

# LAKE SIDE BUSINESS CENTER

LAGUNA HILLS, CA

**FOR SALE** 90% SBA Financing Available\*  
**INDUSTRIAL CONDOMINIUMS**

23042, 23052, 23112, 23122, 23142 ALCALDE DRIVE, LAGUNA HILLS, CA 92653

**Voit**

REAL ESTATE SERVICES

# MULTIPLE SIZES AVAILABLE

±2,400 - 5,000 Square Feet (Adjacent Units Can Be Combined)

Excellent South County market location, immediate freeway access, nearby restaurants, entertainment options and future developments.

All units have separate building signage space, electric meters, HVAC units and restrooms

Warehouse units have grade level loading doors and 16' clear height



# SPECIAL BENEFITS AVAILABLE TO OWNERS OF COMMERCIAL CONDOMINIUMS

- Commercial condominium units have their own parcel numbers, and buyers own their units in fee simple.
- Owners can customize, refinance, rent out, or sell their units at any time.

## **BUSINESS OWNERS WHO OCCUPY THEIR UNITS ENJOY MANY BENEFITS THAT ARE NOT AVAILABLE TO TENANTS, INCLUDING:**

- Control of their business facilities
- Protection from rent increases
- Favorable financing at low, fixed rates
- Valuable tax deductions
- Equity growth by paying down their mortgages, instead of a landlord's
- Potential appreciation in the strong California real estate market
- Maintain the quality and value of their property and control their operating costs through their owner's associations and professional property managers

# PROPERTY PHOTOS

LAKESIDE BUSINESS CENTER



# 90% FINANCING

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Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at Lakeside Business Center through SBA loans and up to 85% of a unit's value from private banks.

Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. The amount of monthly payments can be fixed for up to 25 years.

SBA 7(A) program loans funds up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

**FOR MORE INFORMATION ON SBA FINANCING,  
CONVENTIONAL BANK FINANCING, AND  
CURRENT INTEREST RATES, CONTACT:**

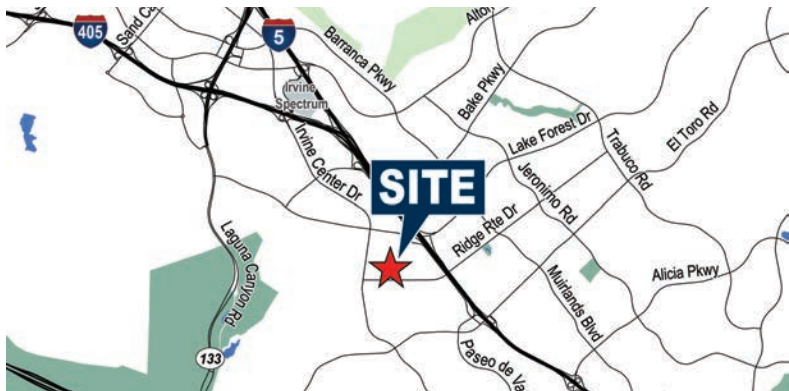
**DIANA HALLAL**  
Founder & CEO, DH Financing  
**C (949) 300-5555**  
[diana@dhfinancing.com](mailto:diana@dhfinancing.com)  
**DRE # 01840863**  
[www.dhfinancing.com](http://www.dhfinancing.com)

**U.S. SMALL BUSINESS ADMINISTRATION**  
**P(800) 827-5722**  
[www.sba.gov/funding-programs/loans](http://www.sba.gov/funding-programs/loans)






# LOCATION MAP

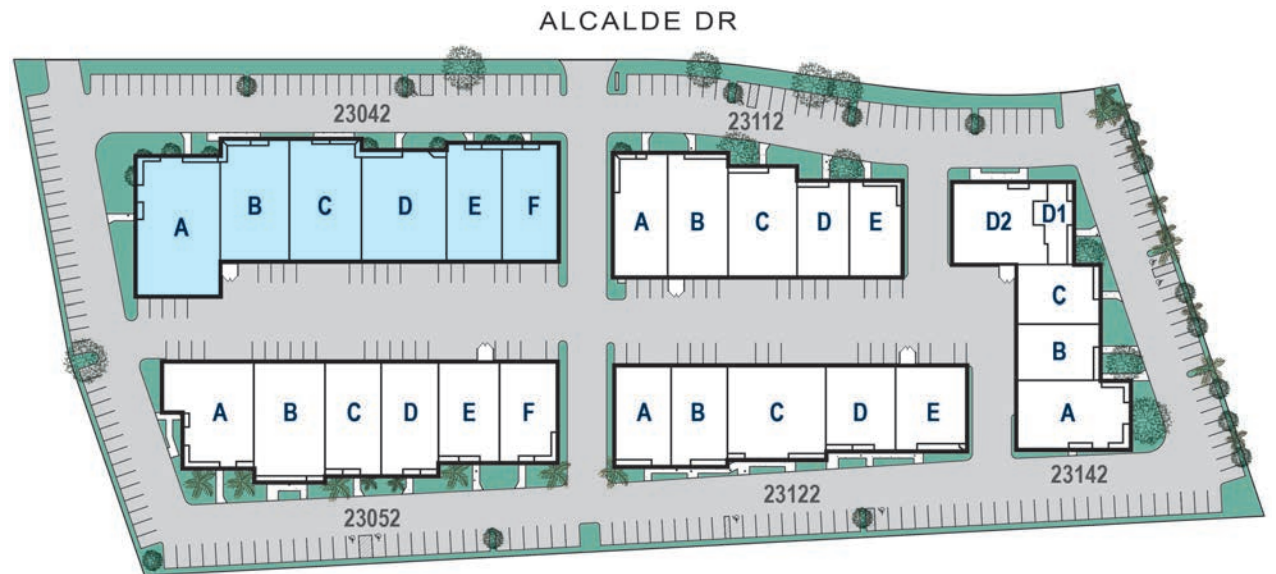
LAKESIDE BUSINESS CENTER



## 23042 ALCALDE DRIVE

Suite	Unit SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A & B	10,419	2,009	3,791	\$6,251,400	Leased to 12/31/2028	
C	4,370	1,702	2,654	\$2,622,000	Leased to 03/31/2029	
D	4,878	1,708	3,172	\$2,926,800	Leased to 04/30/2028	
E	3,410	1,414	1,986	\$2,046,000	Leased to 07/31/2027	
F	3,411	1,905	1,495	\$2,046,600	Leased to 02/28/2027	

*\*Pricing is Subject to Change*

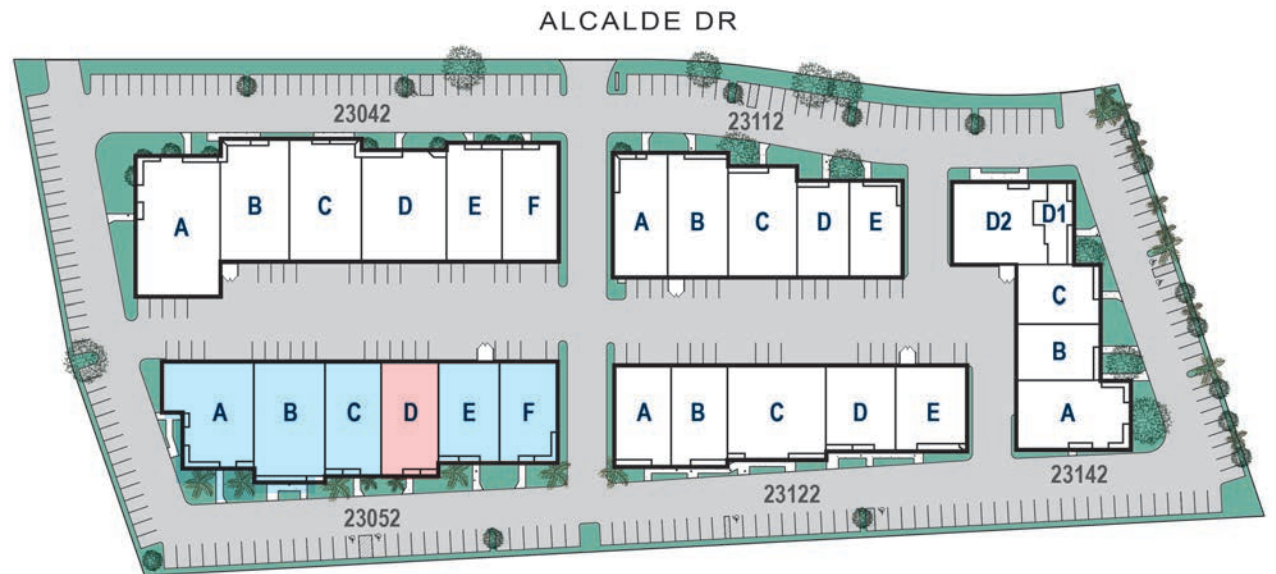


*\*Sizes and Measurements are Approximate*

## 23052 ALCALDE DRIVE



Suite	Unit SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A	4,427	3,400	950	\$2,656,200	Leased to 08/31/2026	
B	4,340	1,292	3,028	\$2,604,000	Vacant	
C	3,258	1,206	2,054	\$1,954,800	Leased to 03/31/2028	
D	3,277	1,541	1,719	\$1,966,200	<b>In Escrow</b>	
E	3,082	1,012	2,048	\$1,849,200	Leased to 04/30/2026	
F	3,079	996	2,064	\$1,847,400	Leased to 04/30/2027	

*\*Pricing is Subject to Change*

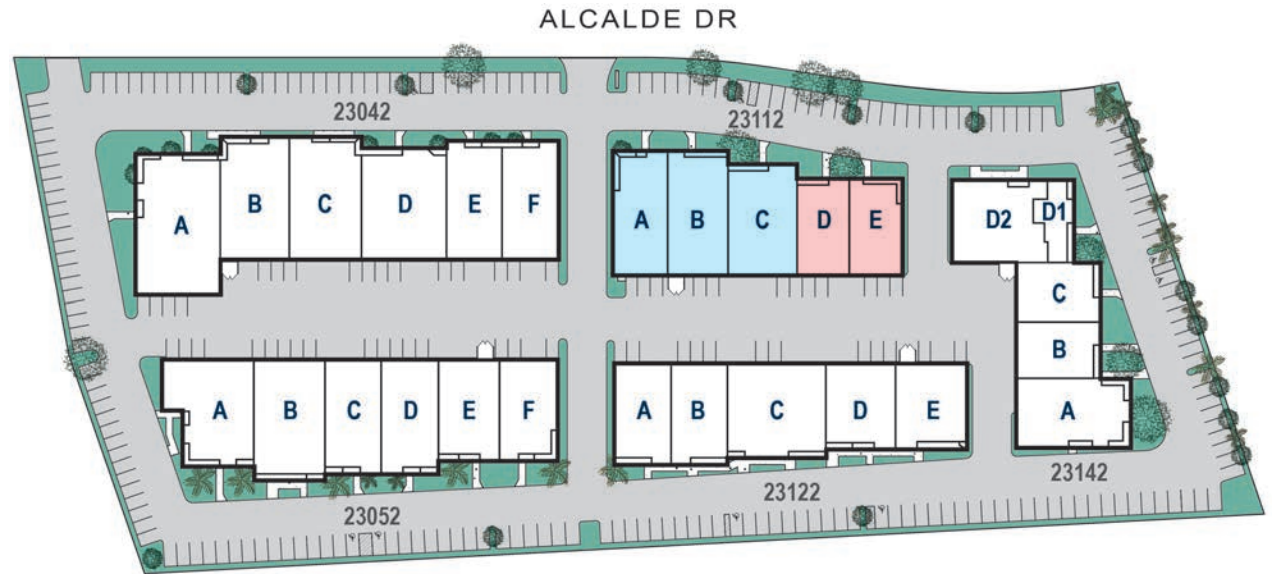


*\*Sizes and Measurements are Approximate*

## 23112 ALCALDE DRIVE






Suite	Unit SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A	3,621	1,463	2,137	\$2,172,600	Leased to 04/30/2028	
B	3,616	1,580	2,020	\$2,169,600	Leased to 05/31/2028	
C	4,008	1,007	2,993	\$2,404,800	Leased to 04/30/2027	
D	2,609	805	1,820	\$1,565,400	<b>In Escrow</b>	
E	2,639	1,127	1,498	\$1,583,400	<b>In Escrow</b>	

*\*Pricing is Subject to Change*

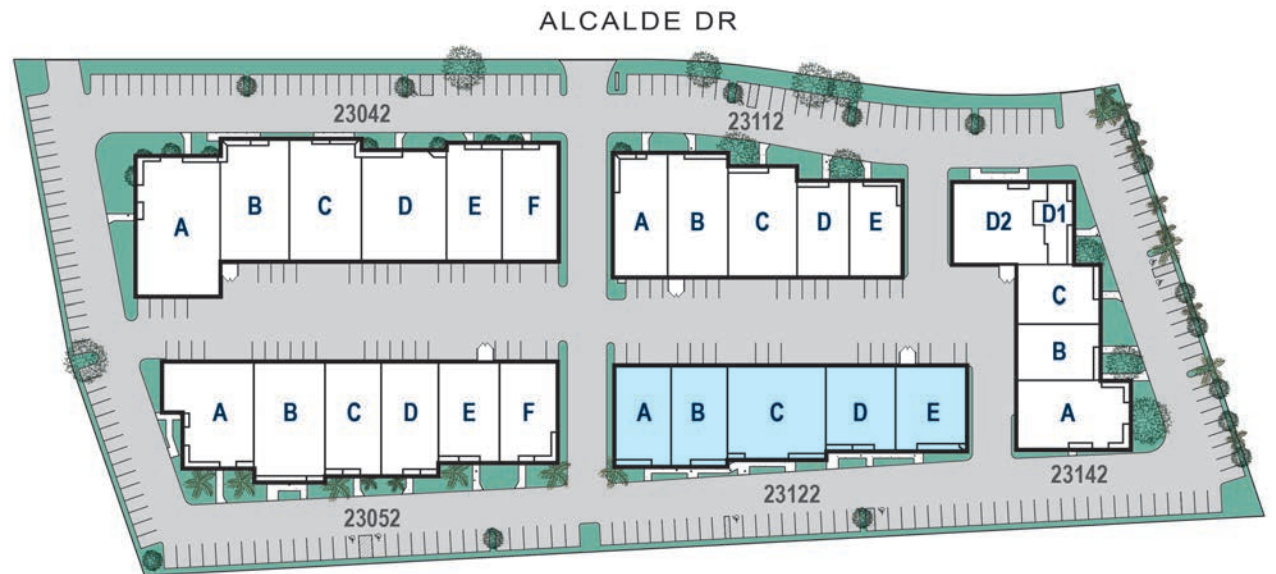


*\*Sizes and Measurements are Approximate*

## 23122 ALCALDE DRIVE



Suite	Unit SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A	2,888	936	1,944	\$1,732,800	Leased to 09/30/2026	
B	2,890	1,450	1,430	\$1,734,000	Leased to 11/31/2028	
C	4,639	759	3,931	\$2,783,400	Leased to 10/31/2028	
D	3,104	948	2,152	\$1,862,400	Leased to 04/30/2027	
E	3,103	1,013	2,087	\$1,861,800	Leased to 03/31/2028	

*\*Pricing is Subject to Change*

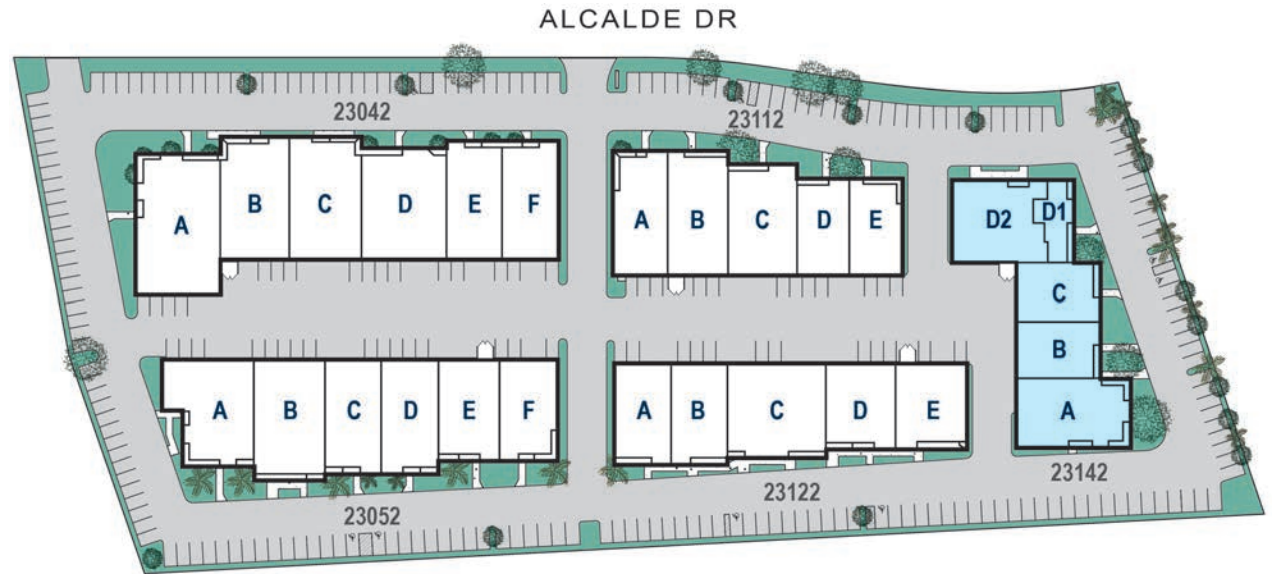


*\*Sizes and Measurements are Approximate*

## 23142 ALCALDE DRIVE

Suite	Unit SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A	4,070	2,052	1,798	\$2,442,000	Leased to 07/31/2026	
B	2,394	853	1,547	\$1,436,400	Leased to 04/30/2027	
C	2,401	1,644	756	\$1,440,600	Leased to 01/31/2027	
D	5,190	1,064	3,940	\$3,114,000	Leased to 07/31/2026	

*\*Pricing is Subject to Change*

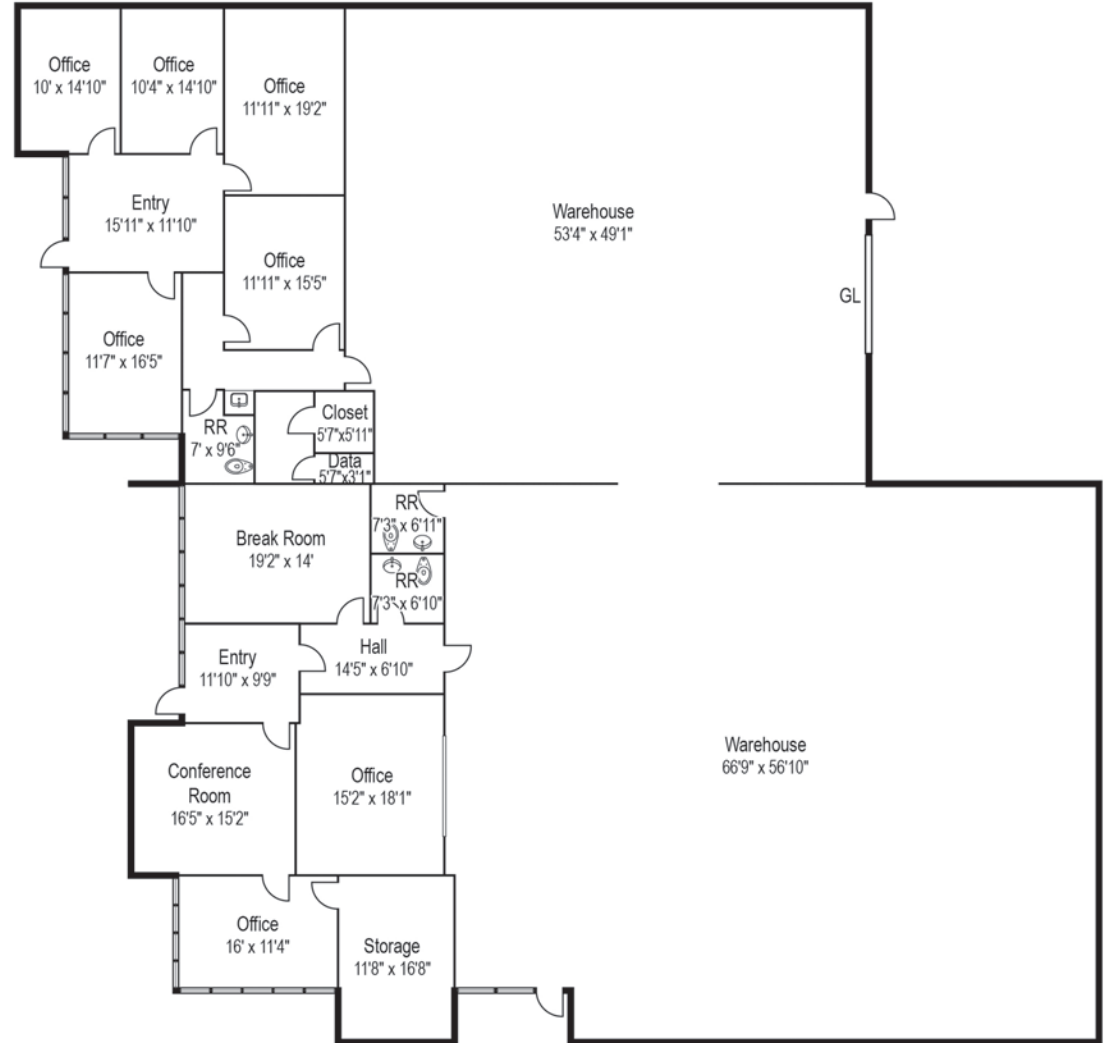
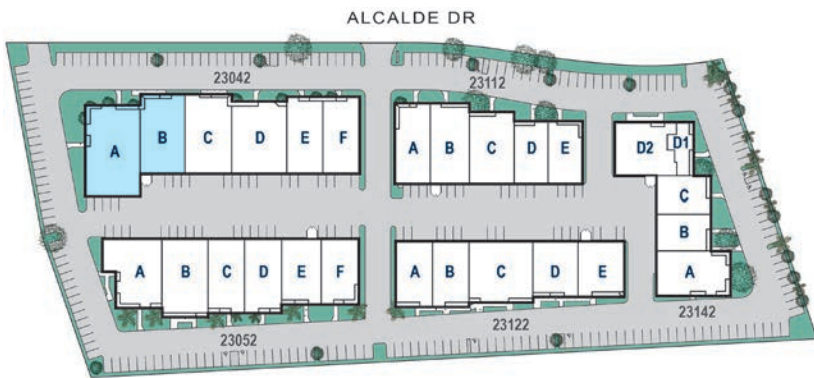


*\*Sizes and Measurements are Approximate*

# AVAILABLE UNITS



**Address:** 23042 Alcalde Dr  
**Unit:** A & B  
**Square Feet:** 10,419  
**Price:** \$6,251,400

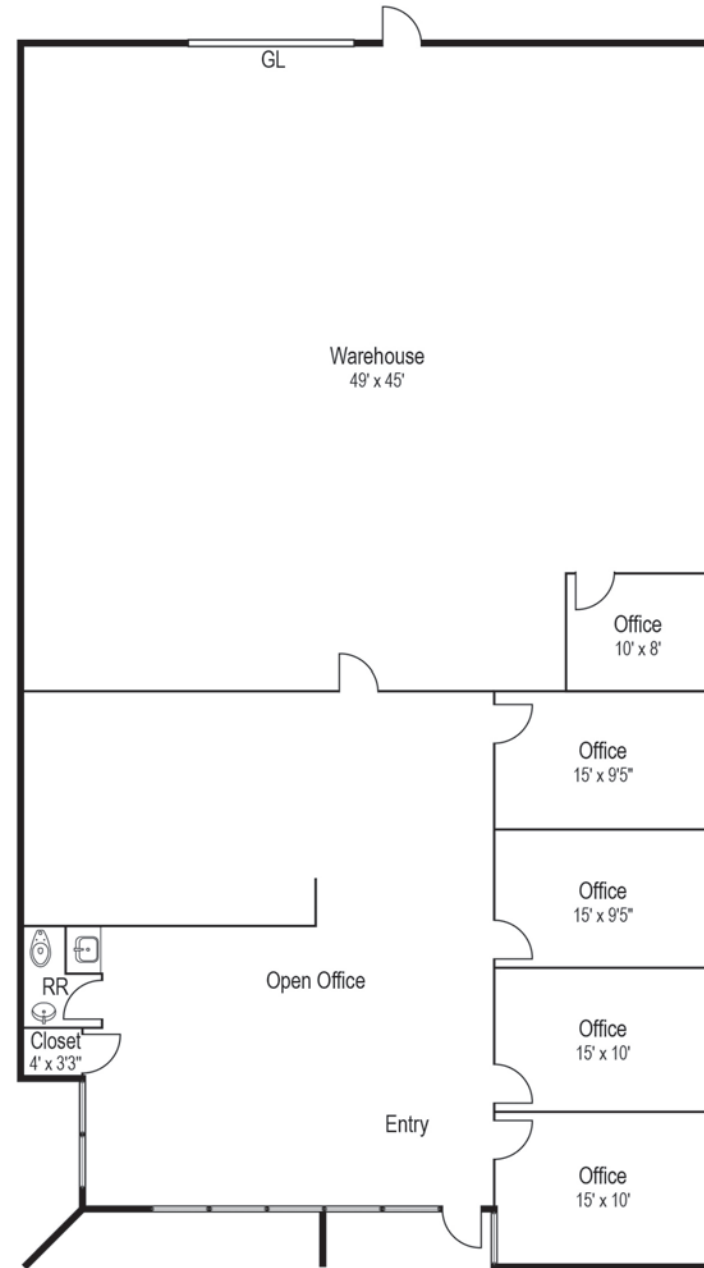
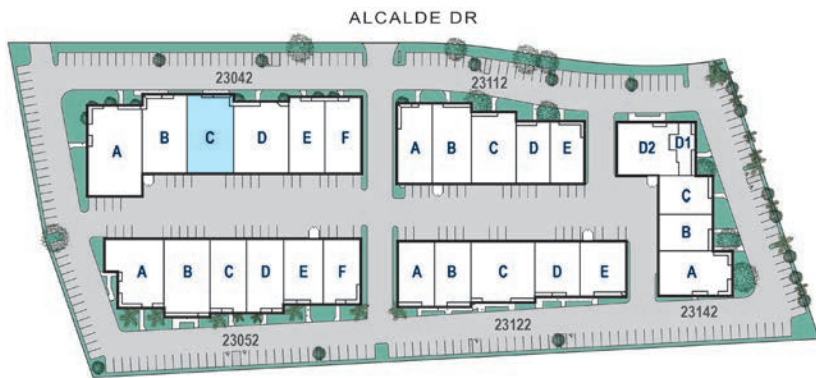


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



**Address:** 23042 Alcalde Dr  
**Unit:** C  
**Square Feet:** 4,370  
**Price:** \$2,622,000

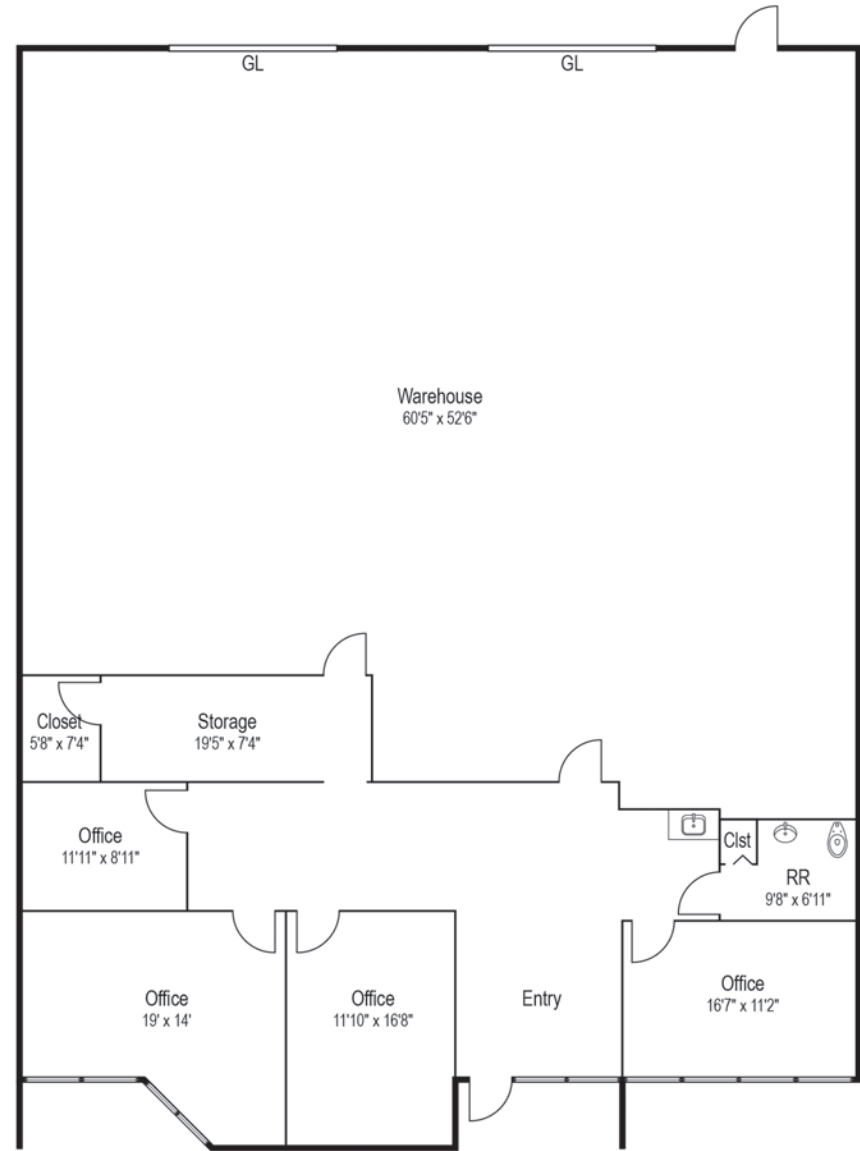
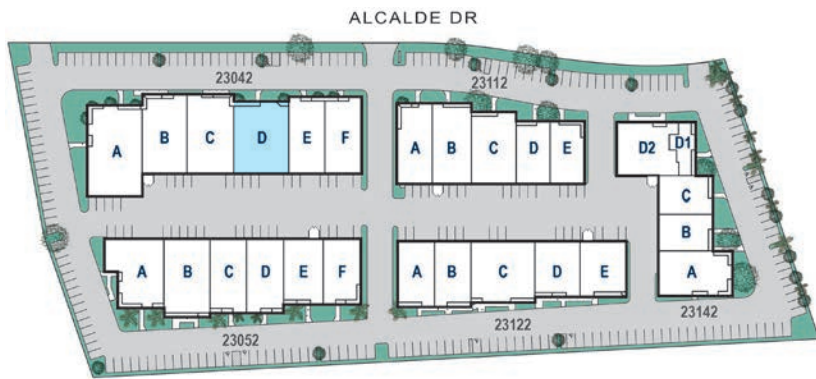


\*Sizes and Measurements are Approximate

AVAILABLE UNITS



**Address:** 23042 Alcalde Dr  
**Unit:** D  
**Square Feet:** 4,878  
**Price:** \$2,926,800

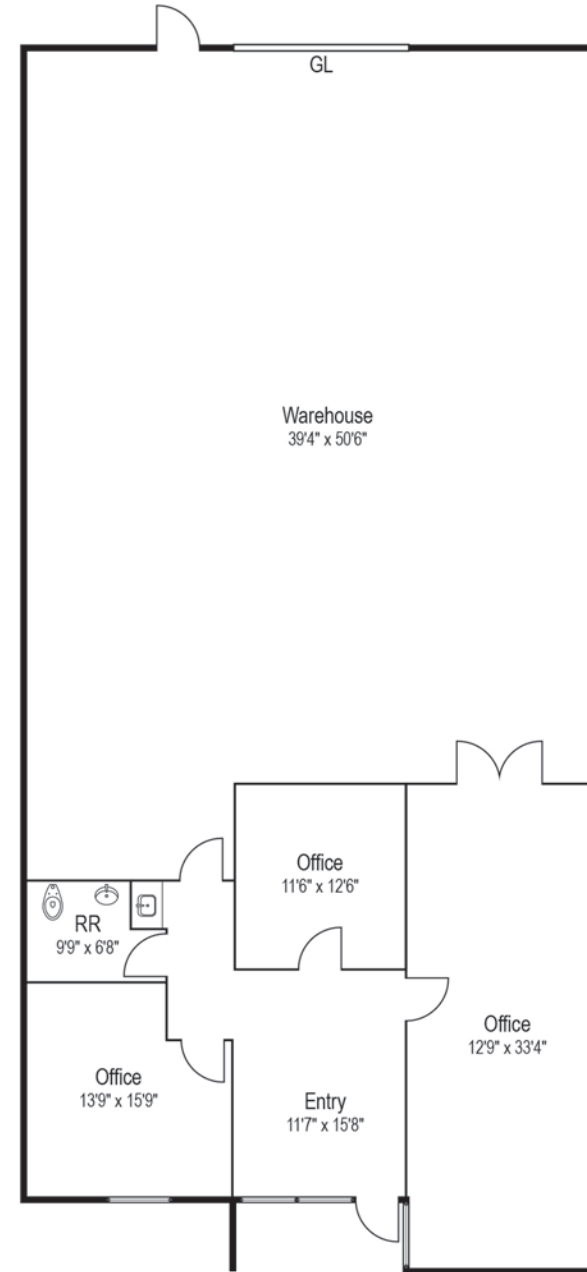


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



**Address:** 23042 Alcalde Dr  
**Unit:** E  
**Square Feet:** 3,410  
**Price:** \$2,046,000

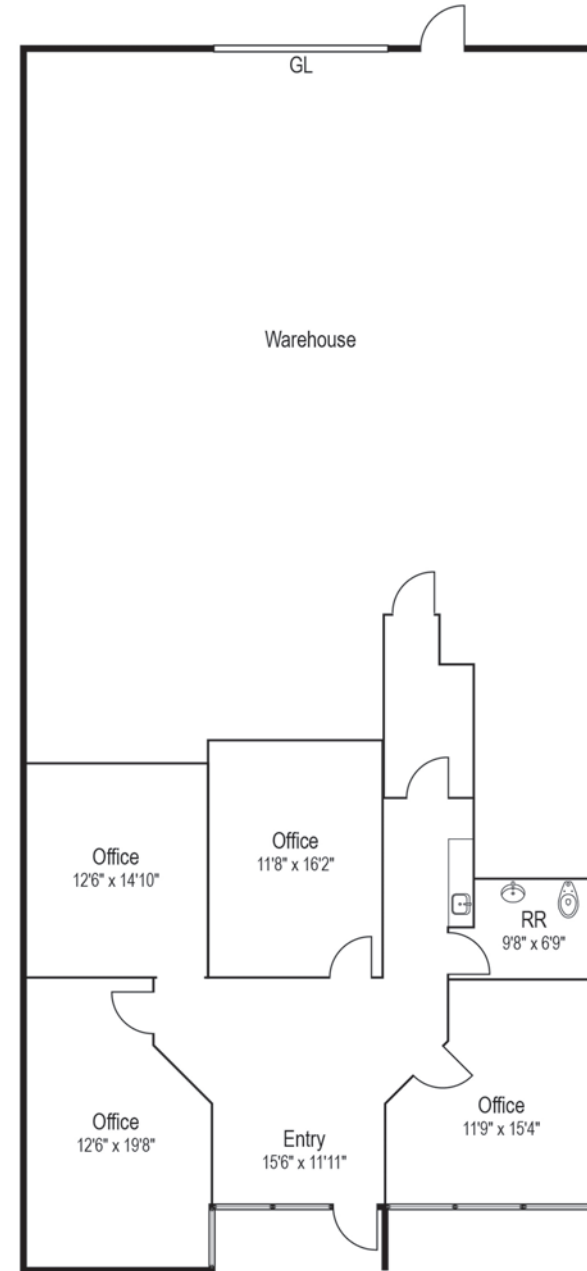
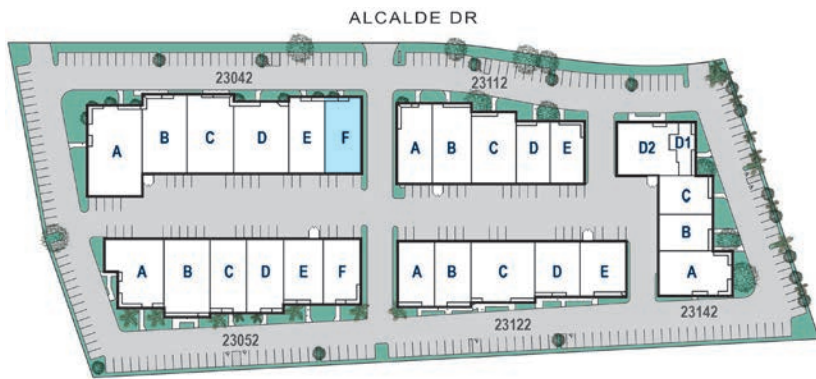


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



**Address:** 23042 Alcalde Dr  
**Unit:** F  
**Square Feet:** 3,411  
**Price:** \$2,046,600

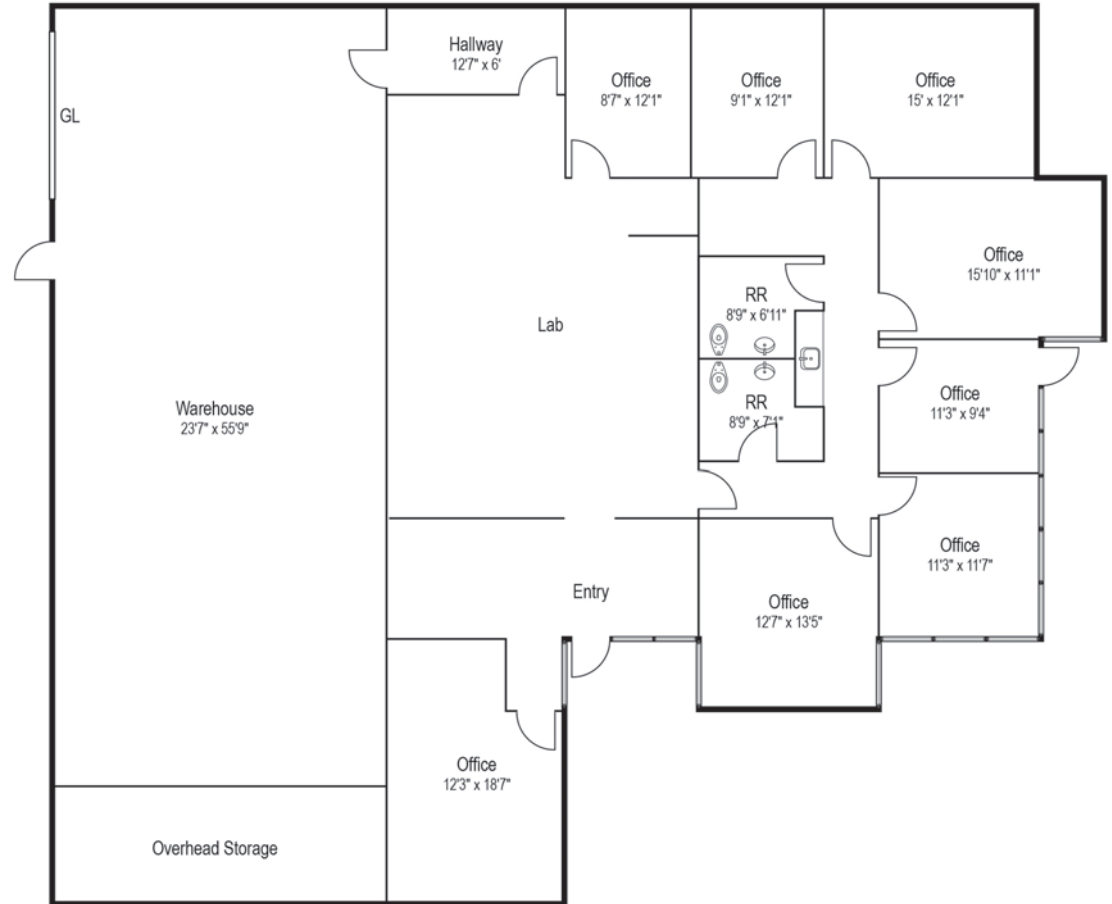
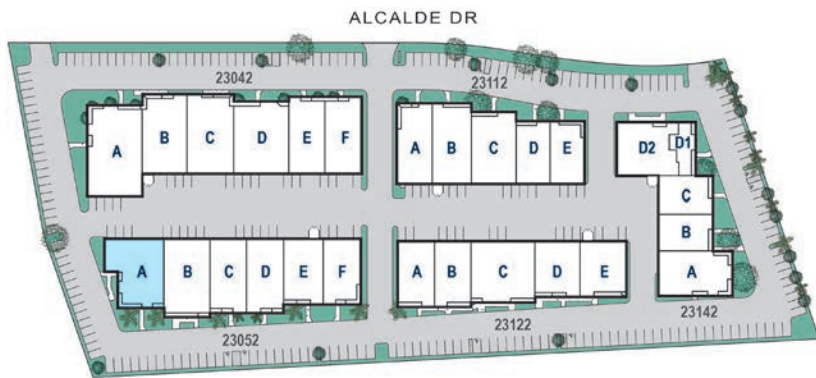


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



**Address:** 23052 Alcalde Dr  
**Unit:** A  
**Square Feet:** 4,427  
**Price:** \$2,656,200

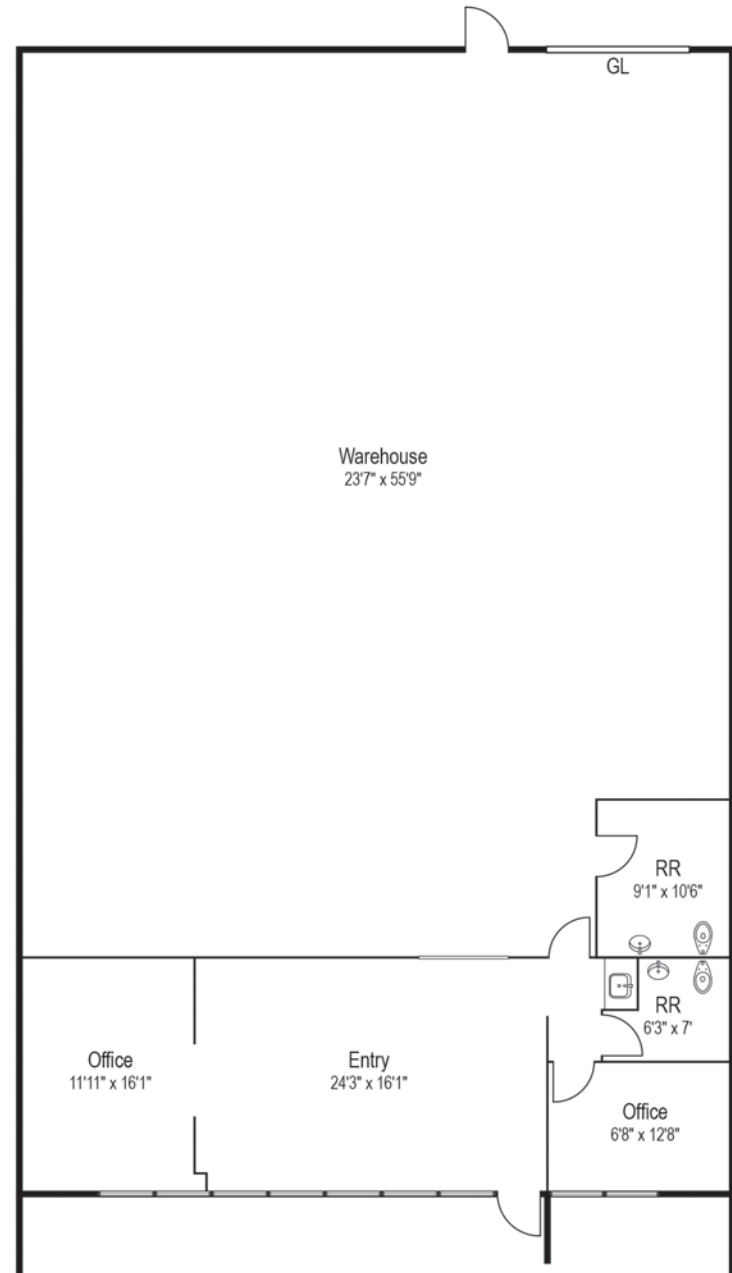
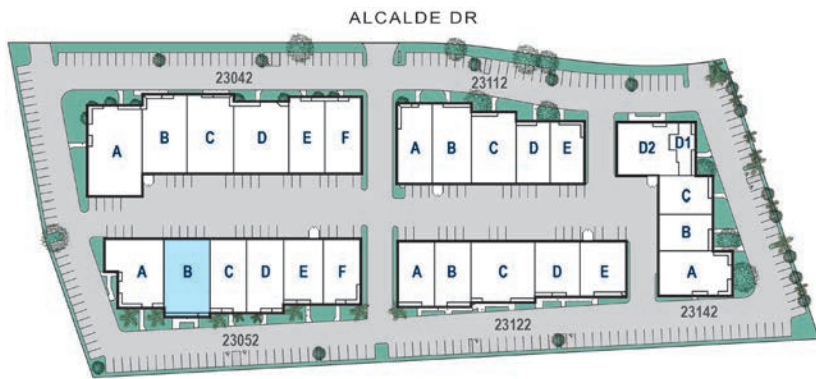


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



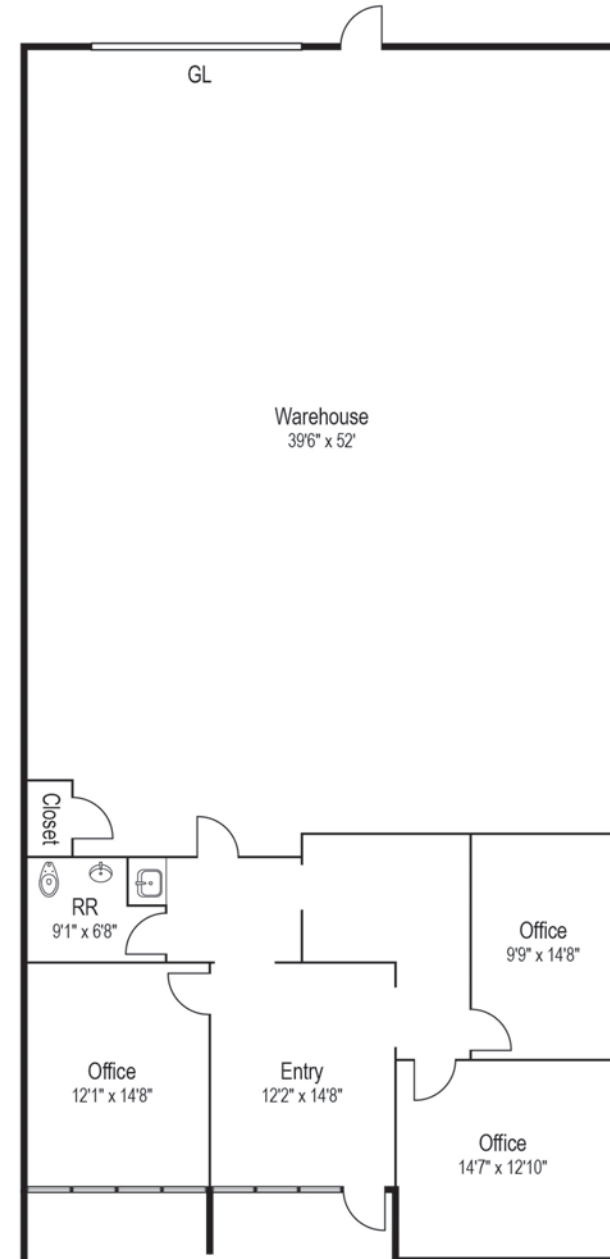
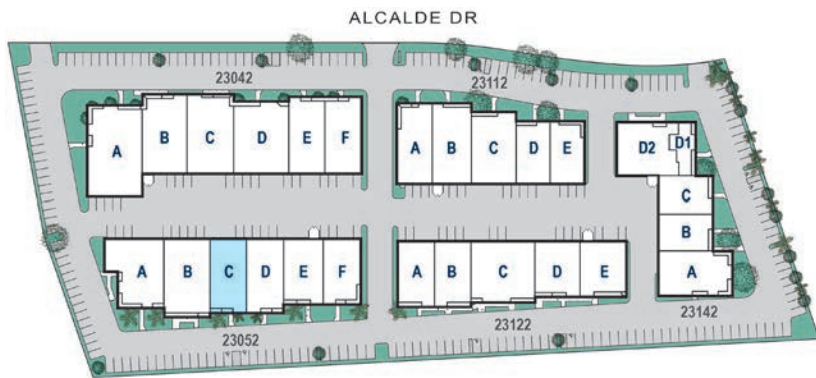
**Address:** 23052 Alcalde Dr  
**Unit:** B  
**Square Feet:** 4,340  
**Price:** \$2,604,000



*\*Sizes and Measurements are Approximate*



**Address:** 23052 Alcalde Dr  
**Unit:** C  
**Square Feet:** 3,258  
**Price:** \$1,954,800

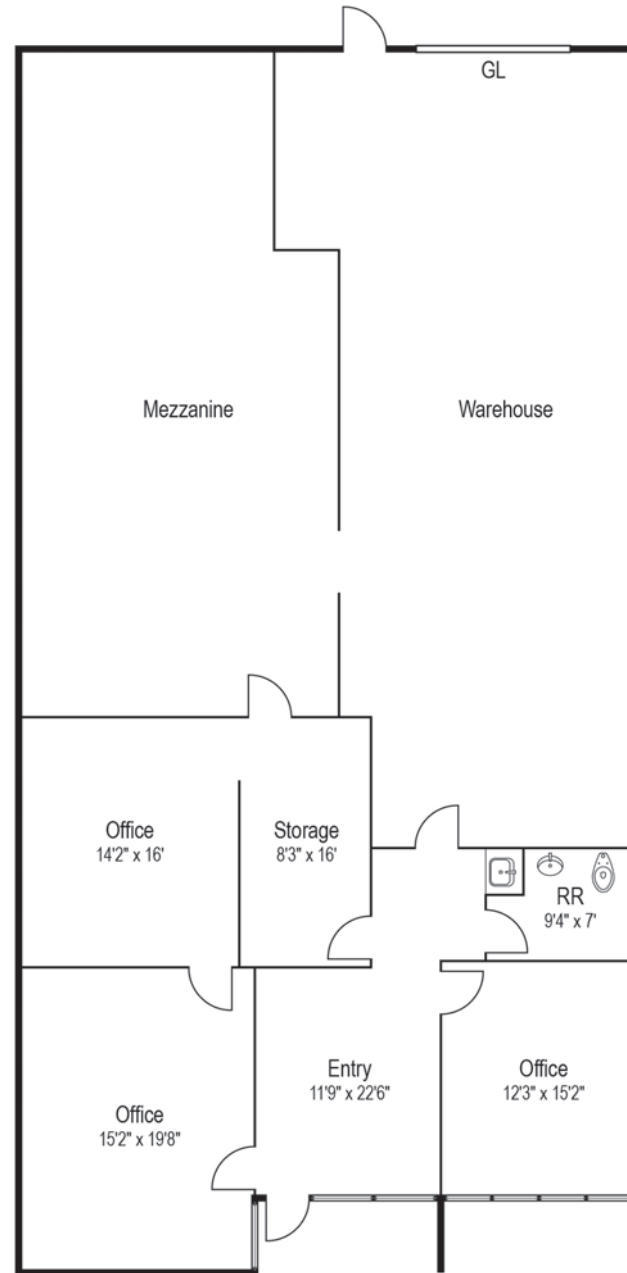
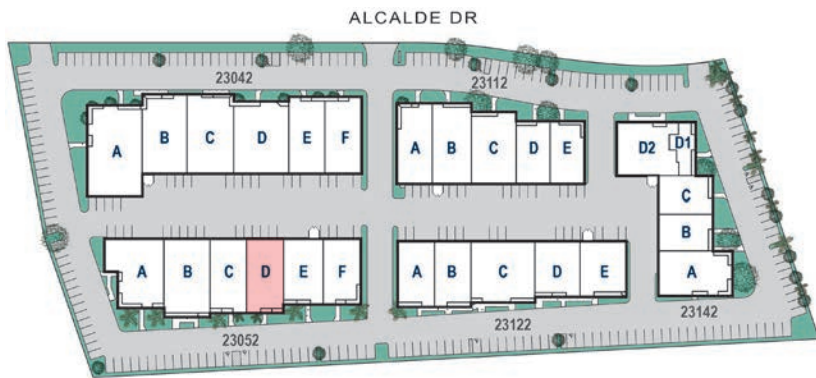


*\*Sizes and Measurements are Approximate*

# AVAILABLE UNITS



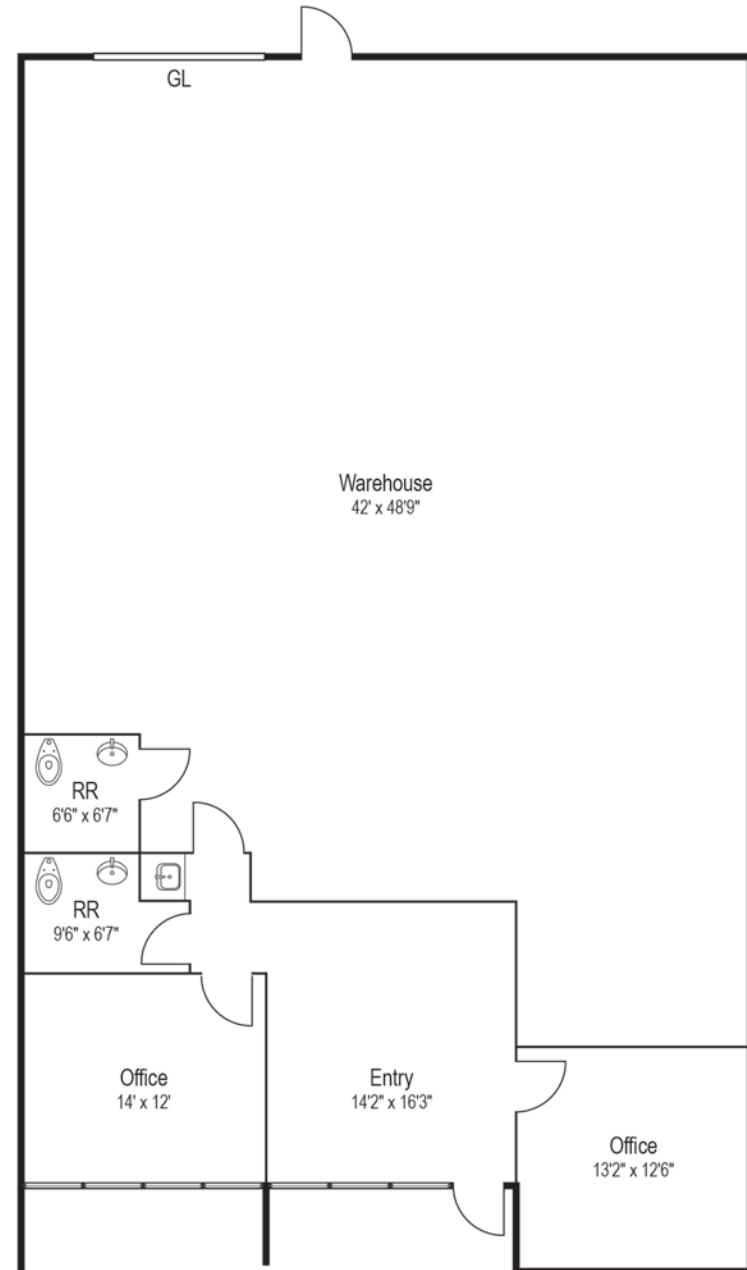
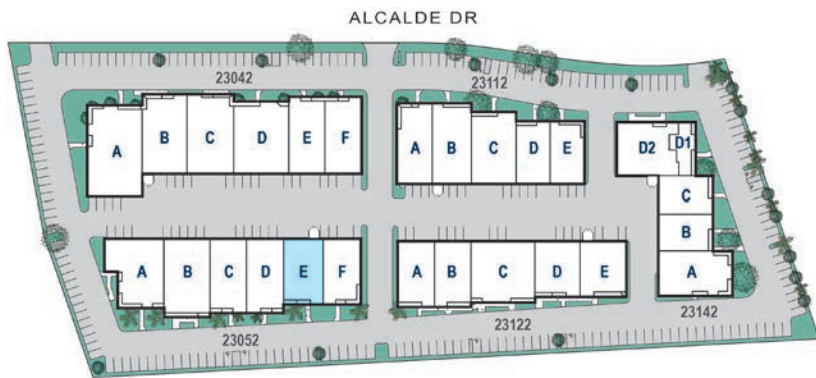
**Address:** 23052 Alcalde Dr  
**Unit:** D  
**Square Feet:** 3,277  
**Price:** In Escrow



\*Sizes and Measurements are Approximate



**Address:** 23052 Alcalde Dr  
**Unit:** E  
**Square Feet:** 3,082  
**Price:** \$1,849,200

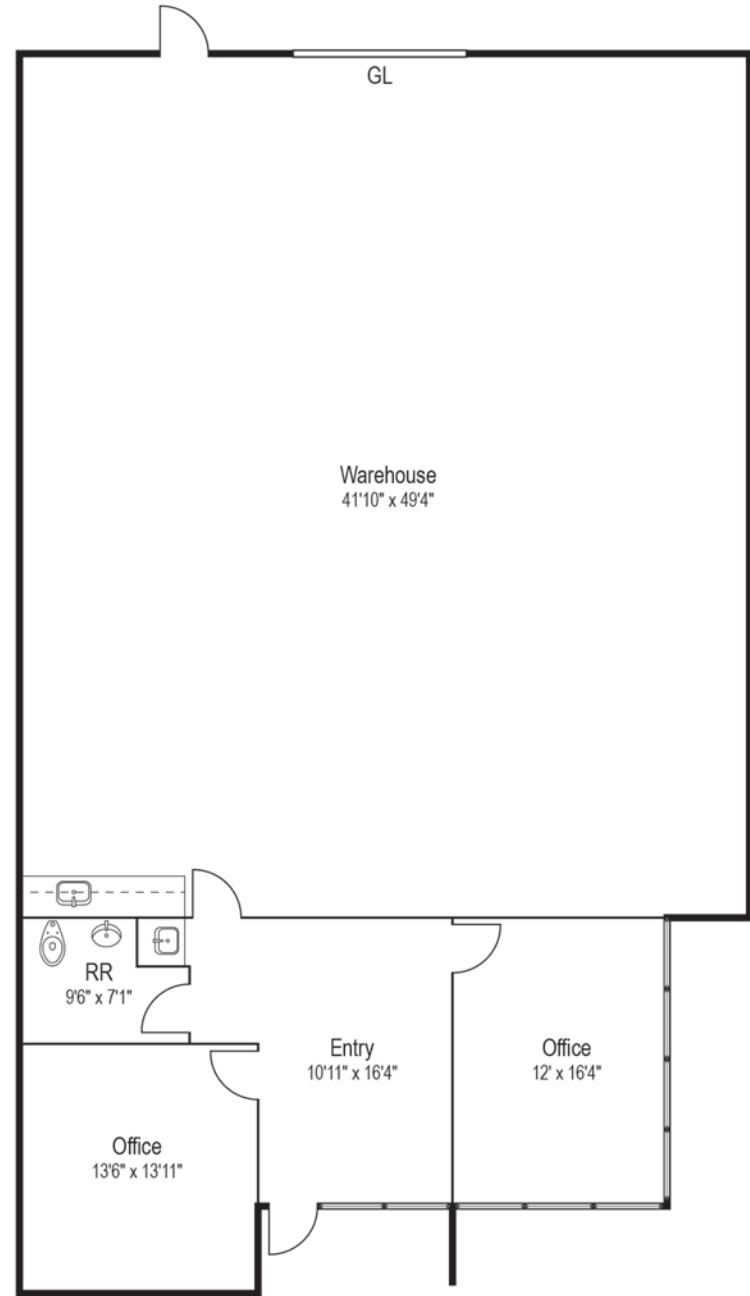


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



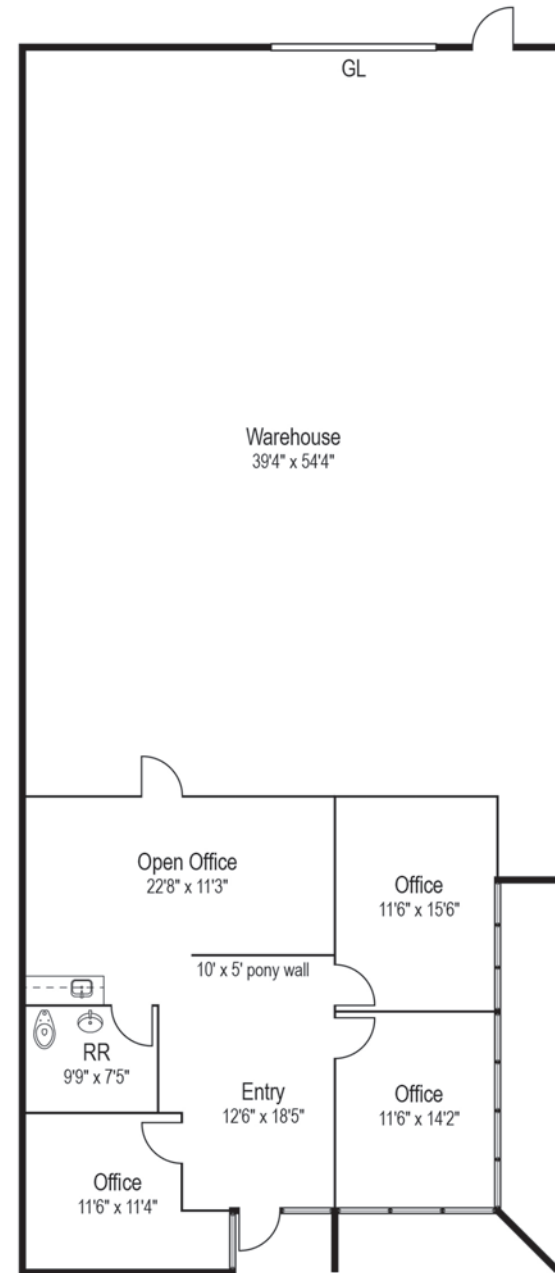
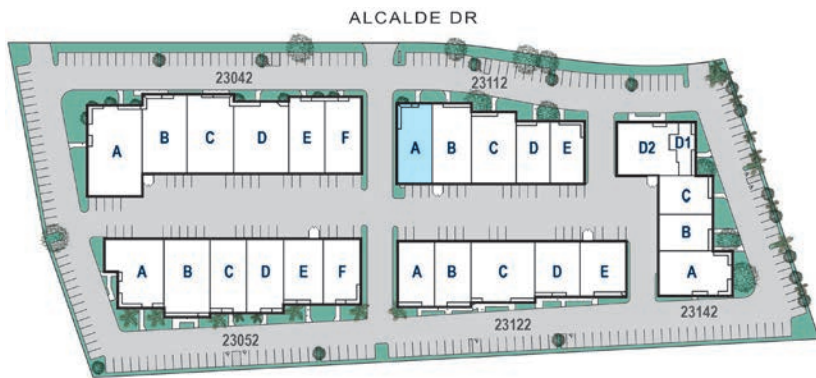
**Address:** 23052 Alcalde Dr  
**Unit:** F  
**Square Feet:** 3,079  
**Price:** \$1,847,400



*\*Sizes and Measurements are Approximate*



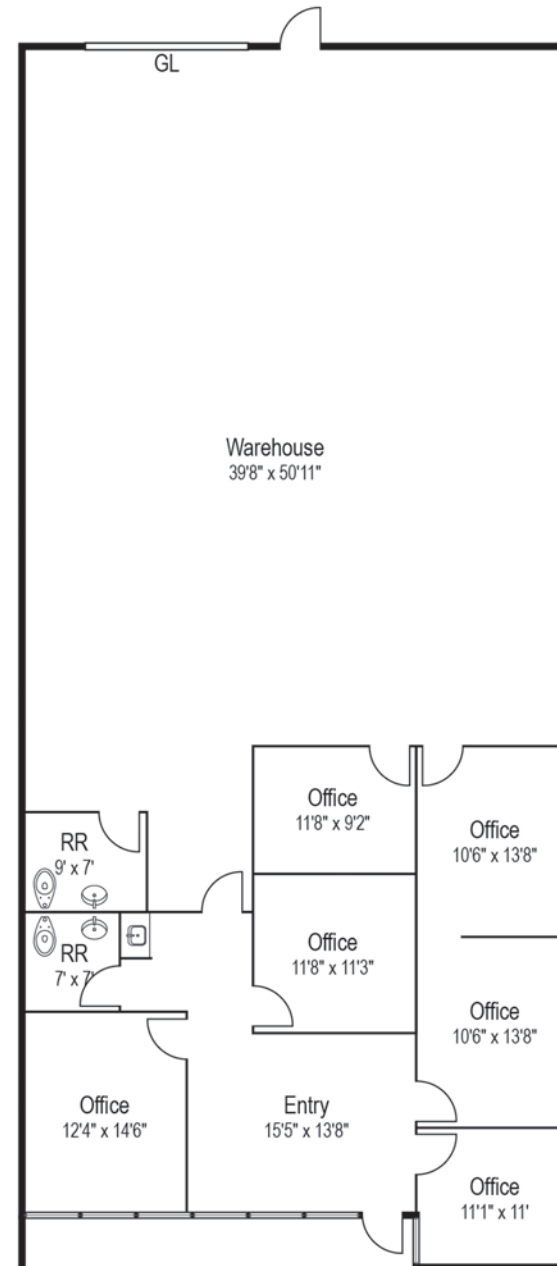
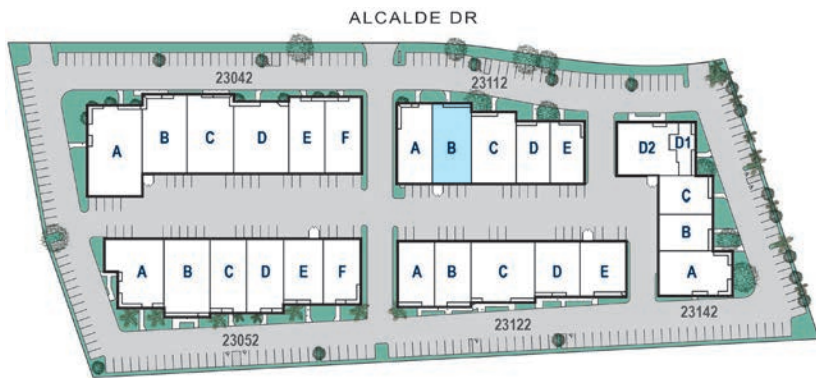
**Address:** 23112 Alcalde Dr  
**Unit:** A  
**Square Feet:** 3,621  
**Price:** \$2,172,600



*\*Sizes and Measurements are Approximate*



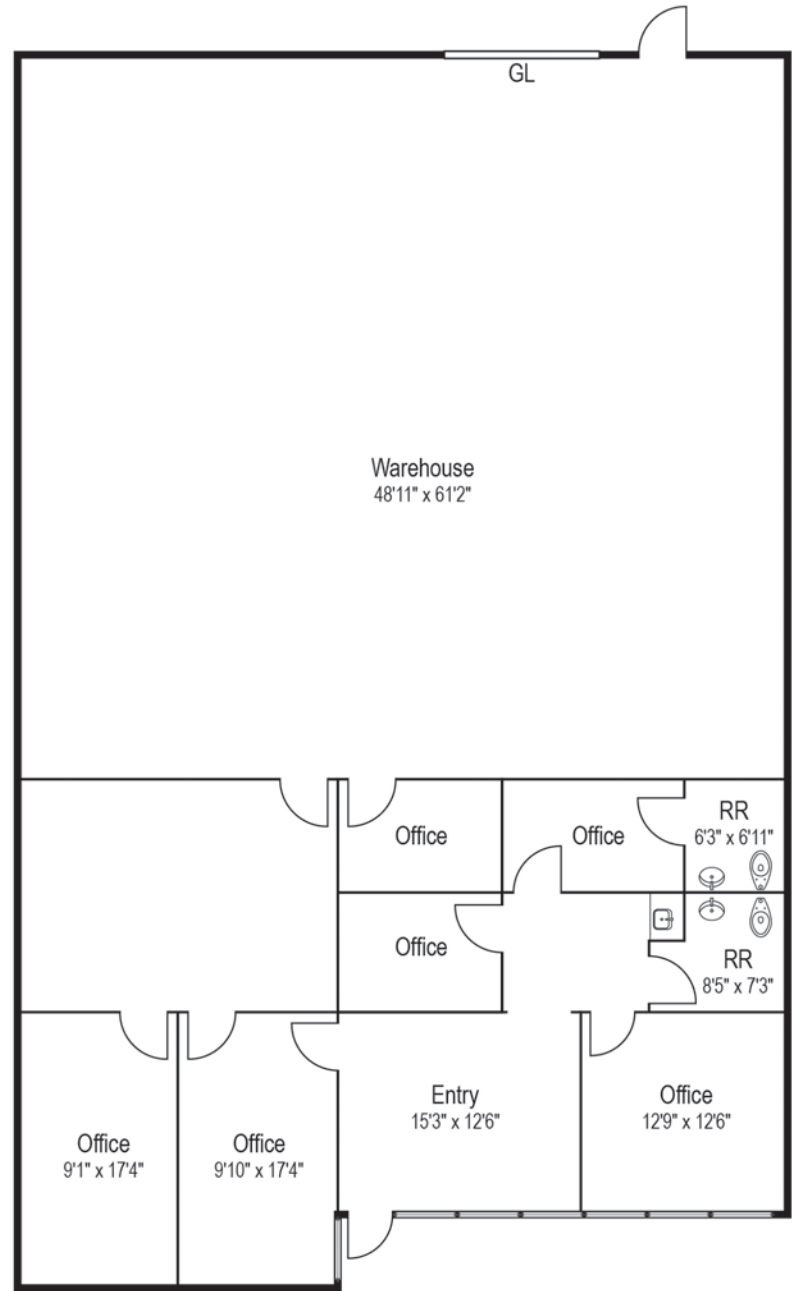
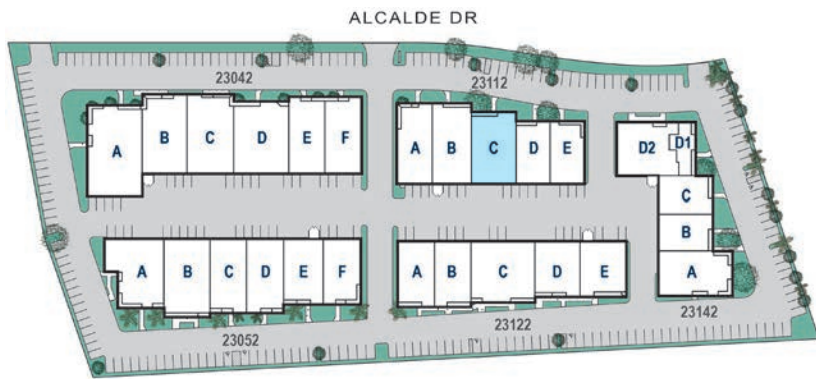
**Address:** 23112 Alcalde Dr  
**Unit:** B  
**Square Feet:** 3,616  
**Price:** \$2,169,600



*\*Sizes and Measurements are Approximate*



**Address:** 23112 Alcalde Dr  
**Unit:** C  
**Square Feet:** 4,008  
**Price:** \$2,404,800

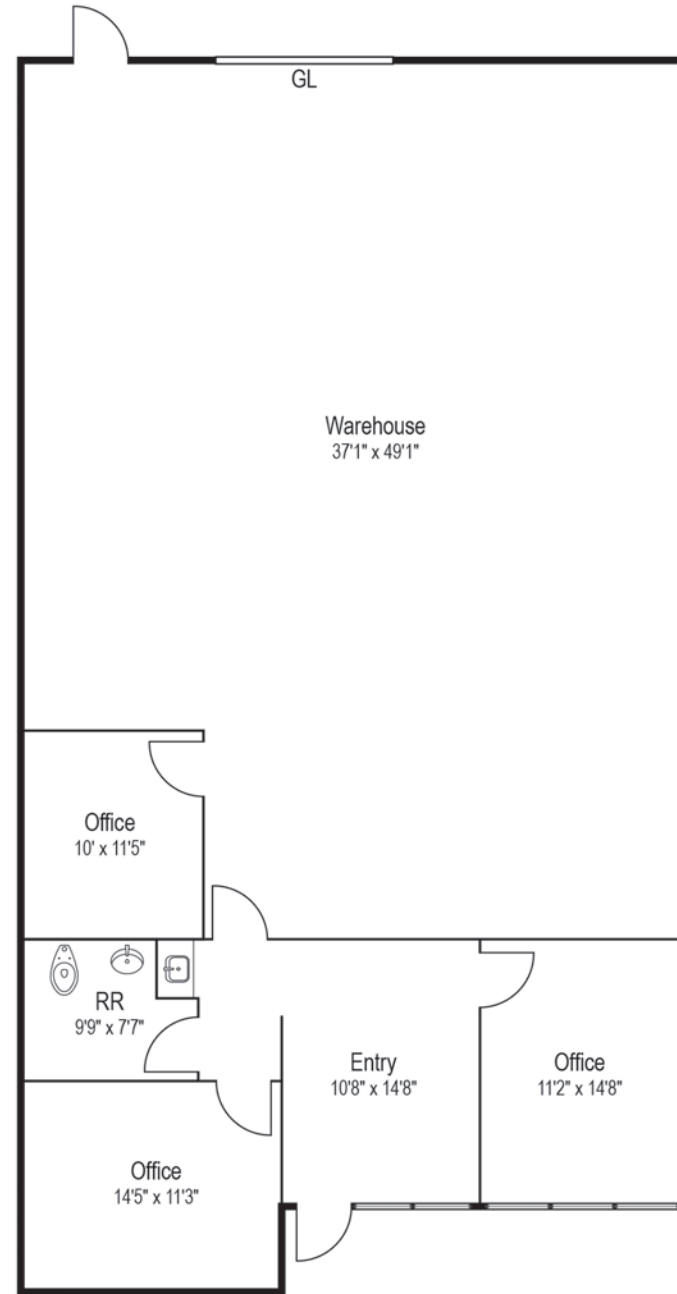


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



**Address:** 23112 Alcalde Dr  
**Unit:** D  
**Square Feet:** 2,609  
**Price:** IN ESCROW

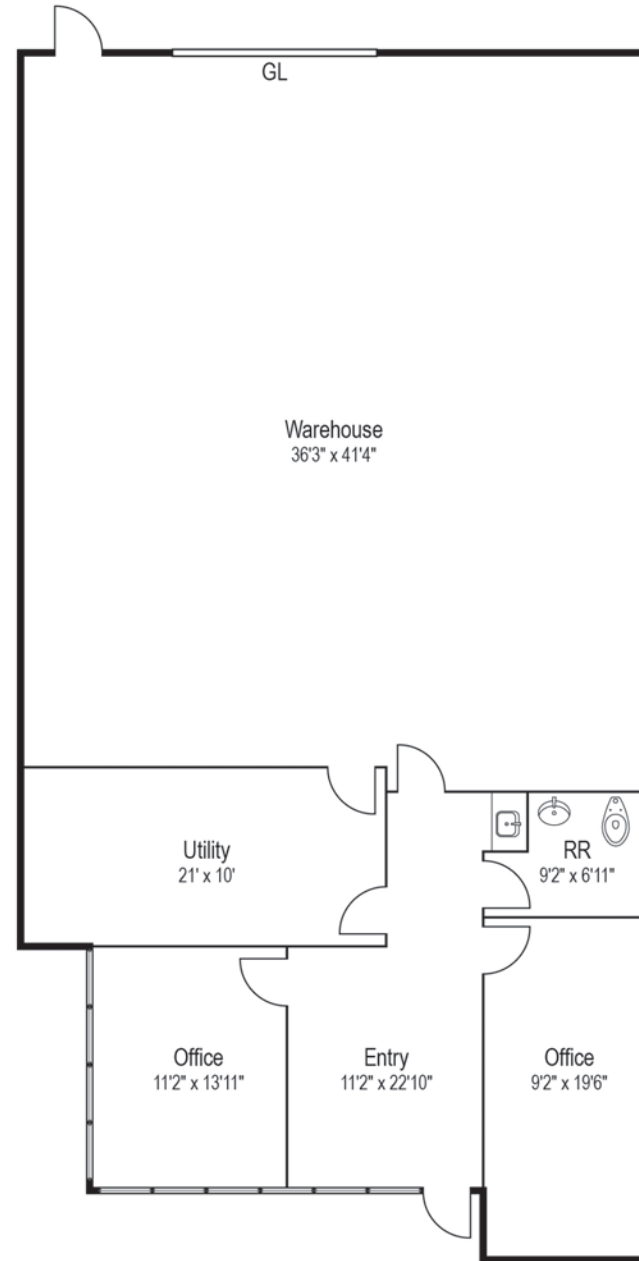
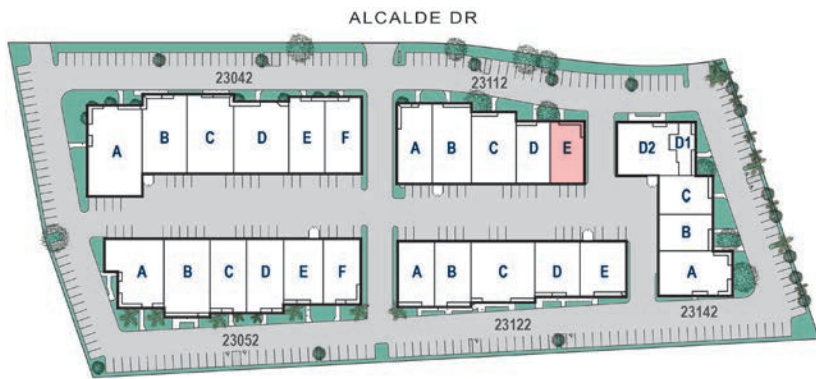


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



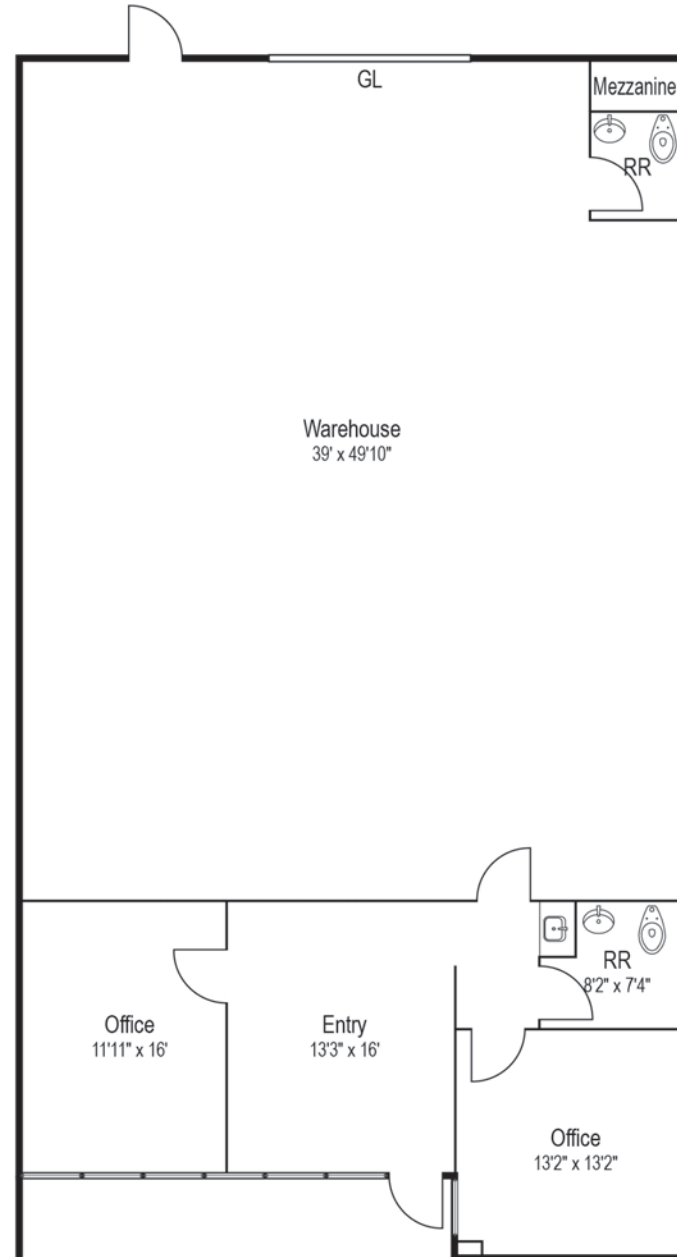
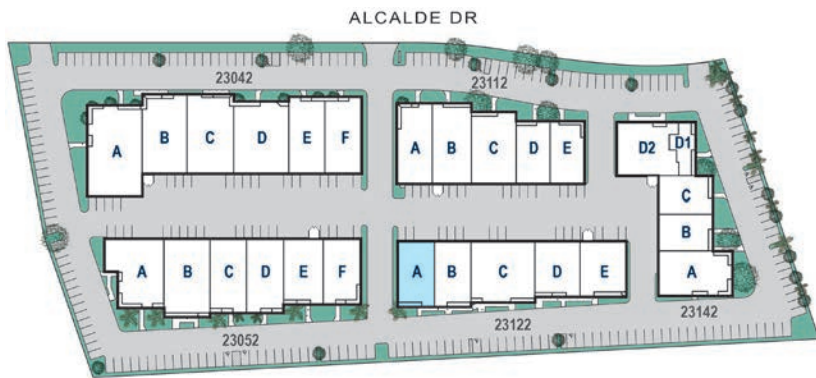
**Address:** 23112 Alcalde Dr  
**Unit:** E  
**Square Feet:** 2,639  
**Price:** IN ESCROW



\*Sizes and Measurements are Approximate



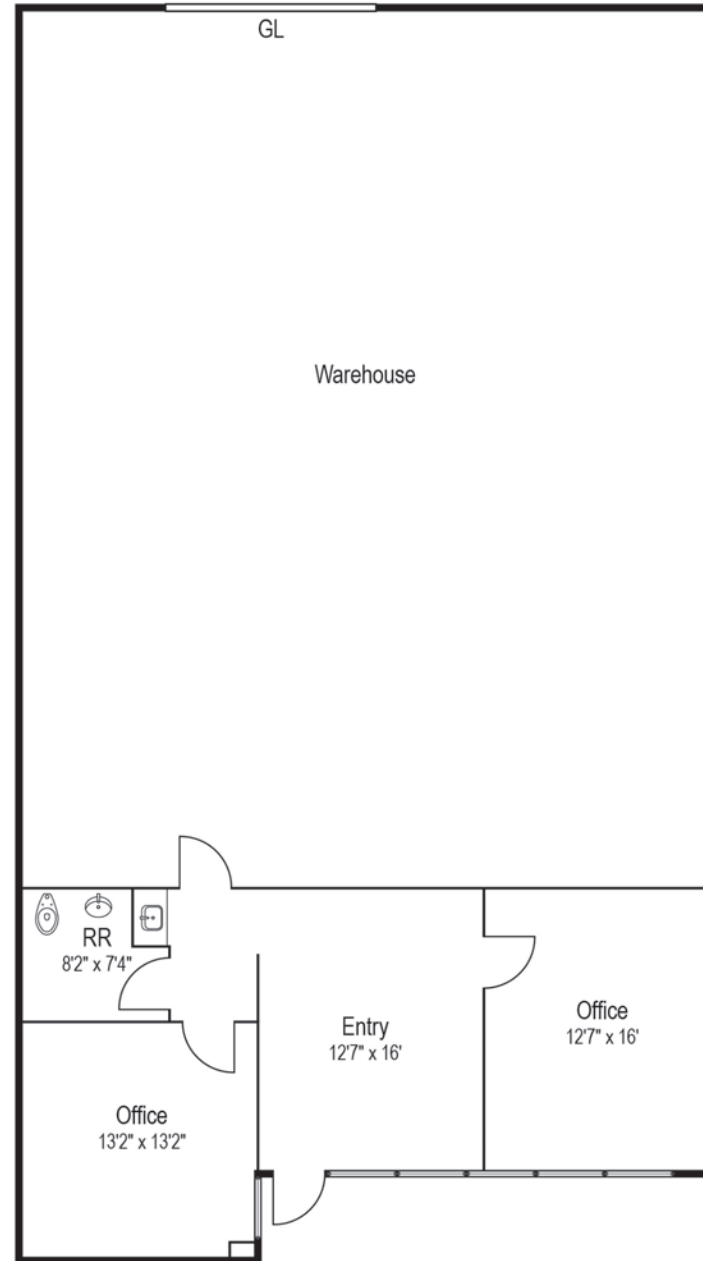
**Address:** 23122 Alcalde Dr  
**Unit:** A  
**Square Feet:** 2,888  
**Price:** \$1,732,800



*\*Sizes and Measurements are Approximate*



**Address:** 23122 Alcalde Dr  
**Unit:** B  
**Square Feet:** 2,890  
**Price:** \$1,734,000

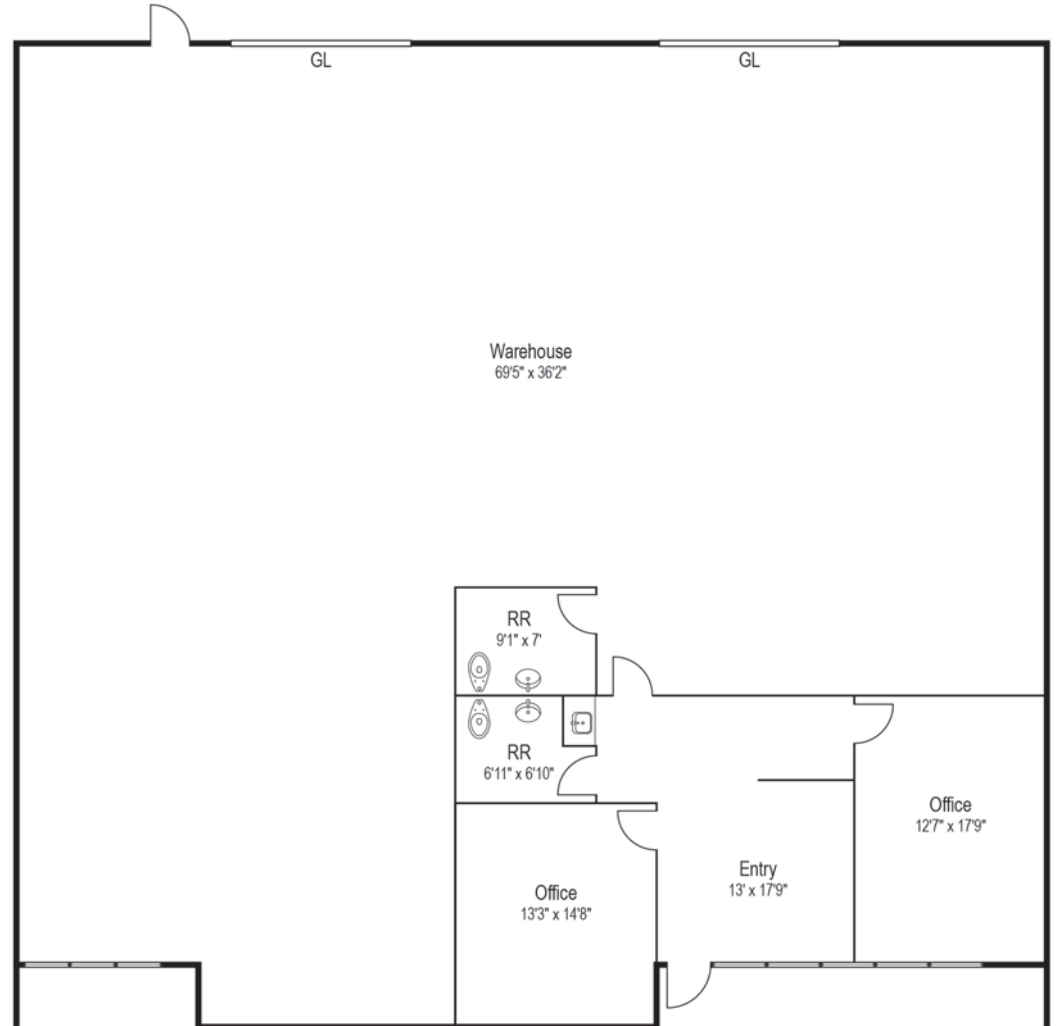
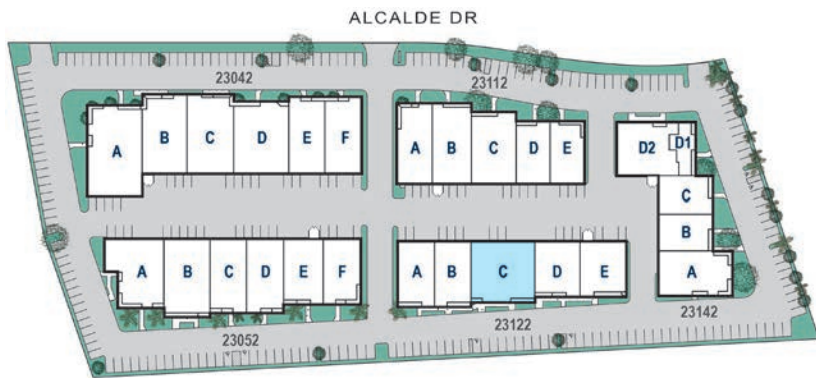


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



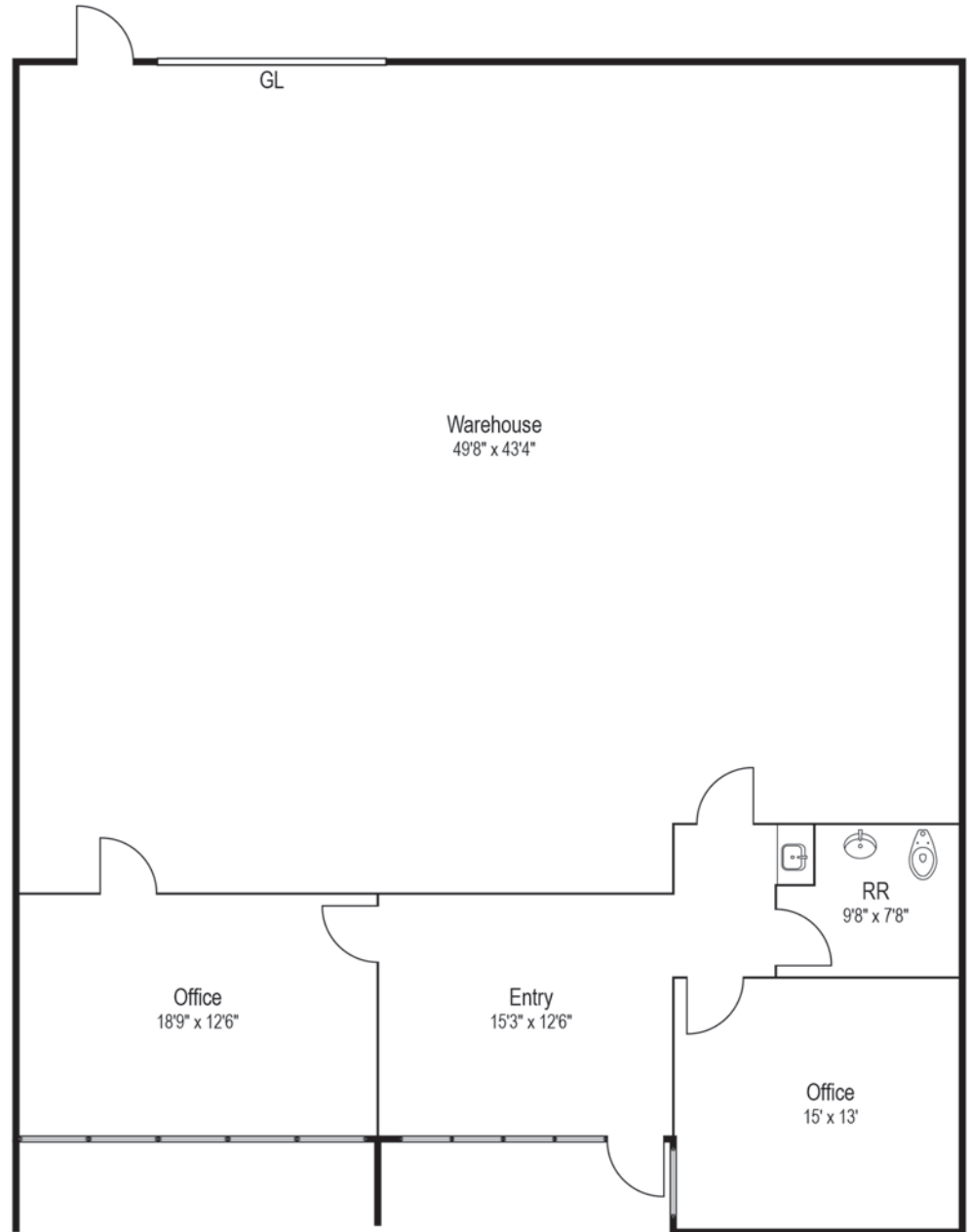
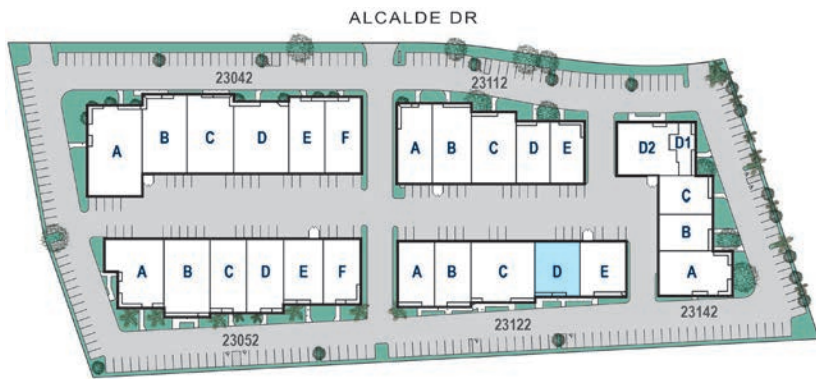
**Address:** 23122 Alcalde Dr  
**Unit:** C  
**Square Feet:** 4,639  
**Price:** \$2,783,400



*\*Sizes and Measurements are Approximate*



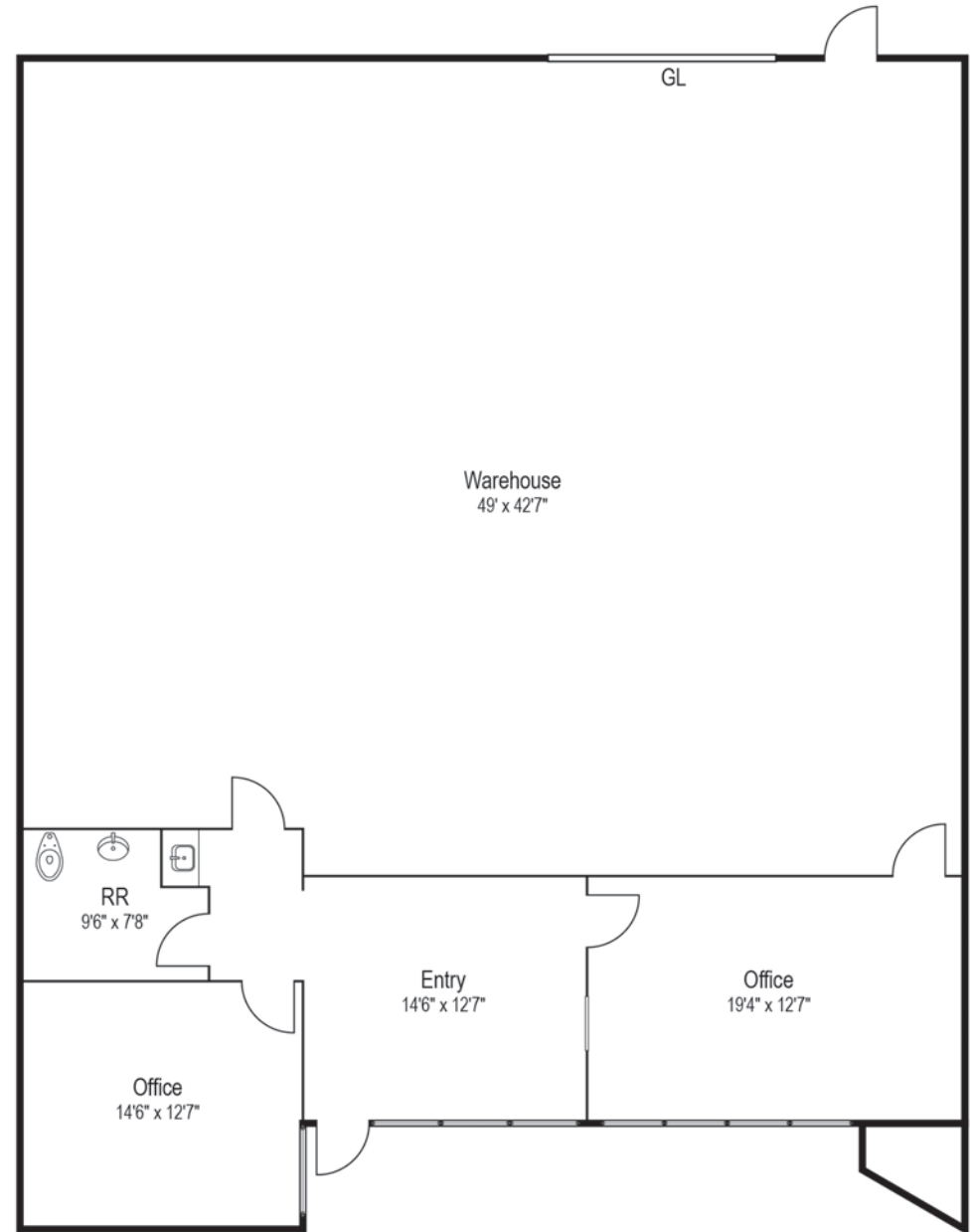
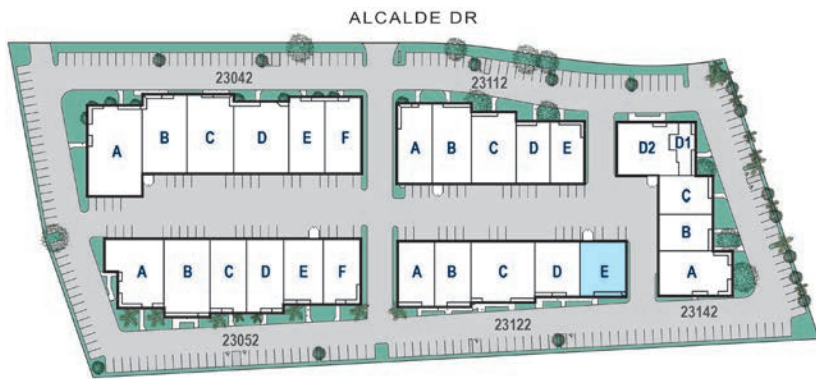
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**Unit:** D  
**Square Feet:** 3,104  
**Price:** \$1,862,400



*\*Sizes and Measurements are Approximate*



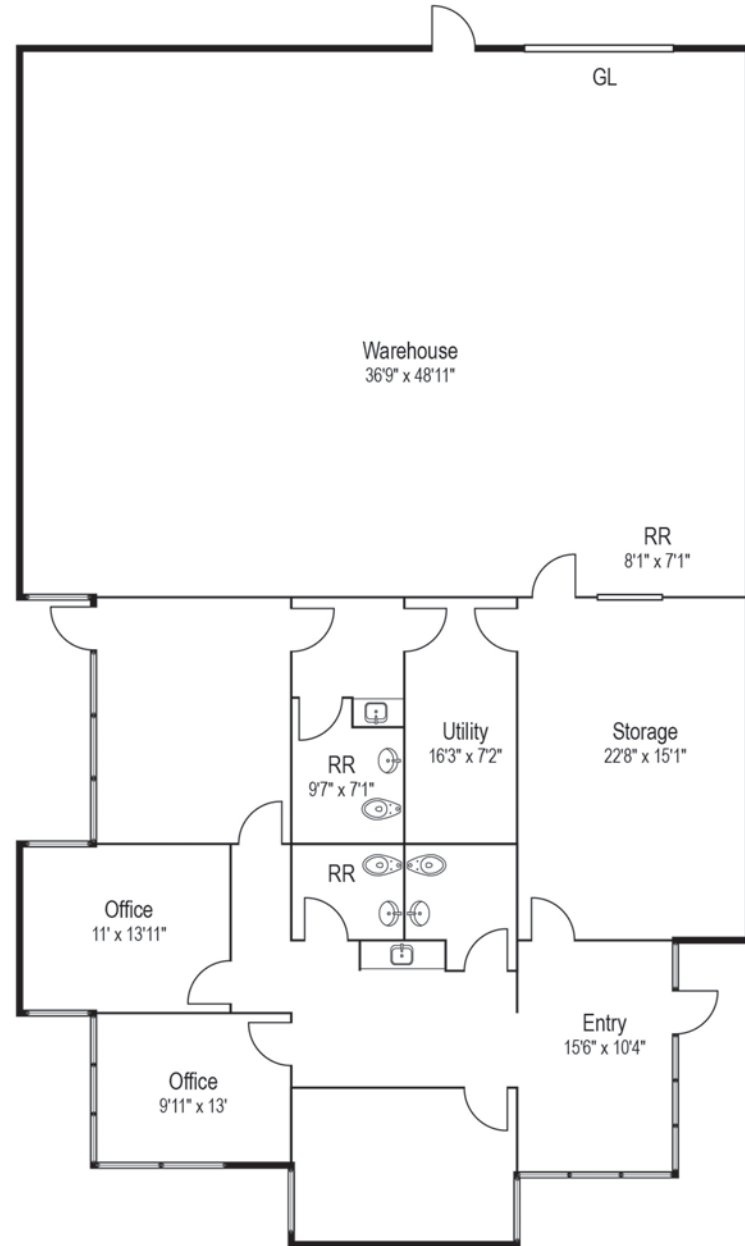
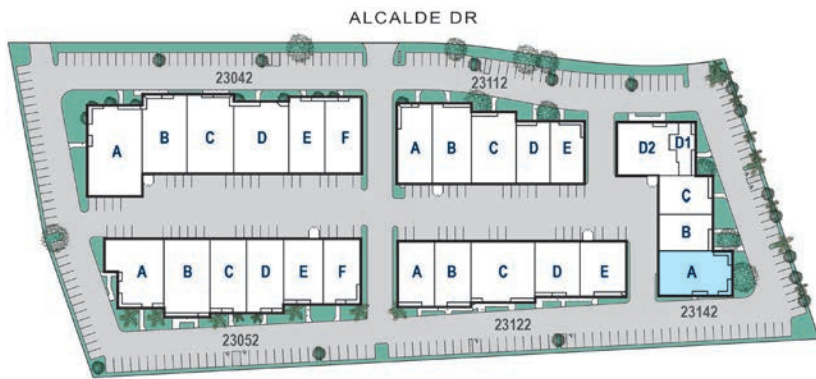
**Address:** 23122 Alcalde Dr  
**Unit:** E  
**Square Feet:** 3,103  
**Price:** \$1,861,800



*\*Sizes and Measurements are Approximate*



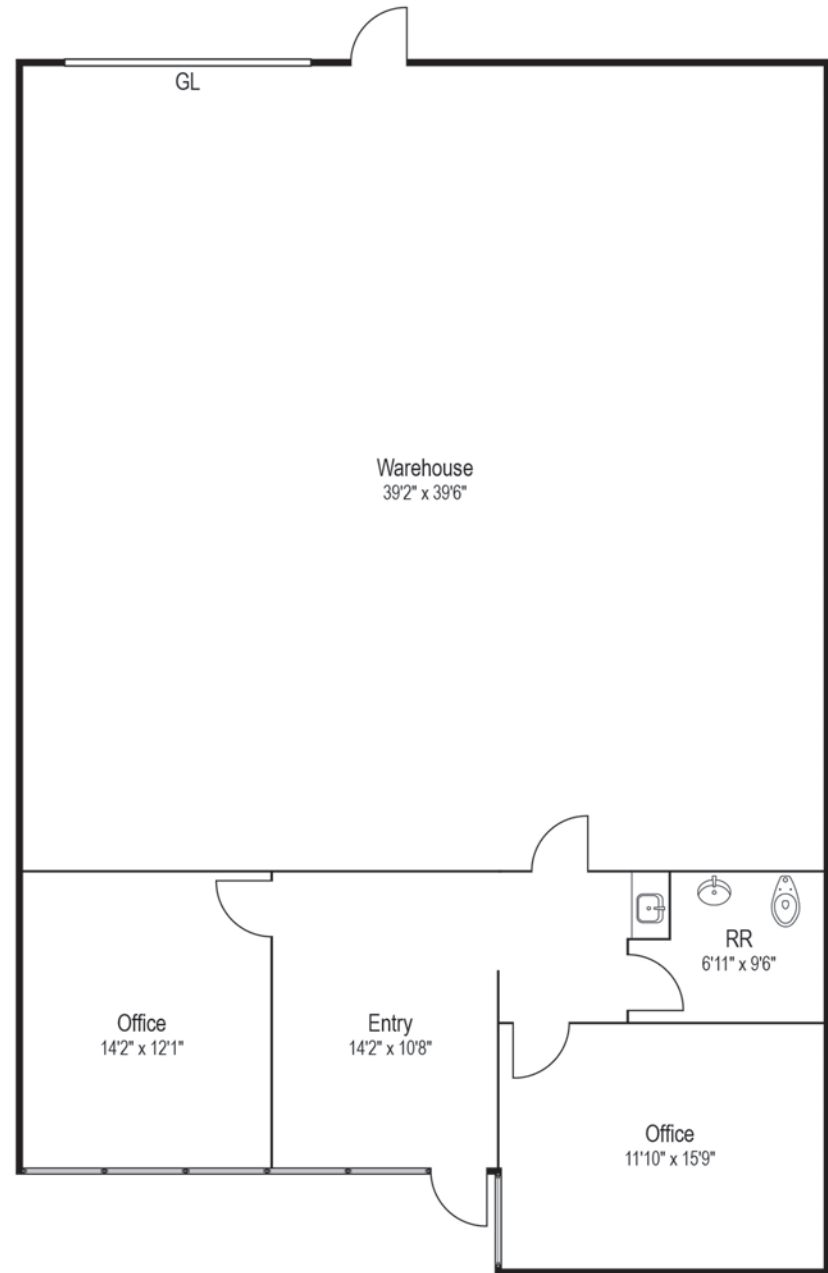
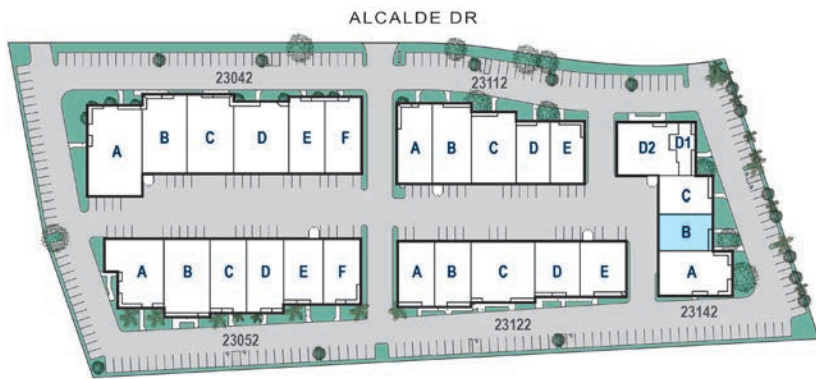
**Address:** 23142 Alcalde Dr  
**Unit:** A  
**Square Feet:** 4,070  
**Price:** \$2,442,000



*\*Sizes and Measurements are Approximate*



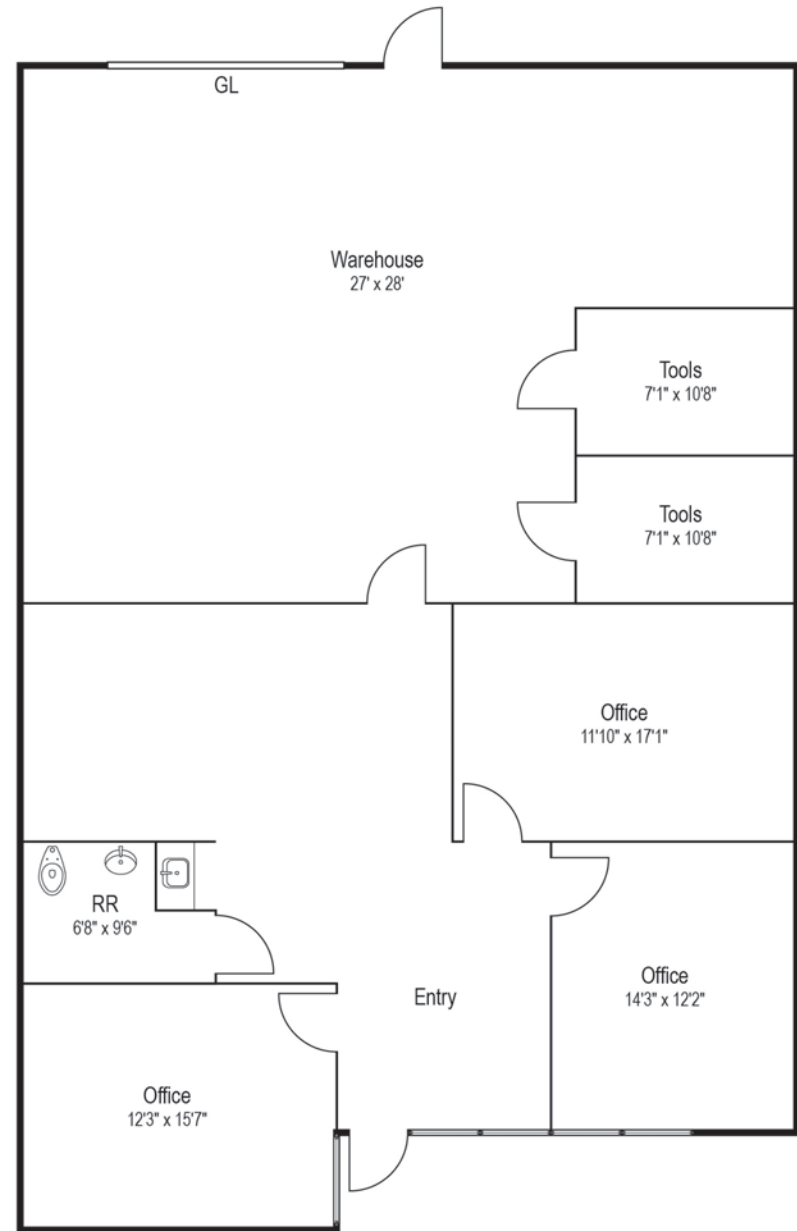
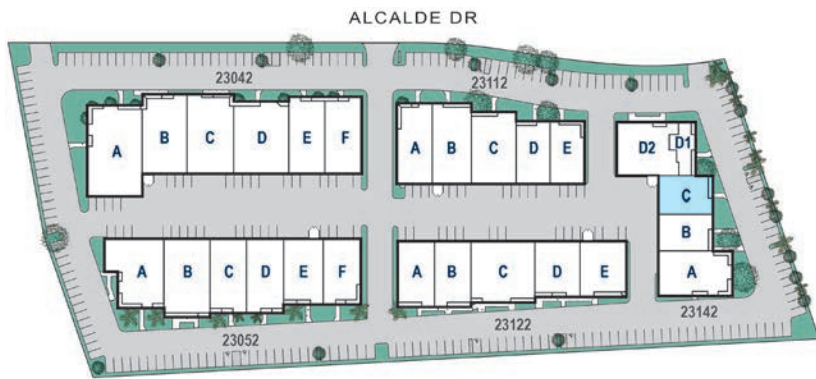
**Address:** 23142 Alcalde Dr  
**Unit:** B  
**Square Feet:** 2,394  
**Price:** \$1,436,400



*\*Sizes and Measurements are Approximate*



**Address:** 23142 Alcalde Dr  
**Unit:** C  
**Square Feet:** 2,401  
**Price:** \$1,440,600

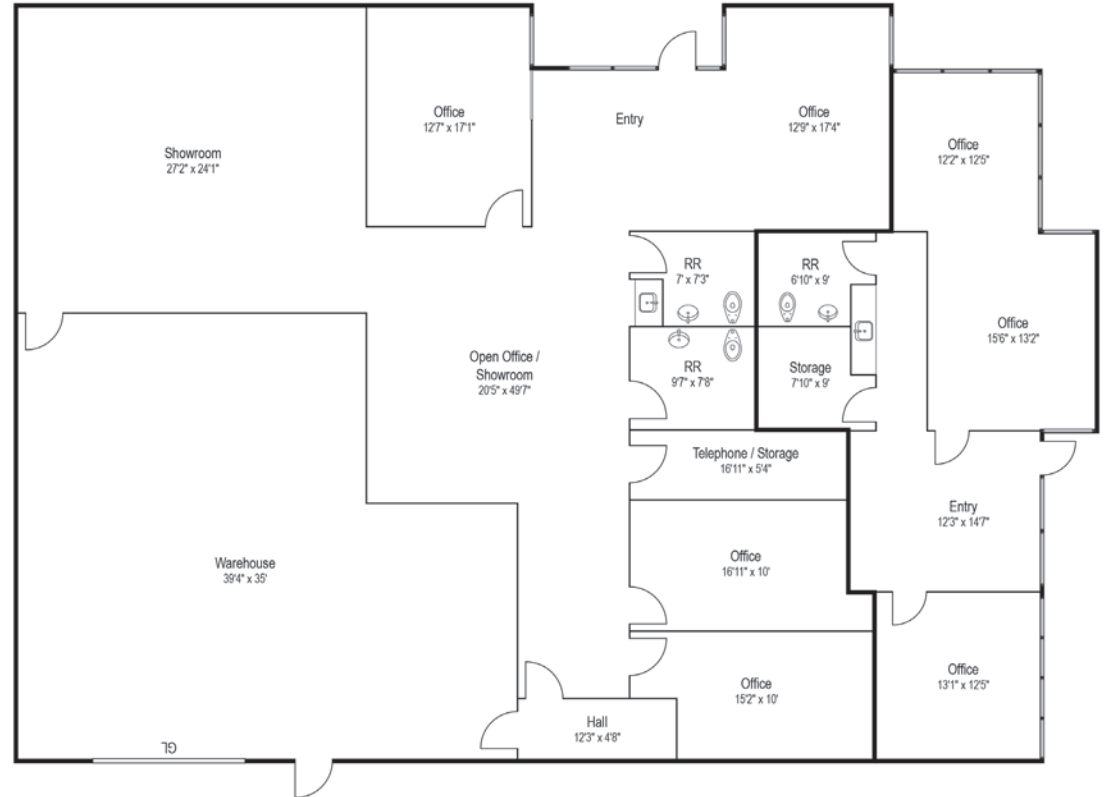
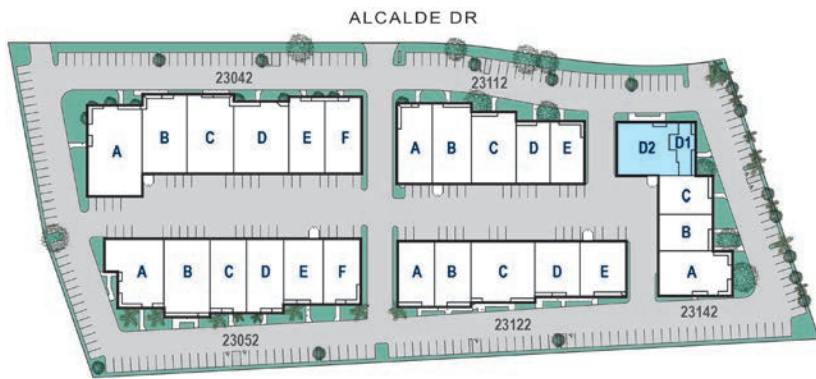


*\*Sizes and Measurements are Approximate*

AVAILABLE UNITS



**Address:** 23142 Alcalde Dr  
**Unit:** D  
**Square Feet:** 5,190  
**Price:** \$3,114,000



*\*Sizes and Measurements are Approximate*

# LAKE SIDE BUSINESS CENTER

## LAGUNA HILLS, CA



*For More Information, Please Contact:*



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**JORDAN KEMPER**

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Lic. # 02228841



**MICHAEL COLLINS**

Associate  
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Lic. # 02294577



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