

Prescott Professional Building

31601 Avenida Los Cerritos
San Juan Capistrano, CA 92675

For Lease

2,237-10,274 SF



Leasing Information:

Robin Singh

949.415.5026
rsingh@lpc.com

Lincoln

4041 MacArthur Boulevard , Suite 510
Newport Beach, CA 92660

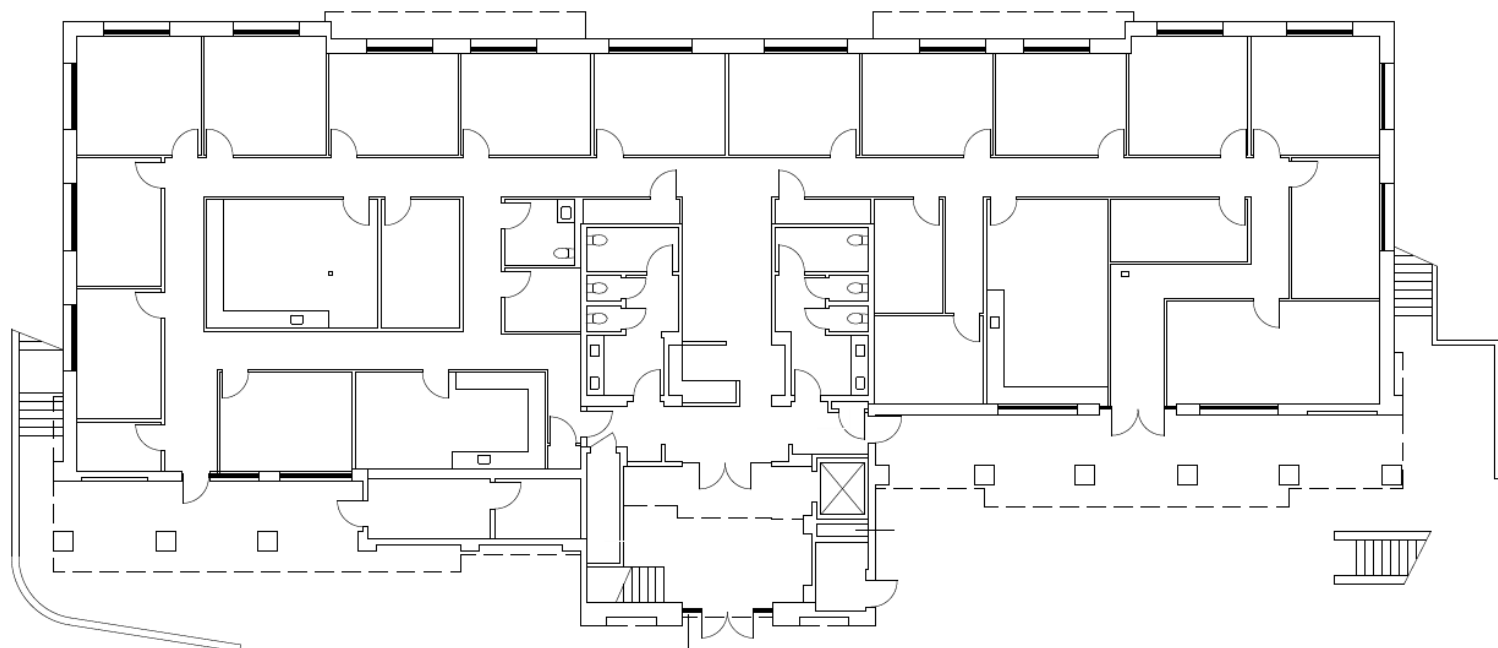
www.lpc.com

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Floor Plan

Suite 101



Suite	Size	Lease Rate	Available
101	8,037 SF	\$2.80 SF/Month FSG	Immediately

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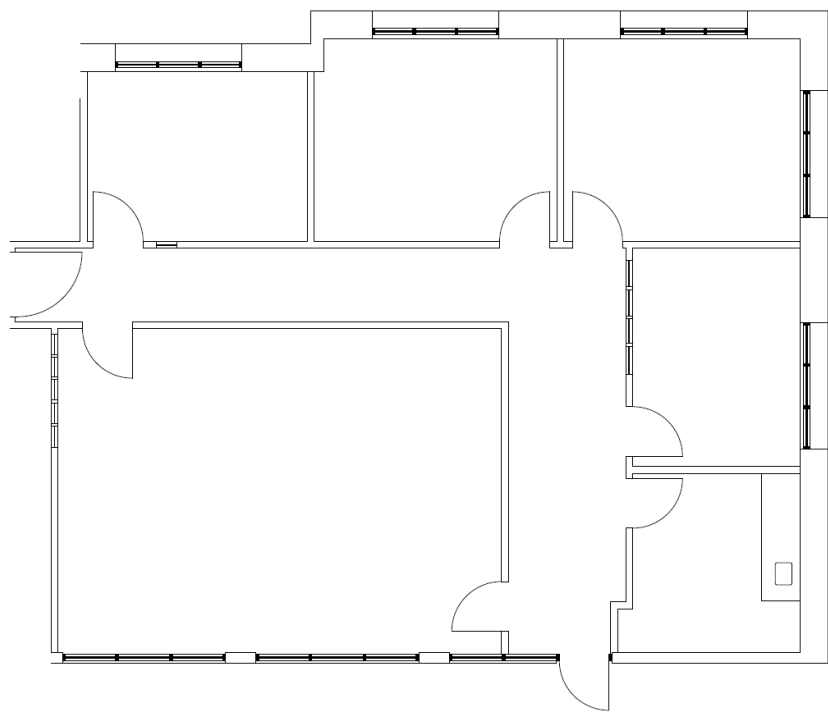
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Floor Plan

Suite 250



Suite	Size	Lease Rate	Available
250	2,237 SF	\$2.80 SF/Month FSG	Immediately

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The Opportunity

31601 Avenida Los Cerritos offers two availabilities in a two-story, 16,138 square foot professional office building under new private, local ownership as of June 2026. The entire ground floor delivers approximately 8,037 rentable square feet in move-in ready condition, featuring approximately 16 private offices, a conference room, three enclosed kitchen and breakroom areas, and dedicated storage. Private covered entries are included at no additional charge. Ownership will consider demising the floor into two suites of approximately 4,300 and 3,737 rentable square feet, each with its own exterior entrance, subject to deal terms and tenant financials. On the second floor, a $\pm$ 2,237 rentable square foot suite offers four spacious private window offices, generously sized beyond the typical building standard, a large conference room, and an enclosed kitchen and breakroom. Select existing furnishings are available and negotiable in both spaces. Together, the building accommodates requirements from approximately 2,237 square feet to 10,274 square feet.

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The Building

Completed in 2006 and field-verified under the current BOMA 2024 office standard, the building pairs timeless Spanish Colonial architecture, white stucco, terracotta tile roof, arched entry and covered galleries, with efficient, light-filled floor plates. The building offers a professional lobby, is elevator served, and is free surface parked. Newly acquired in June 2026 by private, local ownership committed to the property as a long-term hold, the building is owned and occupied by a San Juan Capistrano professional firm, so tenants deal directly with ownership on proposals and lease terms.

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The Location

Positioned at the signalized intersection of Rancho Viejo Road and the Interstate 5 / Ortega Highway interchange, the property offers immediate freeway access in both directions, with on and off ramps under a minute from the front door. Marbella Plaza's shops, dining, and daily conveniences are within walking distance, along with In-N-Out Burger and the retail corridor serving the surrounding trade area. Historic downtown San Juan Capistrano, the Mission, the Los Rios District, and the Metrolink station are all minutes away.

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Photos

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