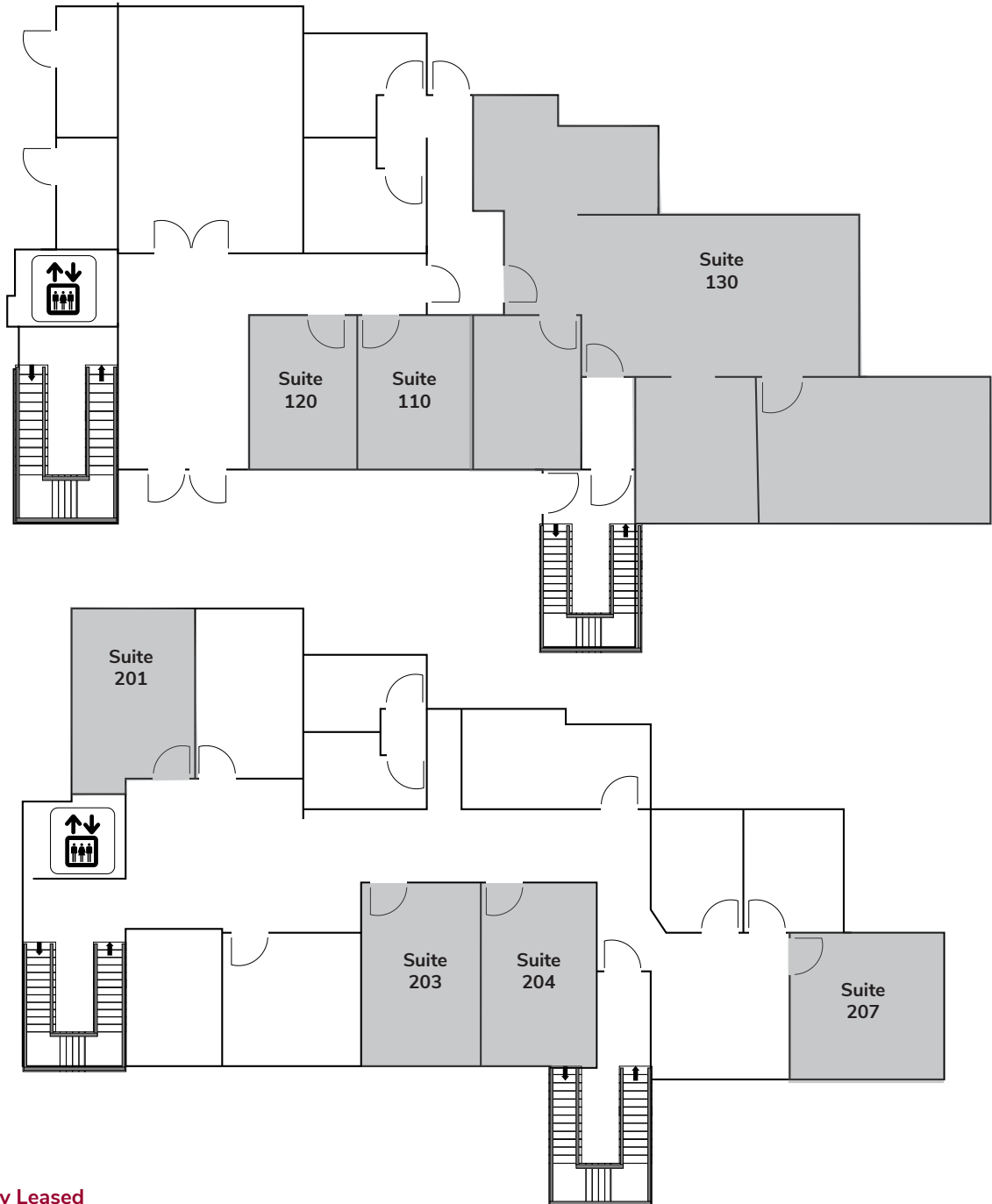
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## FLOOR PLAN



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## RENT ROLL

ADDRESS	TENANT	MONTHLY RENT	APPROX. SF	START DATE	END DATE
27345 Ortega Hwy. Suite 110	Carlyle Investment Management LLCPaul Brady	\$1,060.00	±160	March 1, 2026	February 28, 2027
27345 Ortega Hwy. Suite 120	Lisa Gaskin	\$750.00	±160	January 1, 2026	June 1, 2026
27345 Ortega Hwy. Suite 130	Seager, Tufte & Wickem, LLP & The Law Office of Shannon Wolf	\$3,600.00	±1,117	January 1, 2026	December 31, 2026
27345 Ortega Hwy. Suite 204	Wireless21, Inc.	\$1,100.00	±200	January 1, 2026	December 31, 2026
27345 Ortega Hwy. Suite 201	Sean Harty, Elevated PropertyCompany, LLC	\$1,000.00	±201	March 10, 2026	Month-To-Month 30 days notice made by Lessor or Lessee
27345 Ortega Hwy. Suite 203	Linda Harper	\$1,168.60	±201	2008	Month-To-Month
27345 Ortega Hwy. Suite 207	Trevor Loo	\$1,166.36	±180	2023	Month-To-Month

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