



OFFERING MEMORANDUM

23281 VISTA GRANDE DRIVE

LAGUNA HILLS, CA 92653

SALE/LEASEBACK
OPPORTUNITY

HUGHES MARINO

HUGHES MARINO

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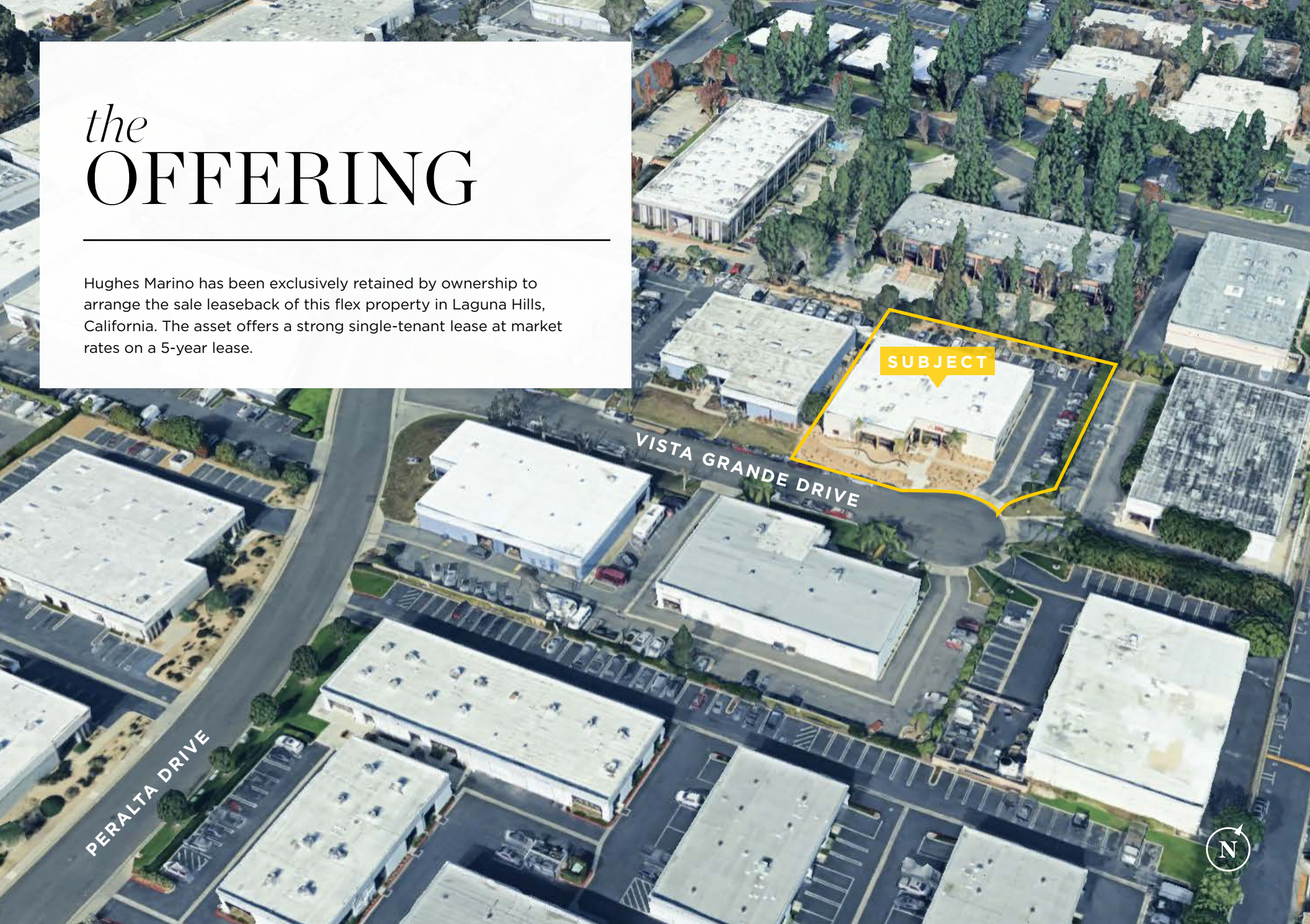
This Offering Memorandum contains information pertaining to the property referenced on the following page (“the Property”) and the owner of the Property. It is not intended to be all-inclusive or contain all of the information required by a prospective purchaser to evaluate the purchase of the Property. While all the information provided in this Offering Memorandum has been obtained by sources believed to be reliable, the information is presented “as-is” and without warranty of any kind. Documents described within this Offering Memorandum are merely summaries of the documents and may not be complete or accurate descriptions of the full agreements they refer to. Some of the information herein includes estimates based on assumptions related to the general economy and market conditions which are not certain and therefore, may not represent the actual current or future performance of the Property. Please note that any measurements referenced herein are merely approximations.

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HUGHES MARINO

the OFFERING

Hughes Marino has been exclusively retained by ownership to arrange the sale leaseback of this flex property in Laguna Hills, California. The asset offers a strong single-tenant lease at market rates on a 5-year lease.



Property Information

**Address:**

23281 Vista Grande Drive
Laguna Hills, CA 92653

**Asking Price:**

Call for Pricing

**Lease Type:**

NNN

**Building Size:**

11,380 SF

**Building Type:**

Flex



Building Highlights



Power: TBD



1 Shower



2 Grade-Level Doors



Full HVAC in Warehouse



Year Built: 1978



Fully Insulated Warehouse



16' Clear Height



28 Parking Spots
(2 Handicap Parking Spots)



2 Conference Rooms



2 EV Charging Stations



4 Restrooms



Zoning: M1 (Buyer to Verify)



19 Private Offices



Tenant Overview

MEA Forensic Engineers & Scientists is a multidisciplinary forensic engineering firm specializing in technical investigations for the legal and insurance industries. Founded in 1982, the company has built a strong reputation for applying scientific analysis to complex cases, including transportation accidents, injury biomechanics, product failures, property losses and aviation incidents across North America.

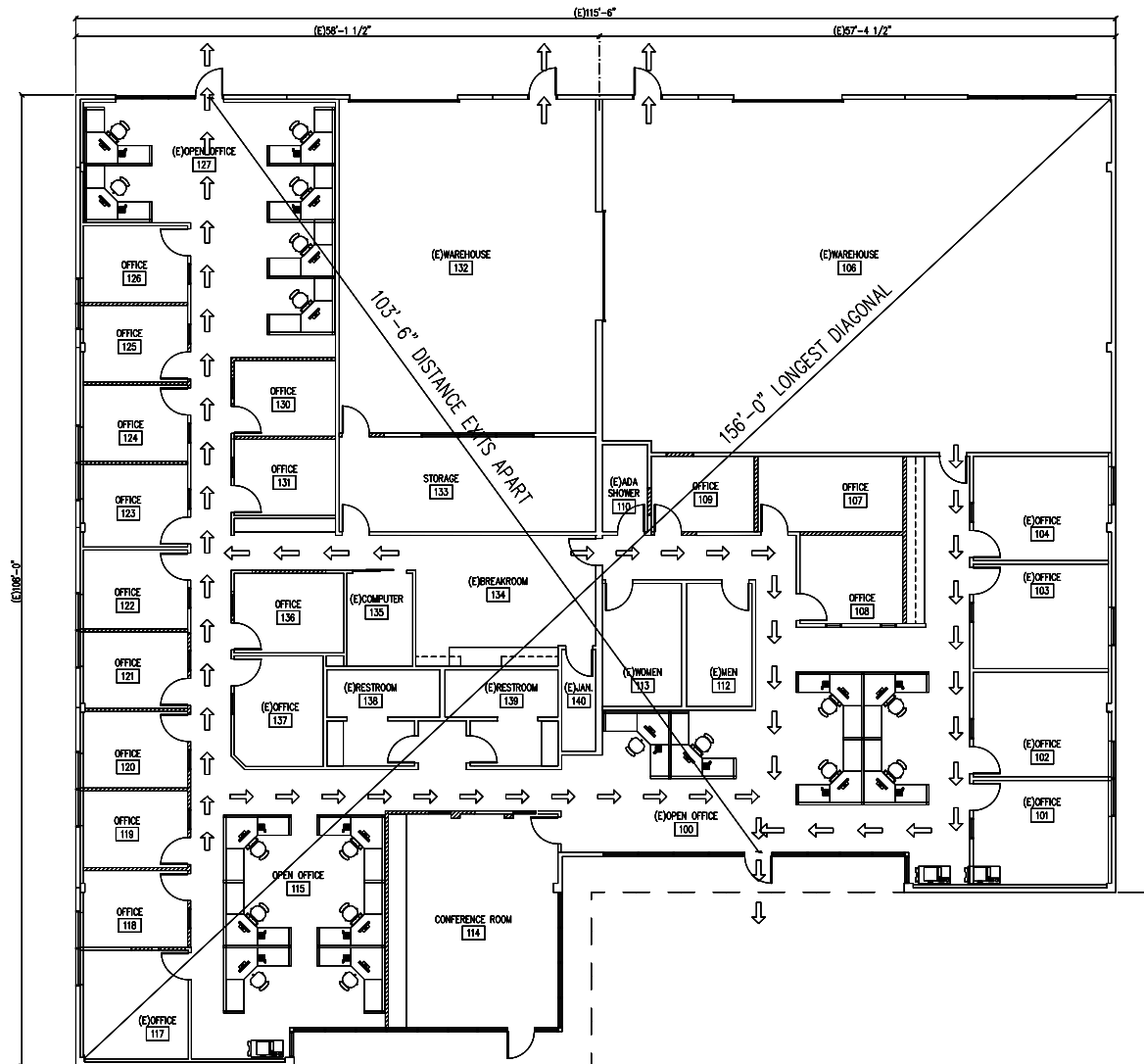
MEA Forensic partners with attorneys, insurers and corporations to deliver objective, evidence-based insights that support litigation and dispute resolution. Their team of licensed engineers and scientists conducts detailed testing, analysis and reconstruction of incidents, translating complex technical findings into clear, defensible conclusions for use in arbitration, deposition and trial.

The firm is known for its research-driven approach and commitment to accuracy, often publishing scientific studies and leveraging decades of case experience to ensure reliable outcomes. With expertise spanning multiple engineering disciplines, MEA Forensic provides end-to-end investigative services that help clients understand the root cause of failures and make informed legal and business decisions.

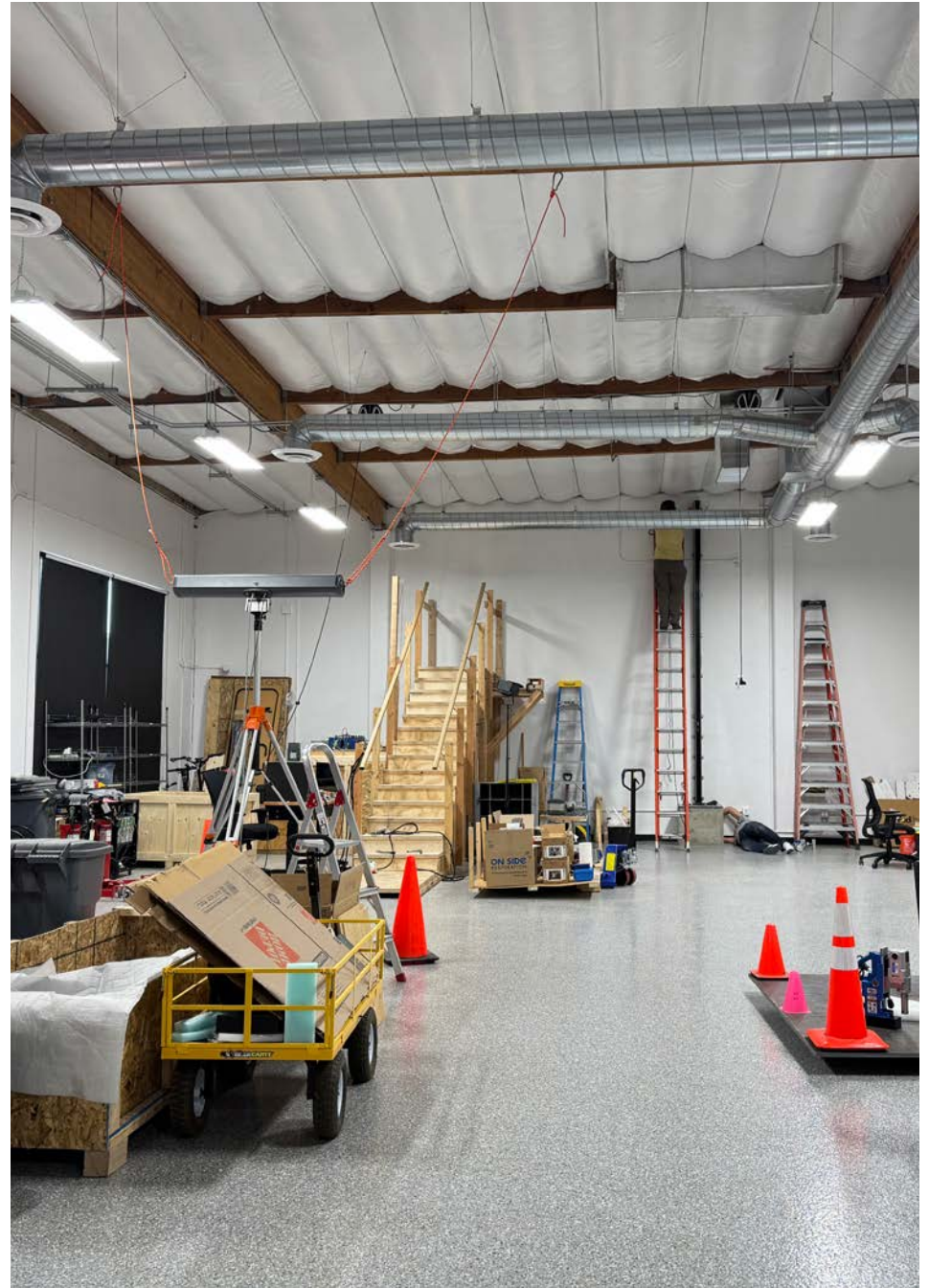
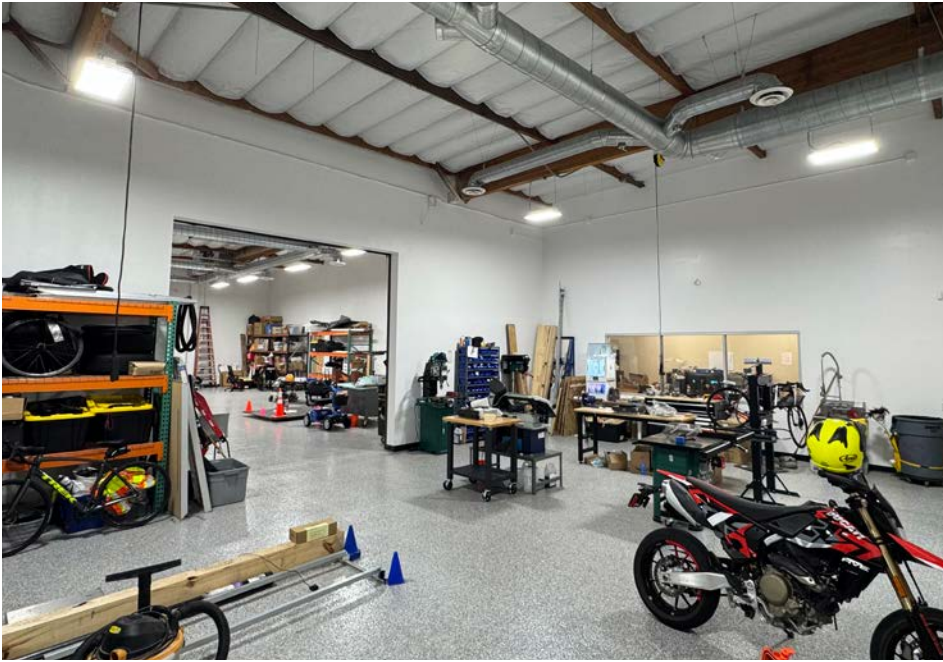
MEA Forensic operates offices in Laguna Hills, California, as well as Toronto and Vancouver, and has handled tens of thousands of cases over its 40+ year history. The company employs a team of highly specialized professionals dedicated to uncovering facts, supporting justice and delivering technically sound, defensible opinions.

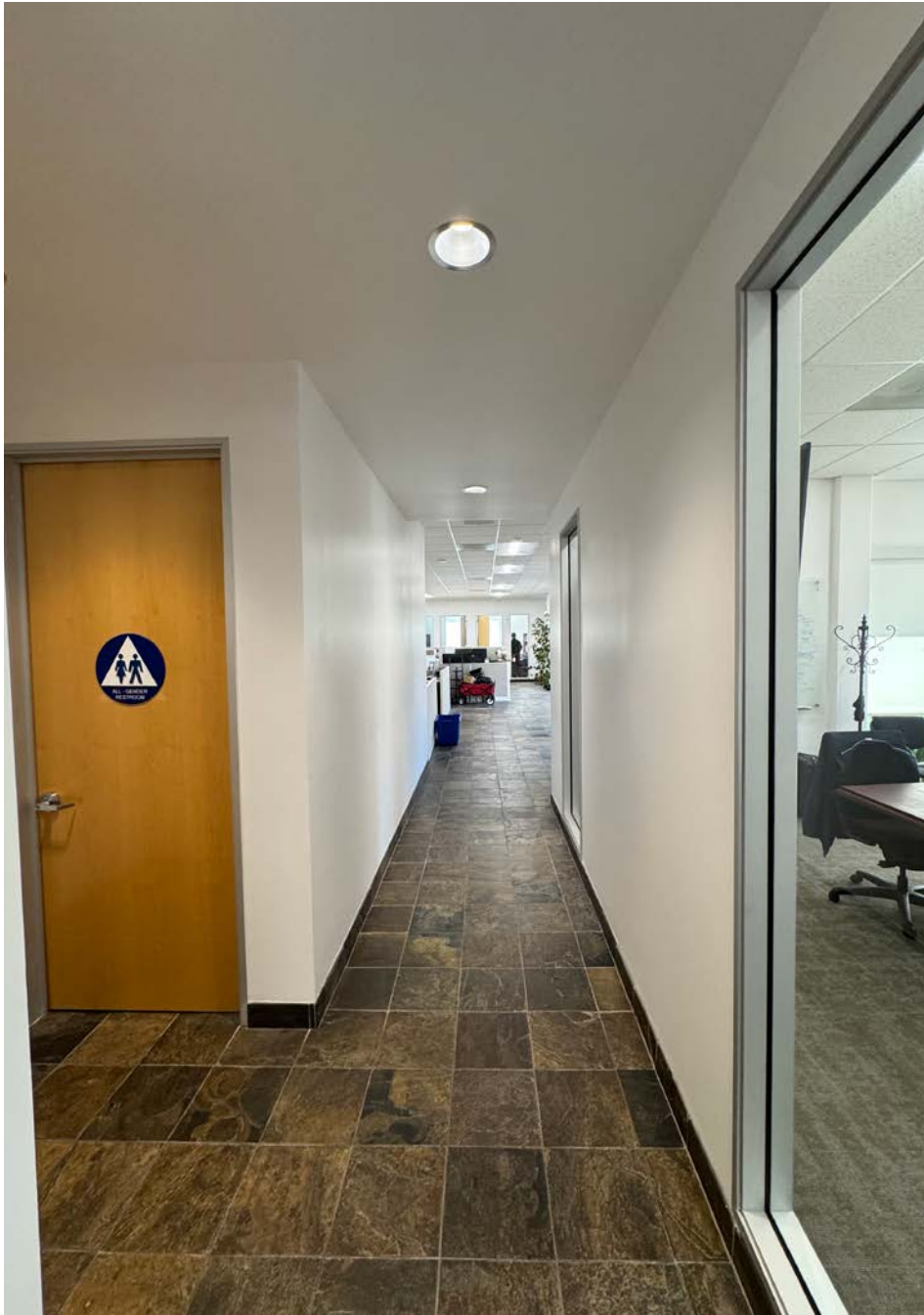


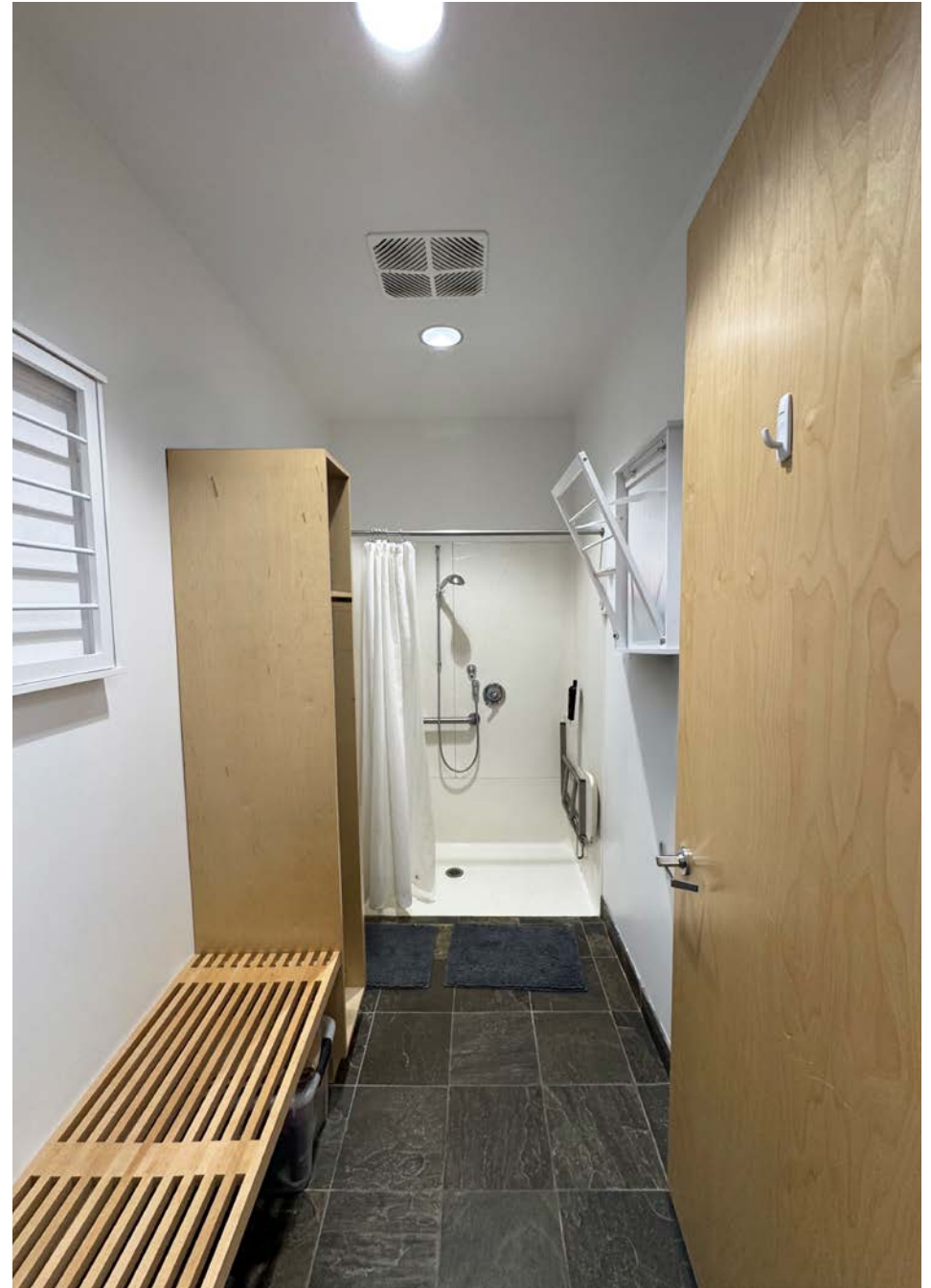
Floor Plan













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