

# FOR SALE OR LEASE

135 Columbia, Aliso Viejo, CA 92656

±24,552-SF Multi-Tenant Office Building with Medical Potential



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**Property.** This section opens with a brief property description followed by the property's compelling highlights, and an aerial showcasing its prominent location and a nearby amenities map. **Pages 3-6**

**Images.** Here you'll find attractive photographs and floor plans. **Pages 7-11**

**Market.** This section includes sale comps highlighting why 135 Columbia is a solid value. **Page 12**

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# SUMMARY



**Offering & Address** Two-story **±24,552-square-foot** office building constructed in 2000 on its own parcel totaling approximately 1.38-acres.

**135 Columbia, Aliso Viejo, CA 92656**

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**Sale Price** **Contact Broker**

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**Lease Rate** **\$1.95/SF Full-Service Gross (Suite 201)**  
**\$2.50/SF Full-Service Gross (Suite 100)**

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**Availabilities** **Suite 100: ±12,276-SF**  
12 private offices, open multi-purpose room, large employee break room, and private restrooms

**Suite 201: ±3,963-SF**  
5 private offices, conference room, open work area, and a reception

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**Occupied** **Suite 202: ±8,313-SF**

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**Building and Parcel Details** The HVAC units are in good condition and some units have been replaced. The roof is in good condition and has been maintained every year. Replacement may be necessary.

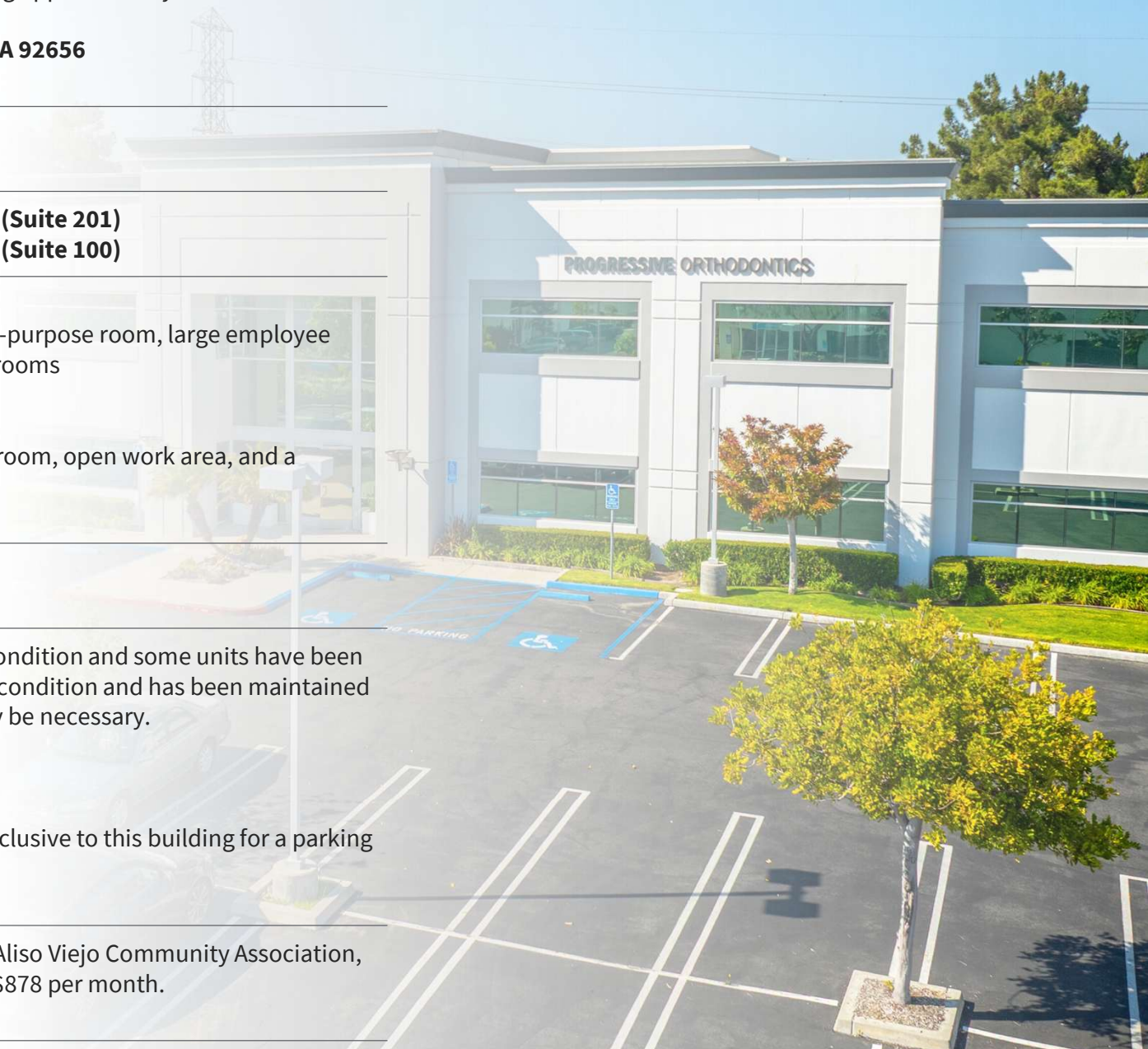
Elevator served.

There are 96 parking stalls exclusive to this building for a parking ratio of ±4/1,000.

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**Association** 135 Columbia is apart of the Aliso Viejo Community Association, and dues are approximately \$878 per month.

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# HIGHLIGHTS

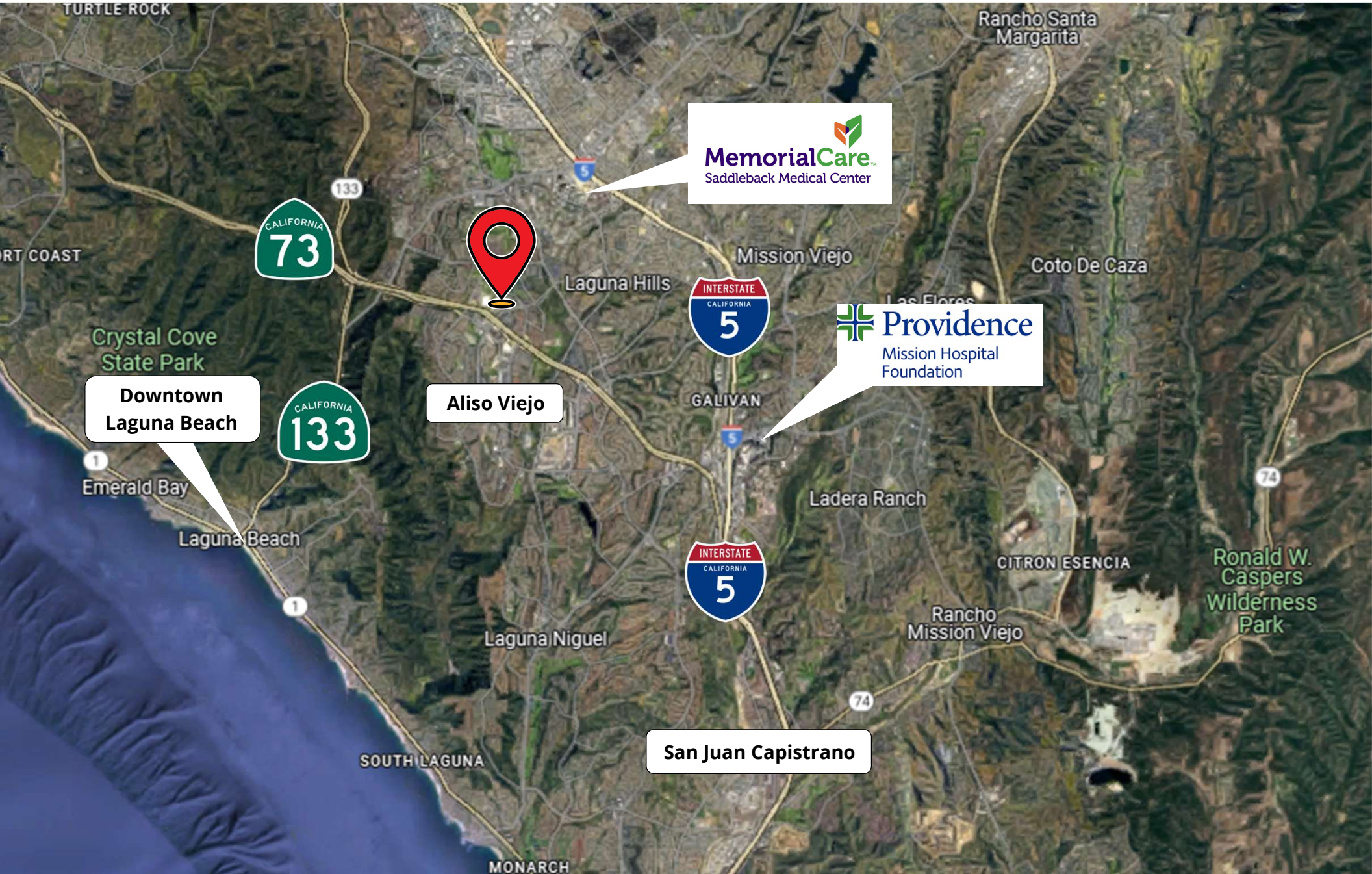
## What Makes 135 Columbia Unique?

- Low lease rate for comparable quality buildings at just \$1.95/SF FSG and \$2.50/SF FSG
- This offering presents a compelling opportunity relative to comparable sales (see Page 12)
- Easy-access location near the 73 Toll Road and just a few minutes from the 5 Freeway
- An owner-user can purchase this building and occupy over 51% of the property, qualifying for a 10% down SBA loan, and collect rental income from the occupied portion
- High-image lobby and an abundance of natural light throughout the building
- Partial or full medical conversion may be possible
- Building top signage is available with prime Aliso Creek Rd frontage
- Numerous restaurants and amenities are within the immediate vicinity, as shown on the amenities map (see Page 6)



# LOCATION

Dynamic Location Near the 73 and 5 Freeways Surrounded by Amenities



Downtown  
Laguna Beach

Aliso Viejo

San Juan Capistrano

**MemorialCare**  
Saddleback Medical Center

**Providence**  
Mission Hospital  
Foundation

# AMENITIES

National Brands in the Immediate Vicinity



**COSTCO** WHOLESALE **SPROUTS** FARMERS MARKET  
**THE HOME DEPOT** **Walmart**  
**PAVILIONS** **HOBBY LOBBY**  
**Marshalls**

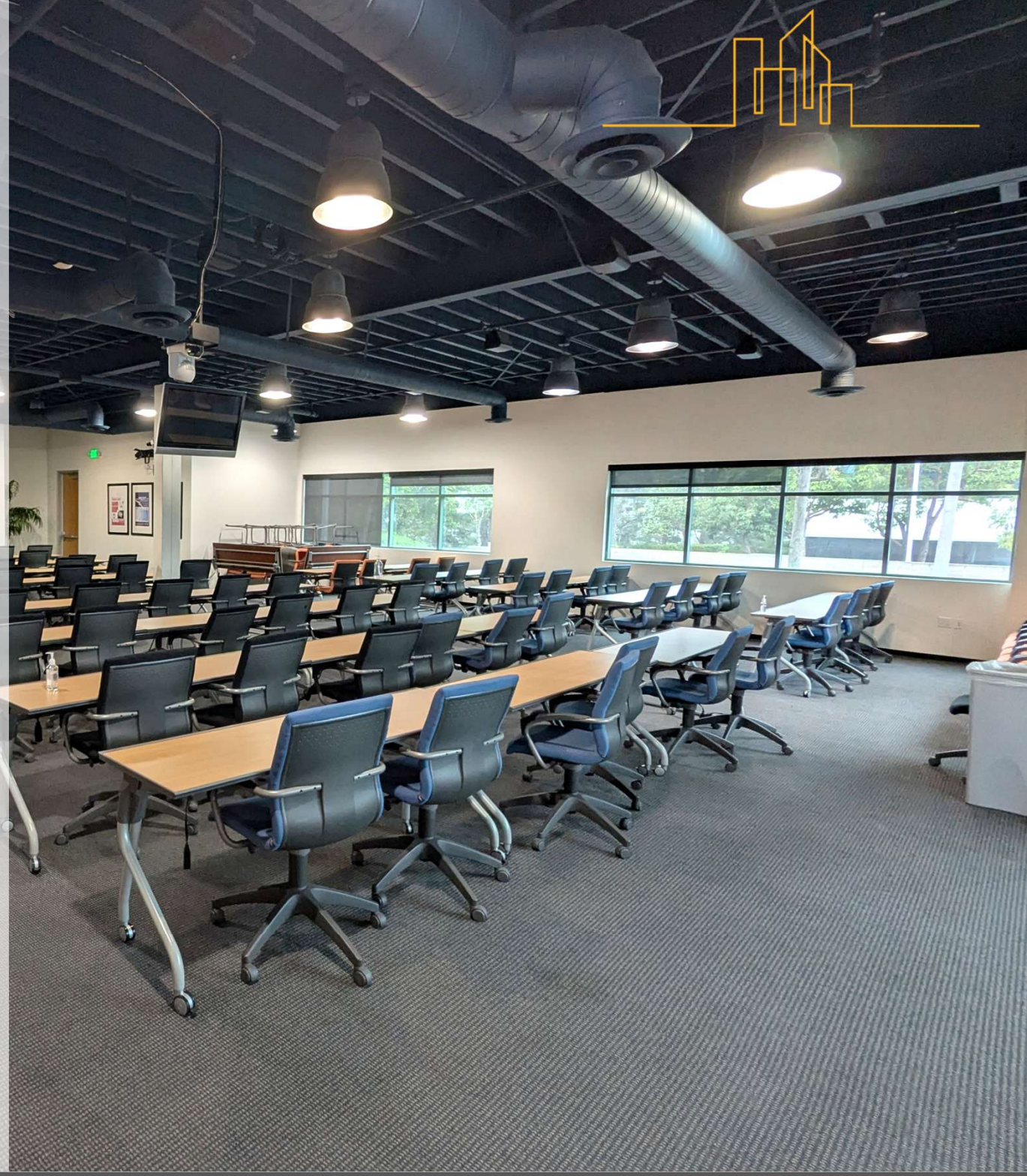
**Ralphs** **Raising Cane's** CHICKEN FINGERS  
**STAPLES** **TRADER JOE'S**  
**Chick-fil-A** **99 RANCH MARKET**

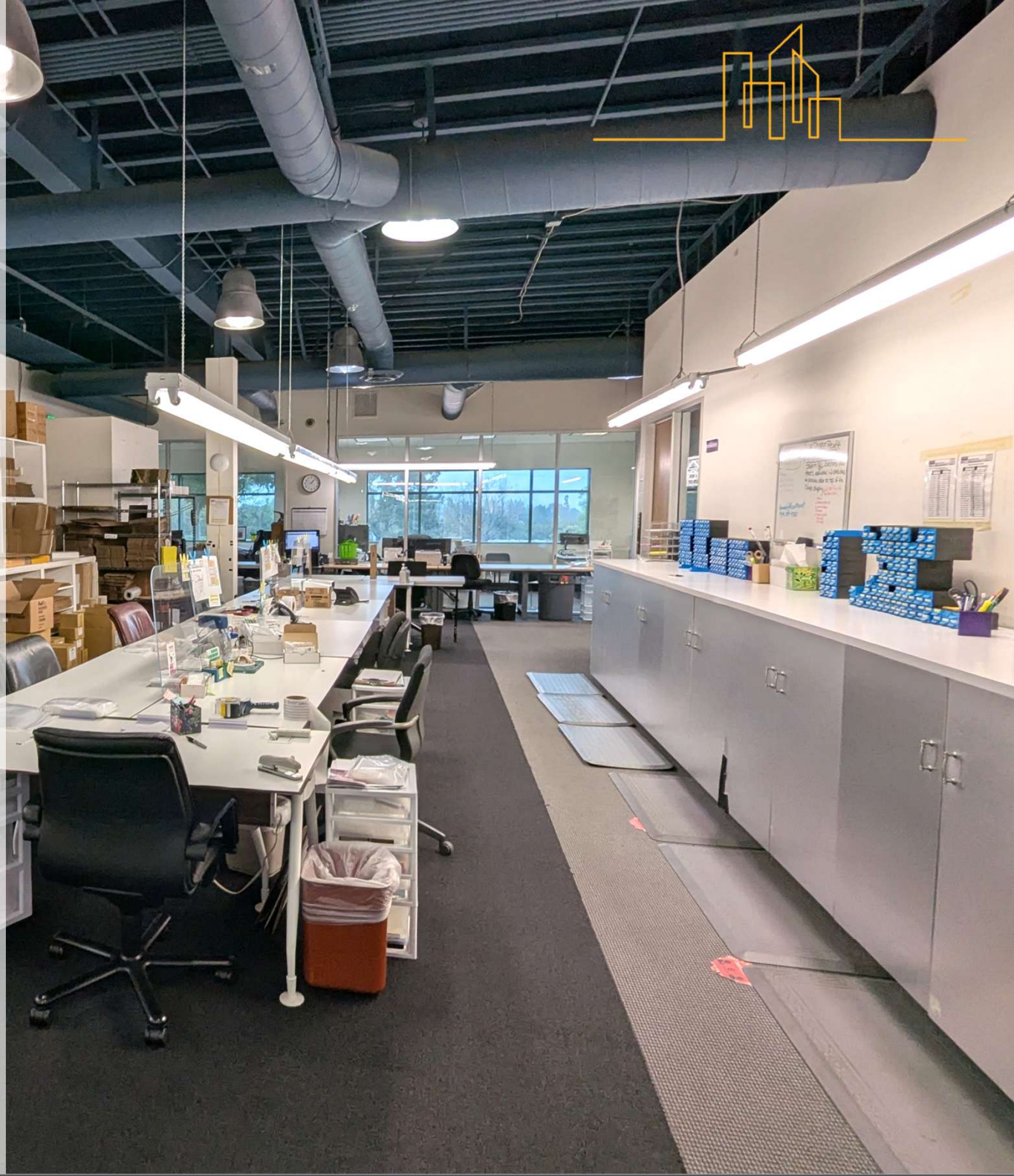
135 Columbia



# PHOTOGRAPHS

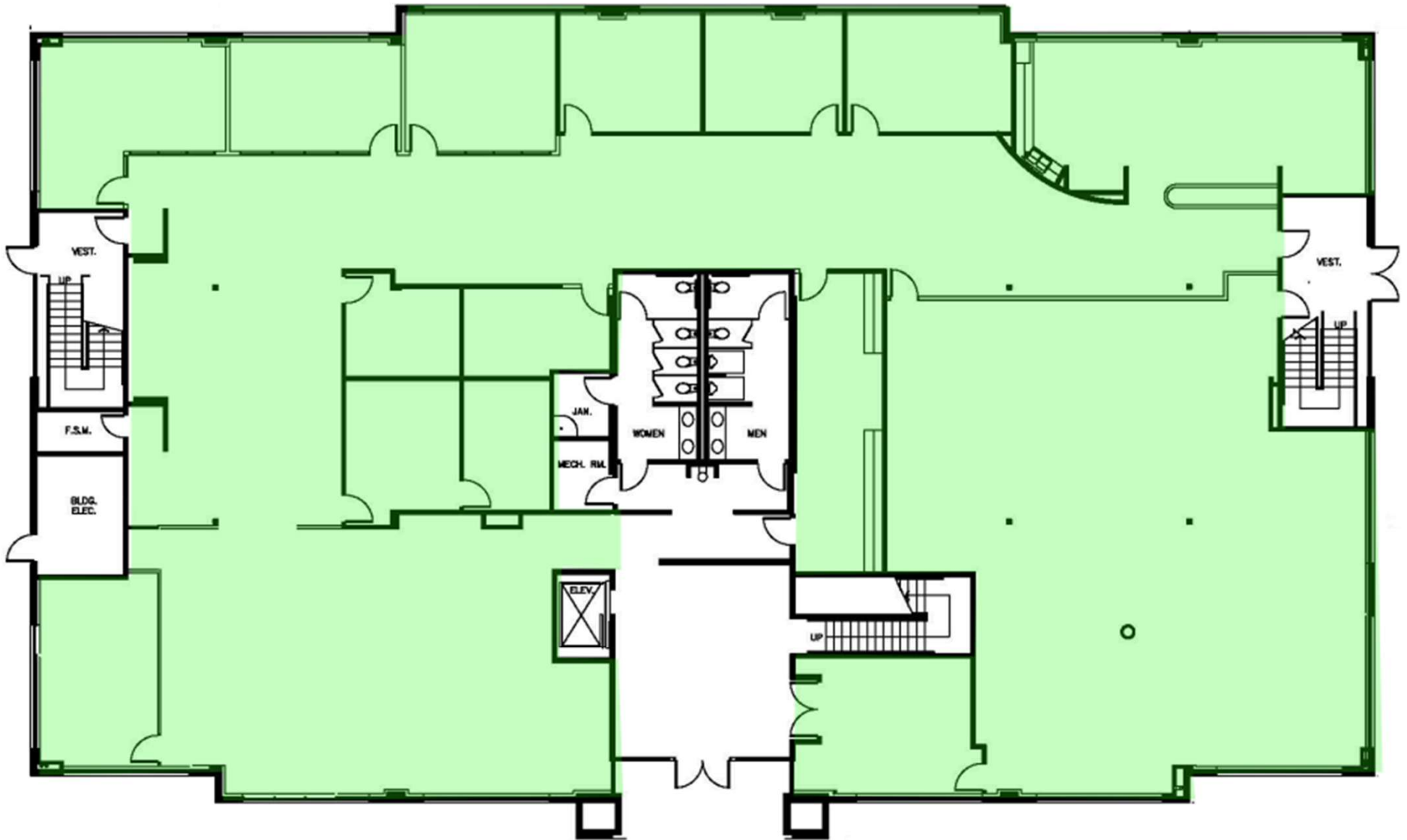






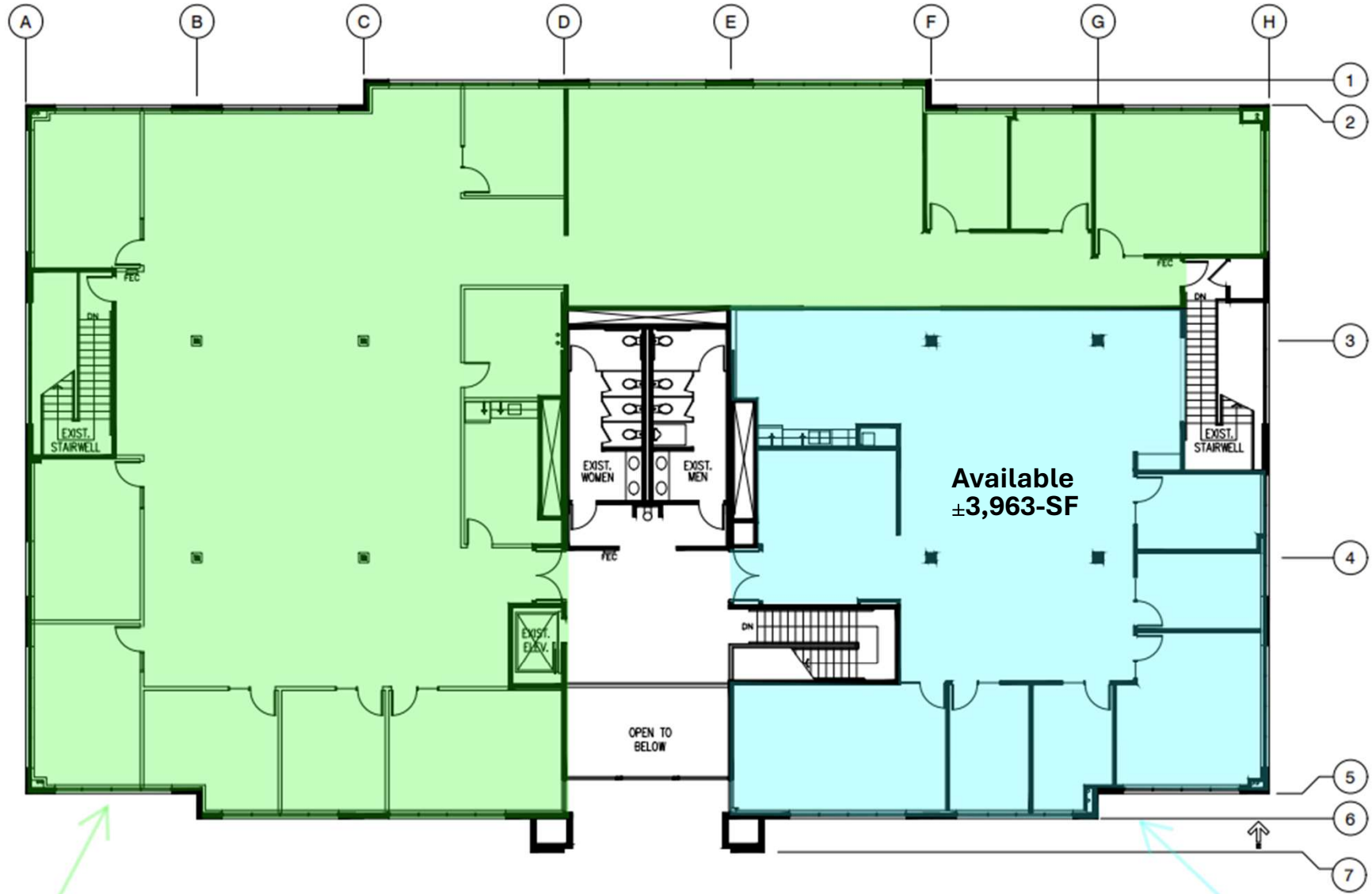
# 1<sup>st</sup> FLOOR

±12,276-SF Available For Occupancy



# 2<sup>nd</sup> FLOOR

Configured for 2 Occupants





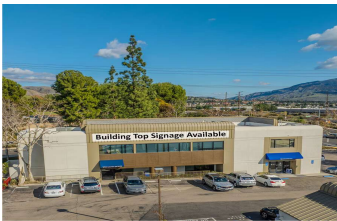
Transcepta

Vacant

# SALE COMPS

## 135 Columbia is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 26800 Aliso Viejo Pky Aliso Viejo	Apr 2025	40,048 SF	<u>\$16,600,000</u> <b>\$415/sf</b>	This office building just blocks away from 135 Columbia sold for \$415/sf in April of 2025 to an owner user. 135 Columbia is a much smaller offering in a similar location built in the same year.
 5 Mareblu Aliso Viejo	Mar 2025	13,523 SF	<u>\$6,050,000</u> <b>\$447/sf</b>	This medical building near 135 Columbia sold for \$447/sf in March of 2025 to an owner-user with a very old medical buildout that will likely need a full renovation. 135 Columbia is in much nicer interior and exterior condition, was built more recently, and has the potential for a medical conversion.
 21580 Yorba Linda Blvd Yorba Linda	Nov 2024	9,999 SF	<u>\$4,284,285</u> <b>\$425/sf</b>	This older 1988 office building sold to an owner-user planning to convert it to medical. Yorba Linda is an inferior market to Aliso Viejo, and this is an older building with significant deferred maintenance.



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