LAKESIDE BUSINESS CENTER

LAGUNA HILLS, CA

Voit
REAL ESTATE SERVICES

lakesidebusinesscenteroc.com

FOR SALE 90% SBA Financing Available*

INDUSTRIAL CONDOMINIUMS

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

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 seperate 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 refinance, rent out, or sell their units at any time.
- All units are customizable to support your business and investment.

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 mortages, 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

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
DRE # 01840863
www.dhfinancing.com

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

LOCATION MAP

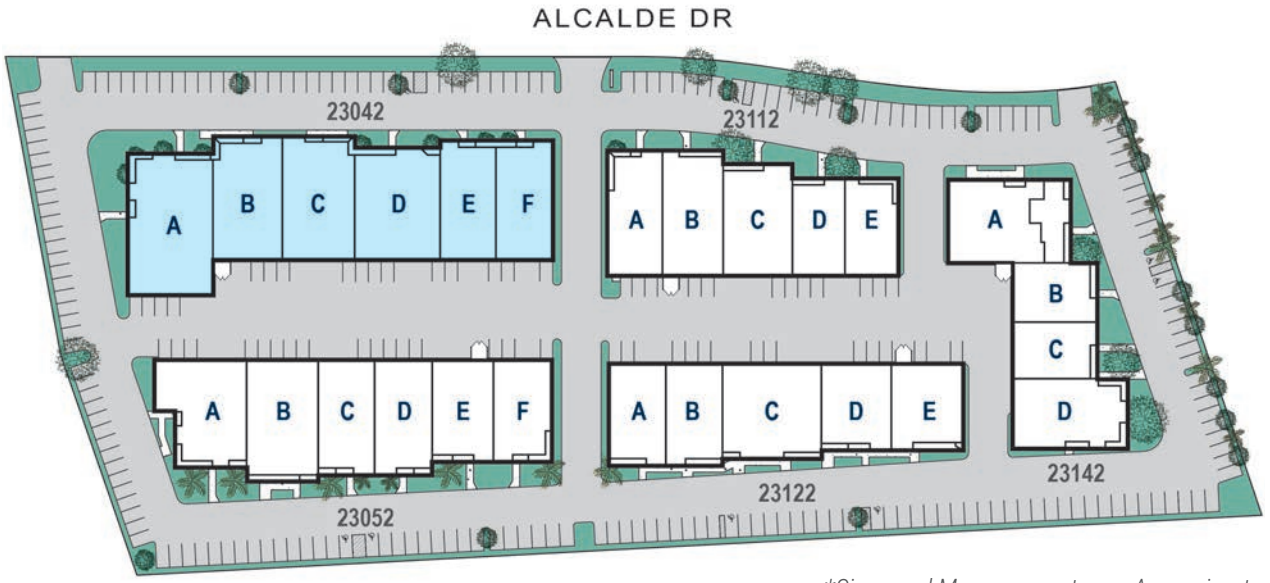
LAKESIDE BUSINESS CENTER

23042 ALCALDE DRIVE

All units are customizable

Suite	Unit SF	Total Price	Status	Floor Plans
A & B	10,419	$6,251,400	Leased to 12/31/2028	
C	4,370	$2,622,000	Leased to 03/31/2029	
D	4,878	$2,926,800	Leased to 04/30/2028	
E	3,410	$2,046,000	Vacant	
F	3,411	$2,046,600	Leased to 02/28/2027	

**Pricing is Subject to Change*



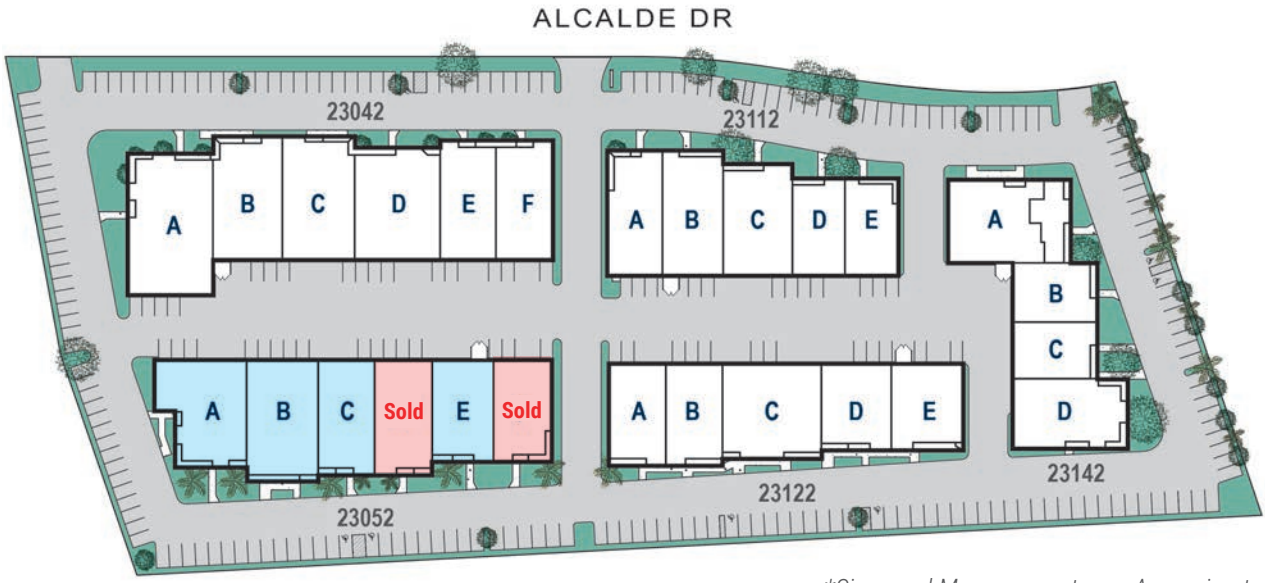
**Sizes and Measurements are Approximate*

23052 ALCALDE DRIVE

All units are customizable

Suite	Unit SF	Total Price	Status	Floor Plans
A	4,427	$2,656,200	Leased to 06/30/2027	
B	4,340	$2,604,000	Vacant	
C	3,258	$1,954,800	Vacant	
D	3,277	$1,966,200	**Sold**	
E	3,082	$1,849,200	Vacant	
F	3,079	$1,847,400	**Sold**	

**Pricing is Subject to Change*



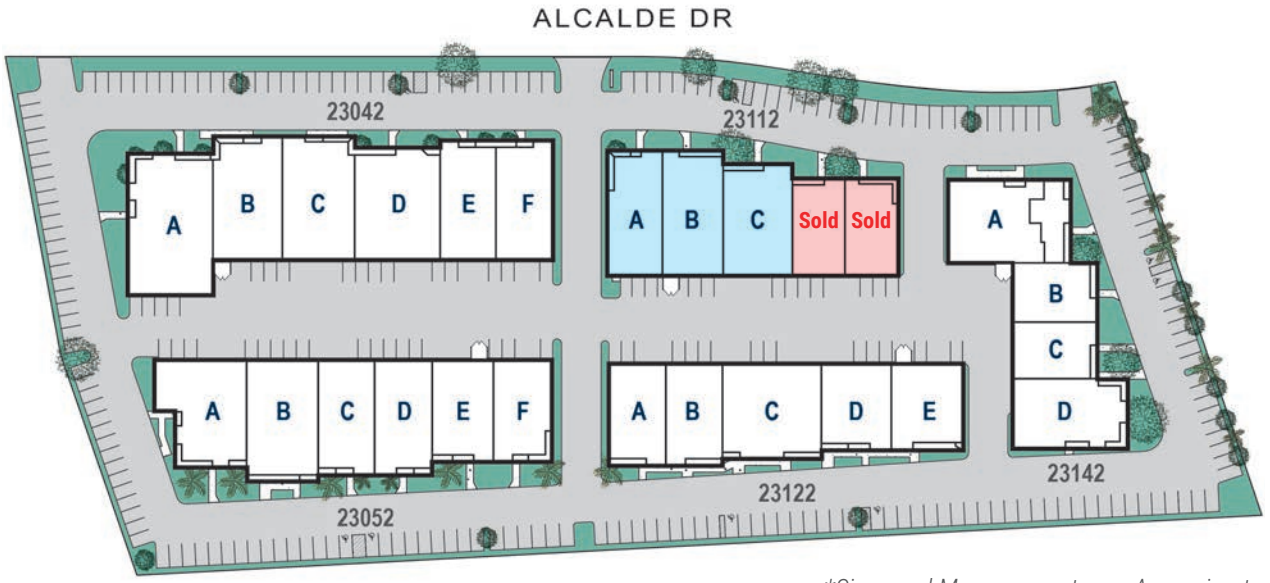
**Sizes and Measurements are Approximate*

23112 ALCALDE DRIVE

All units are customizable

Suite	Unit SF	Total Price	Status	Floor Plans
A	3,621	$2,172,600	Leased to 09/30/2028	
B	3,616	$2,169,600	Leased to 05/31/2028	
C	4,008	$2,404,800	Leased to 04/30/2027	
D	2,609	$1,565,400	**Sold**	
E	2,639	$1,583,400	**Sold**	

**Pricing is Subject to Change*



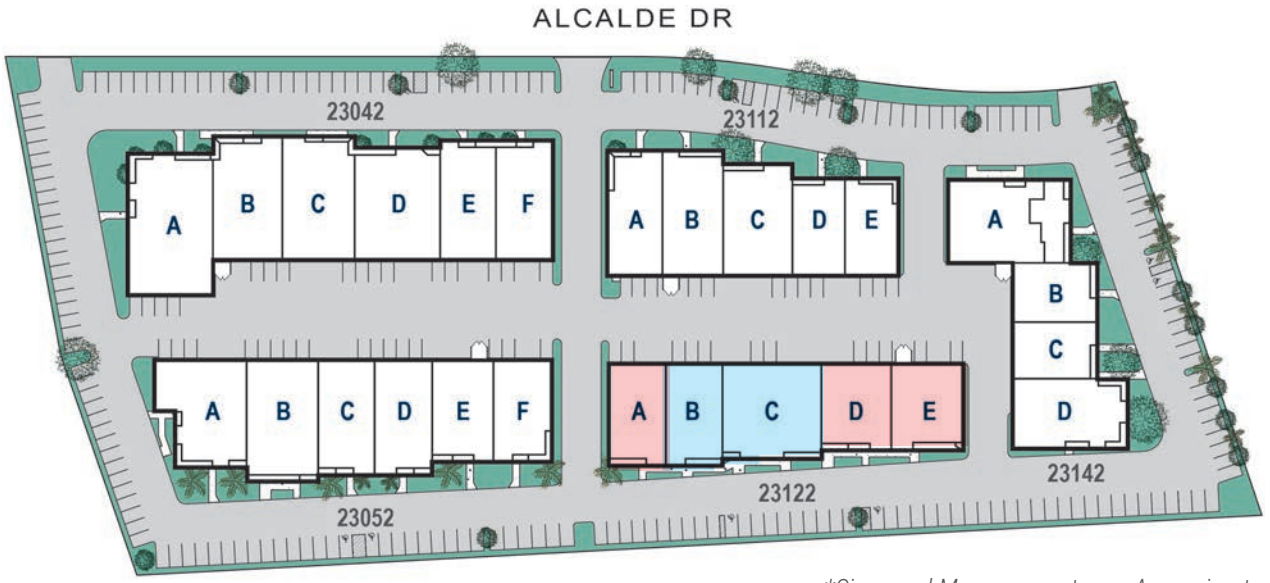
**Sizes and Measurements are Approximate*

23122 ALCALDE DRIVE

All units are customizable

Suite	Unit SF	Total Price	Status	Floor Plans
A	2,888	$1,732,800	**In Escrow**	
B	2,890	$1,734,000	Leased to 01/31/2028	
C	4,639	$2,783,400	Leased to 10/31/2028	
D	3,104	$1,862,400	**In Escrow**	
E	3,103	$1,861,800	**In Escrow**	

**Pricing is Subject to Change*



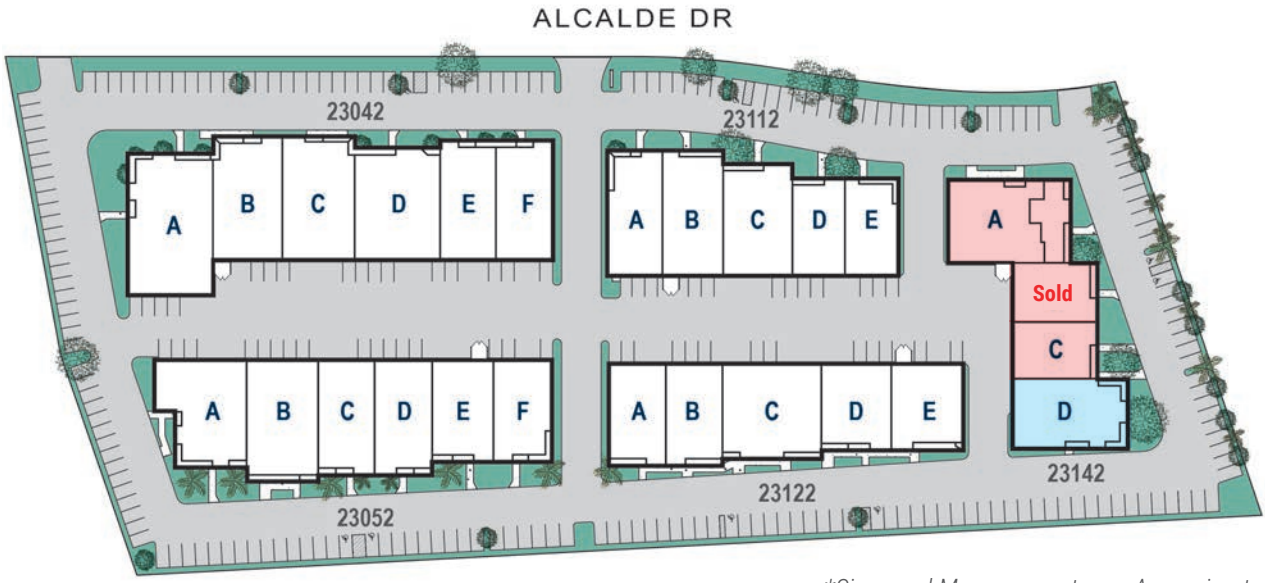
**Sizes and Measurements are Approximate*

23142 ALCALDE DRIVE

All units are customizable

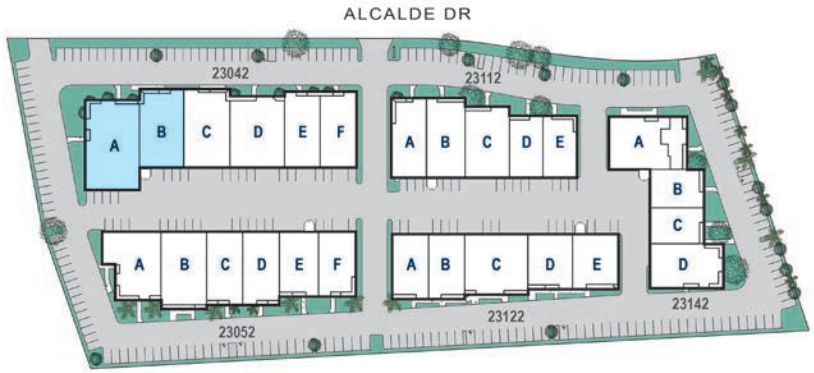
Suite	Unit SF	Total Price	Status	Floor Plans
A	5,190	$3,114,000	**In Escrow**	
B	2,401	$1,440,600	**Sold**	
C	2,394	$1,436,400	**In Escrow**	
D	4,070	$2,442,000	Vacant	

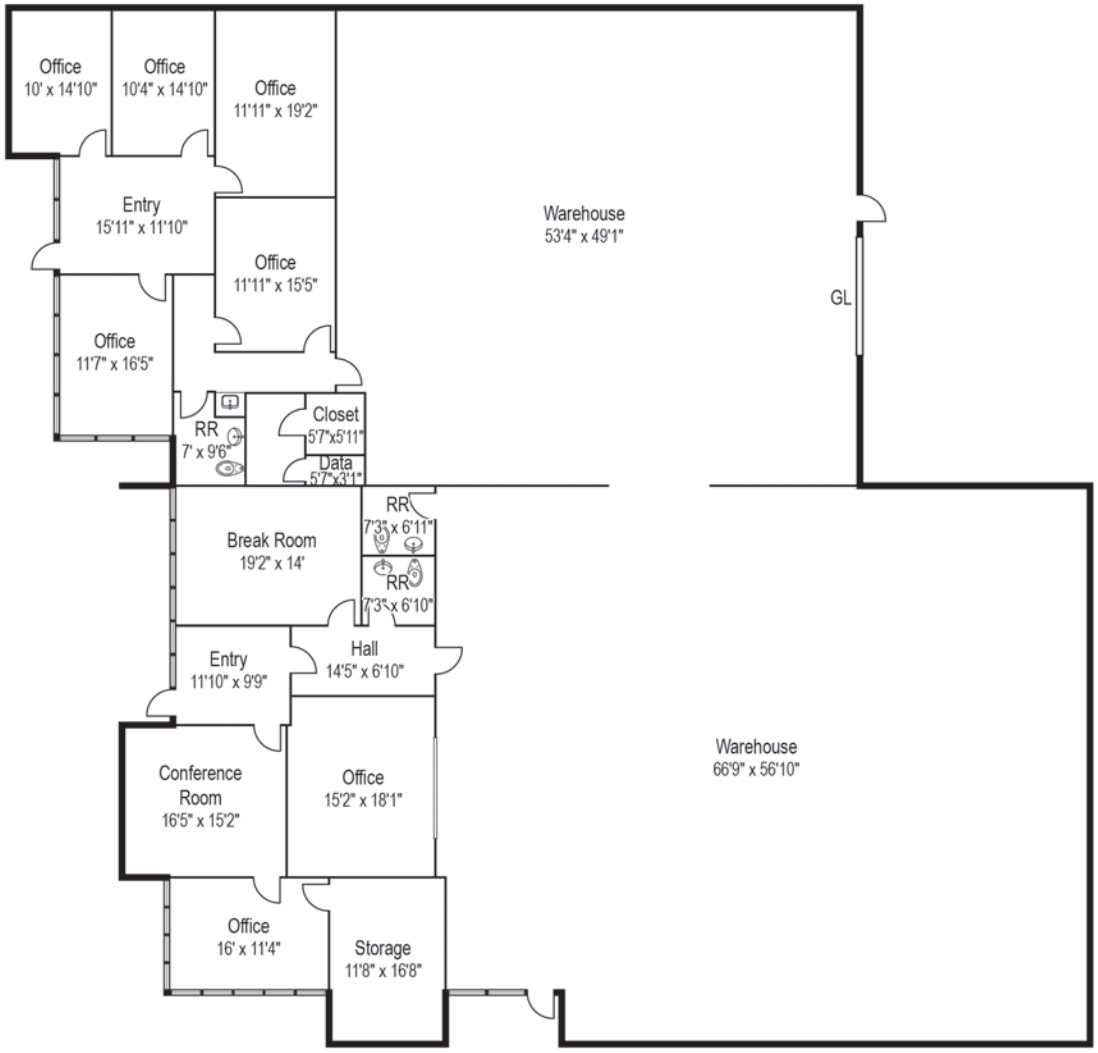
**Pricing is Subject to Change*



**Sizes and Measurements are Approximate*

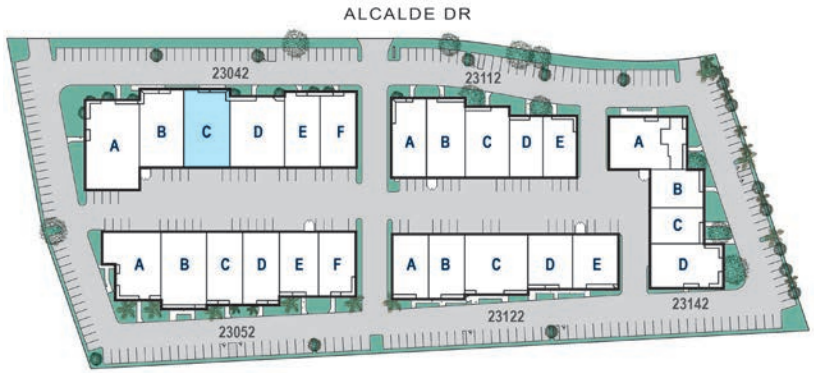
Address:	23042 Alcalde Dr
Unit:	A & B
Square Feet:	10,419
Price:	$6,251,400

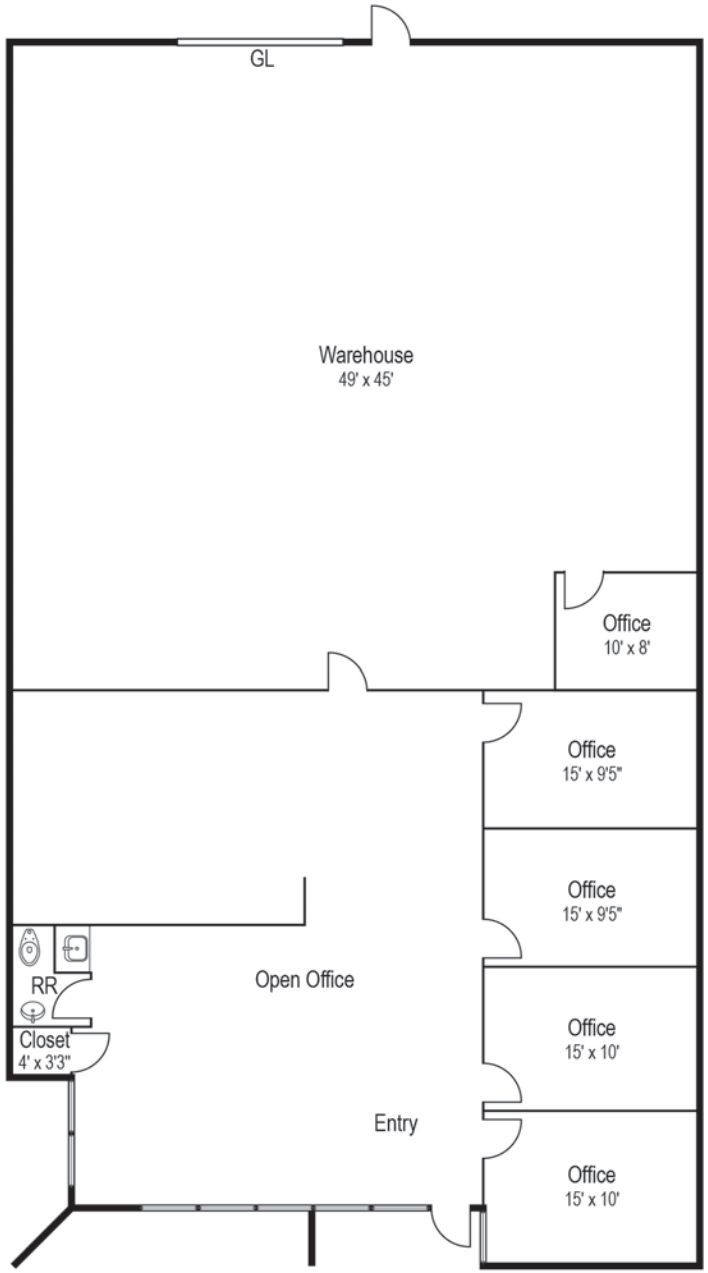




**Sizes and Measurements are Approximate*

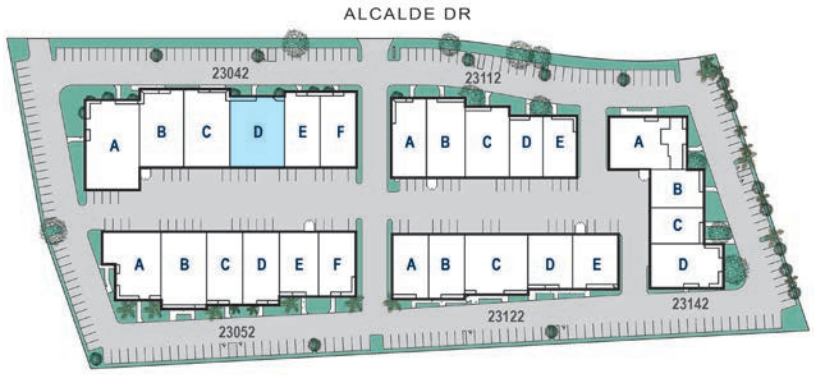
Address:	23042 Alcalde Dr
Unit:	C
Square Feet:	4,370
Price:	$2,622,000

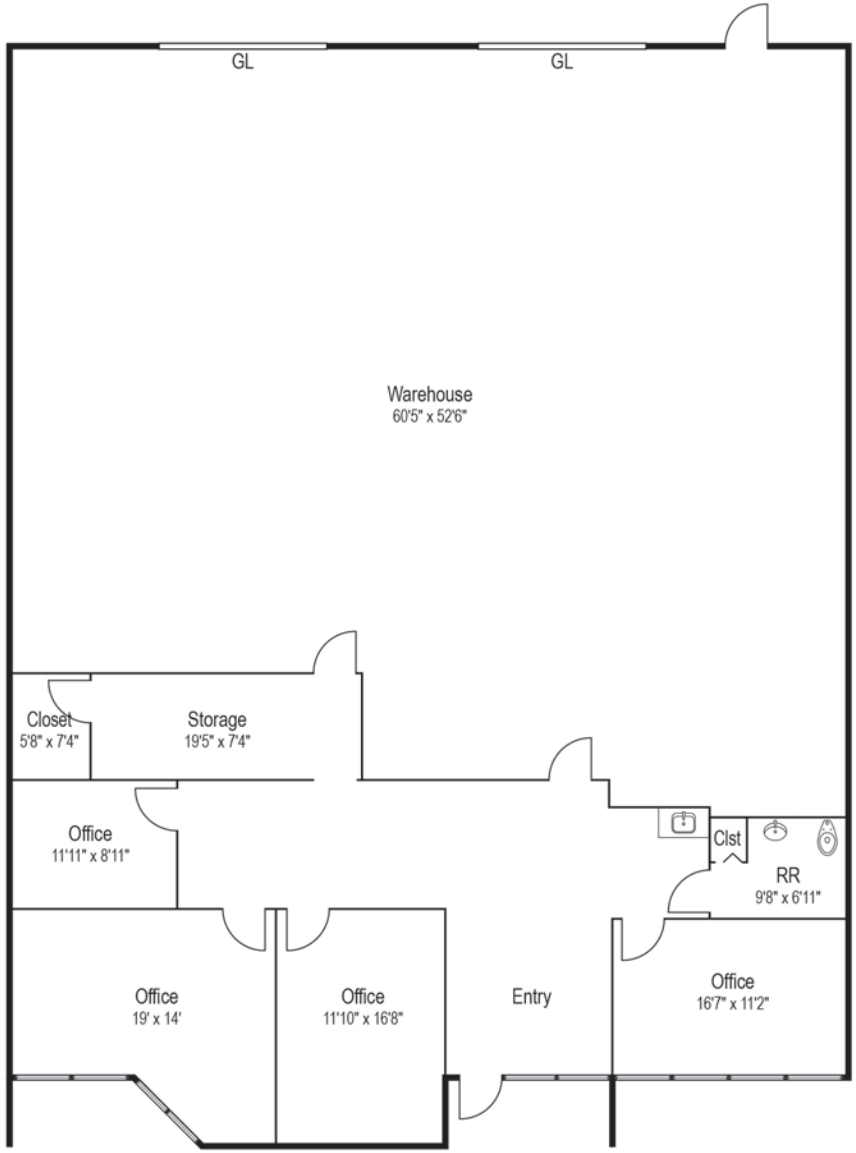




**Sizes and Measurements are Approximate*

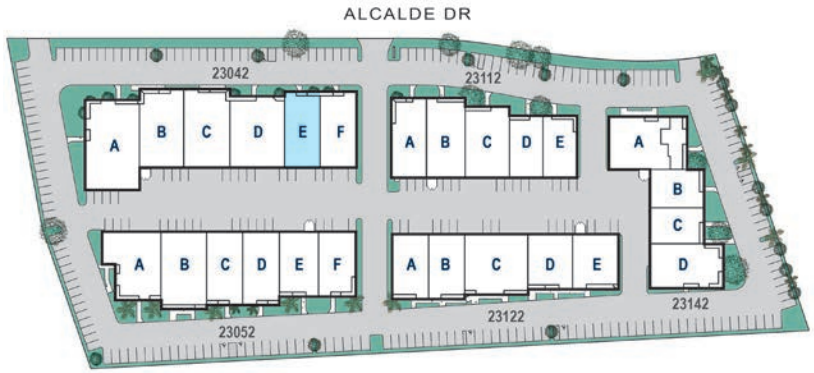
Address:	23042 Alcalde Dr
Unit:	D
Square Feet:	4,878
Price:	$2,926,800

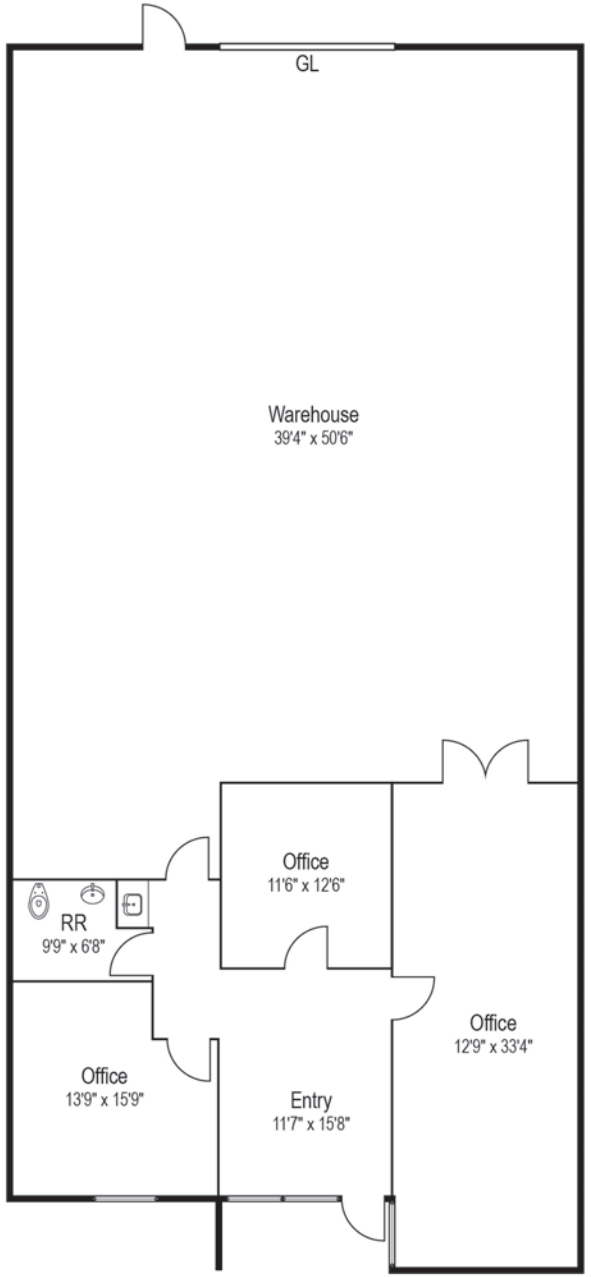




**Sizes and Measurements are Approximate*

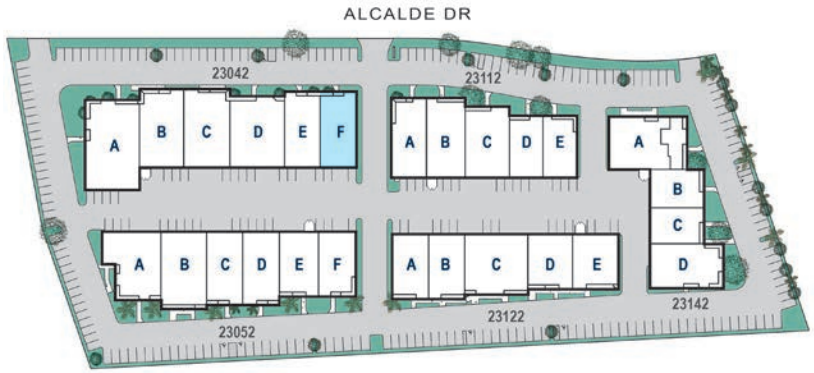
Address:	23042 Alcalde Dr
Unit:	E
Square Feet:	3,410
Price:	$2,046,000

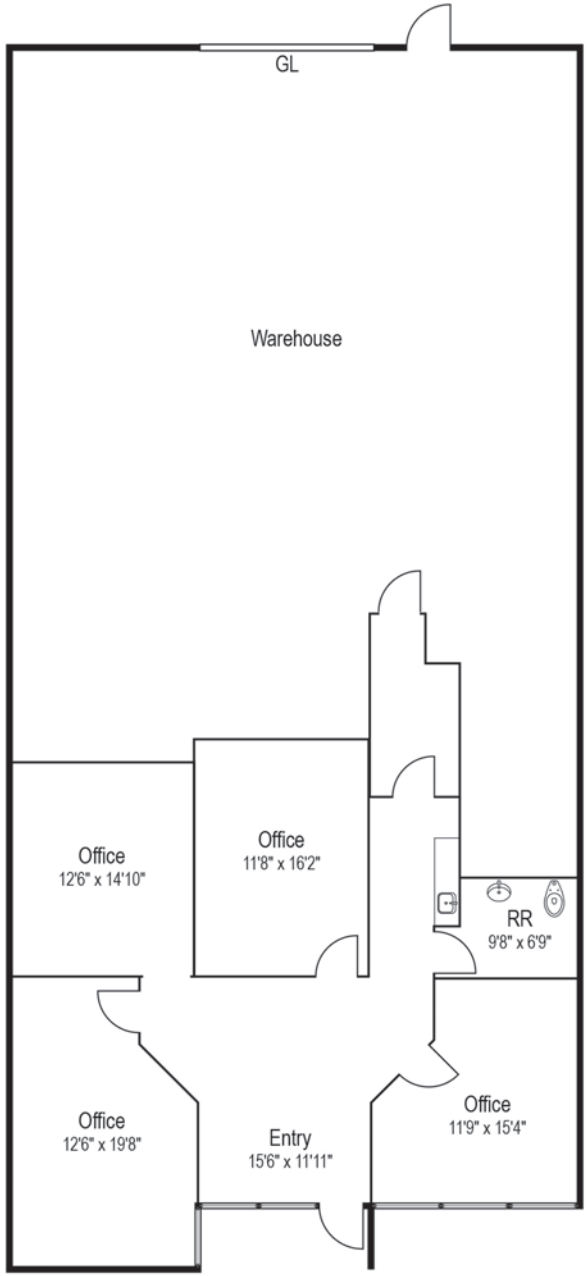




**Sizes and Measurements are Approximate*

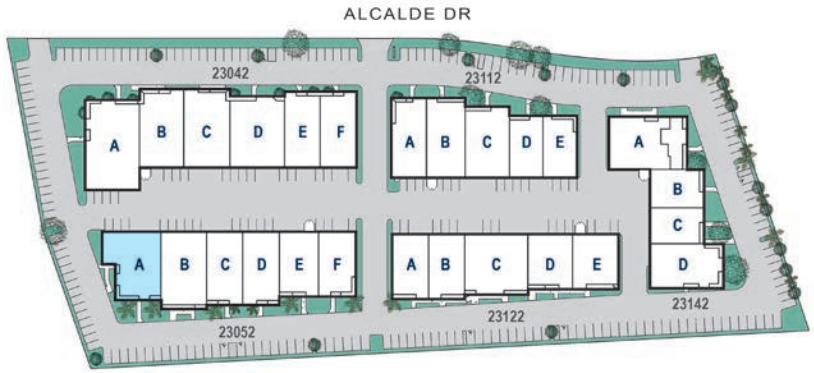
Address:	23042 Alcalde Dr
Unit:	F
Square Feet:	3,411
Price:	$2,046,600

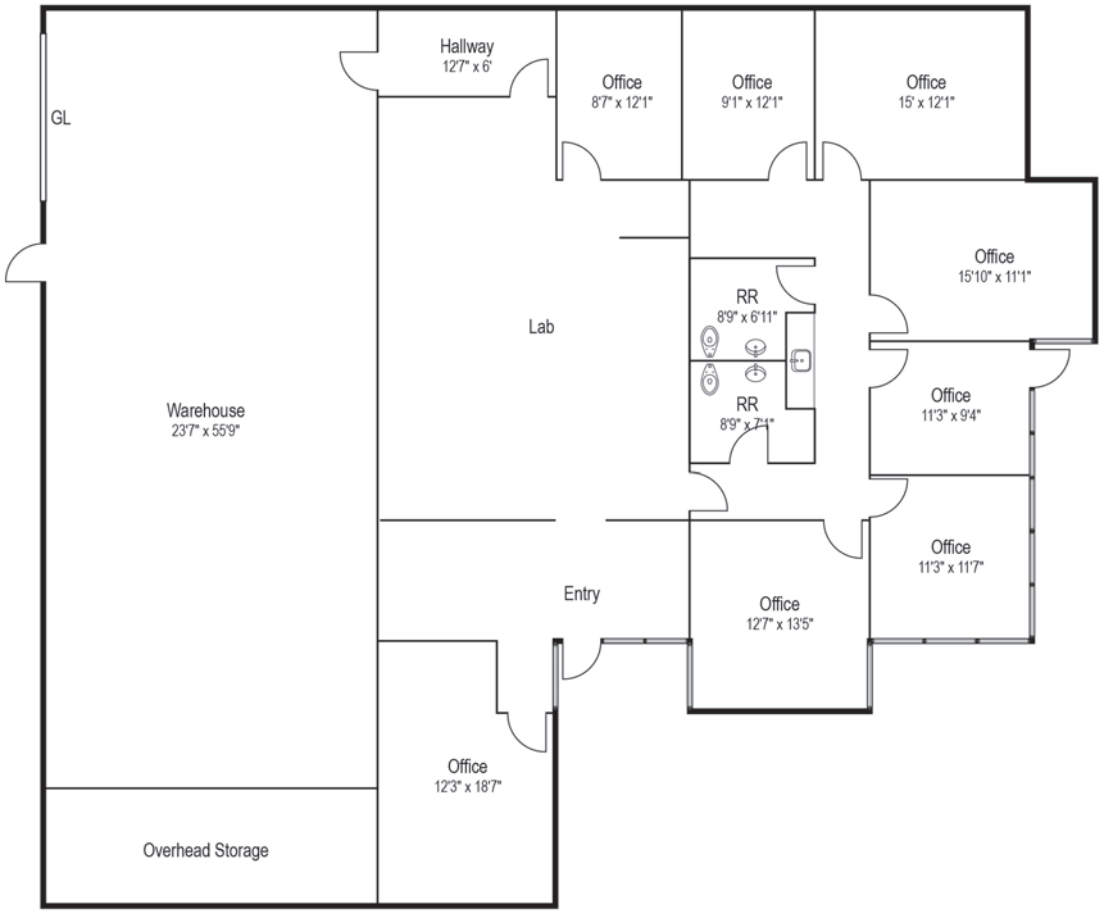




**Sizes and Measurements are Approximate*

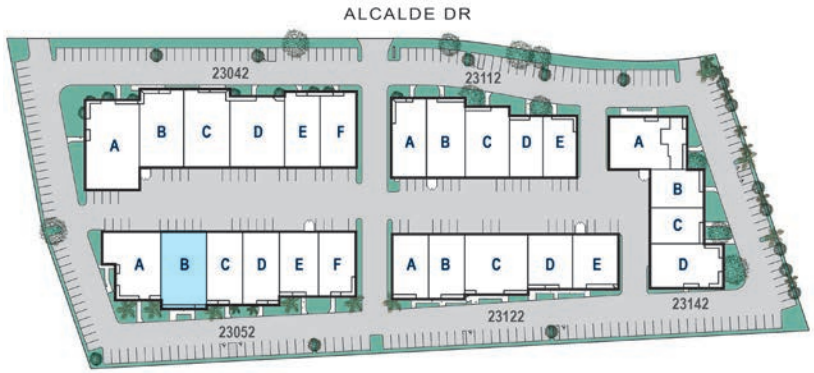
Address:	23052 Alcalde Dr
Unit:	A
Square Feet:	4,427
Price:	$2,656,200

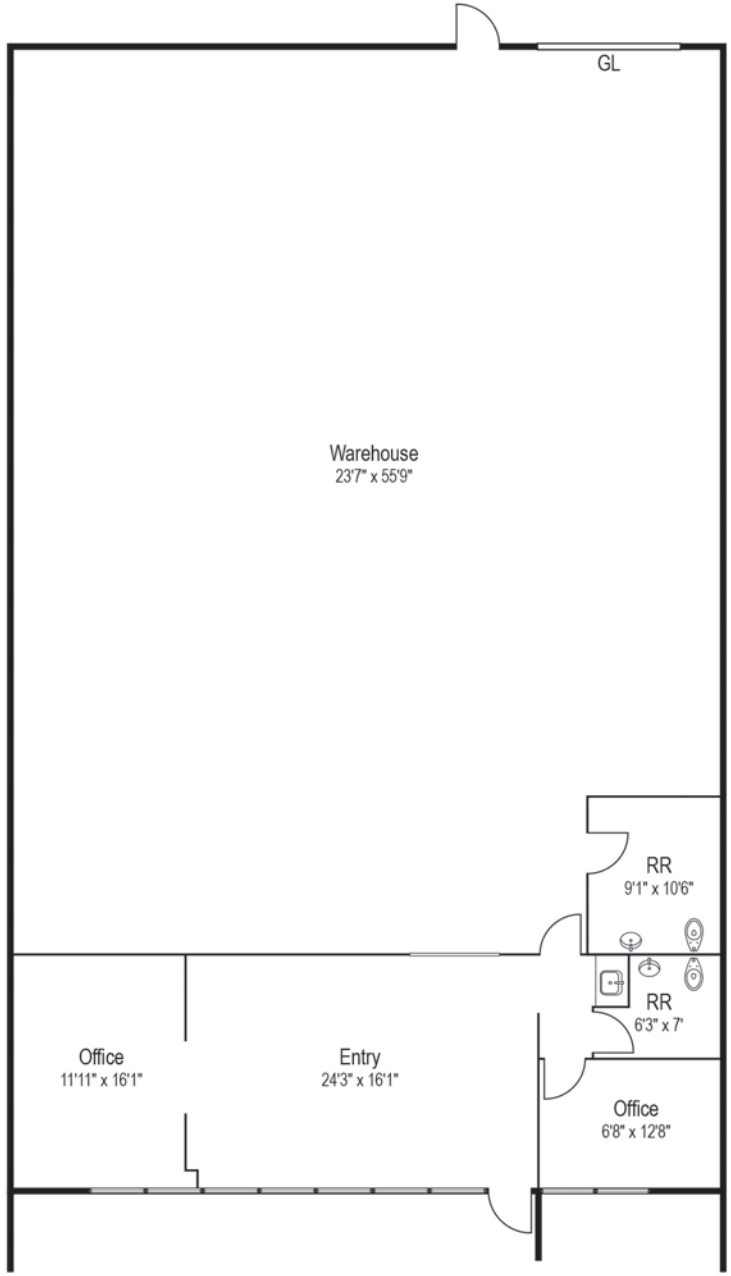




**Sizes and Measurements are Approximate*

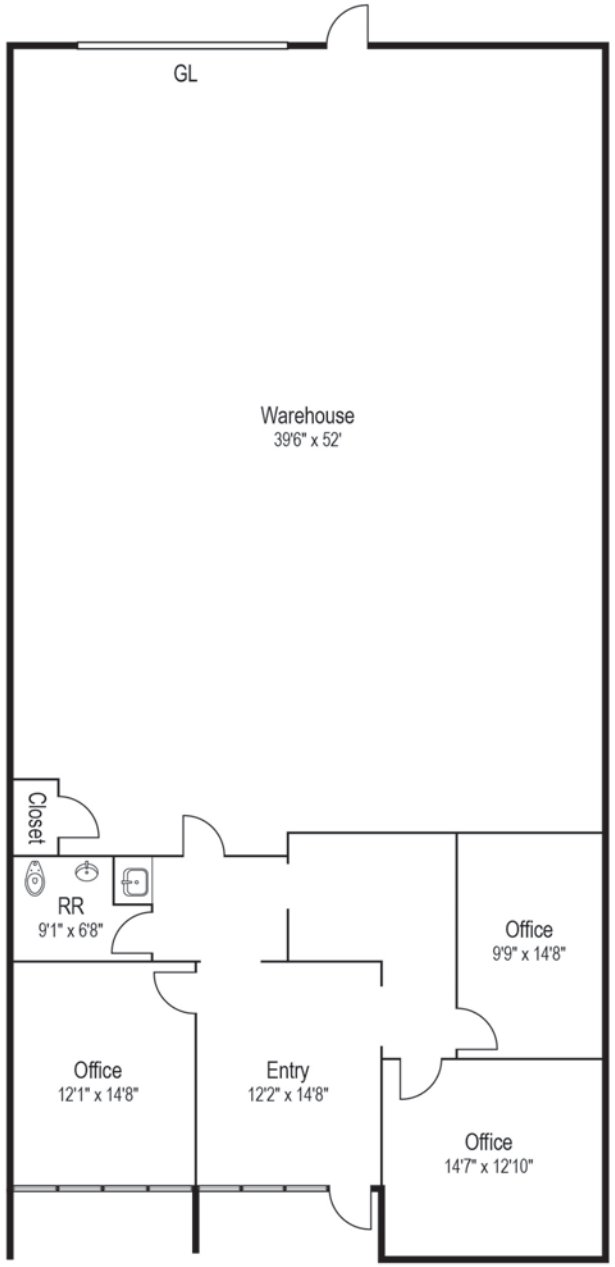
Address:	23052 Alcalde Dr
Unit:	B
Square Feet:	4,340
Price:	$2,604,000





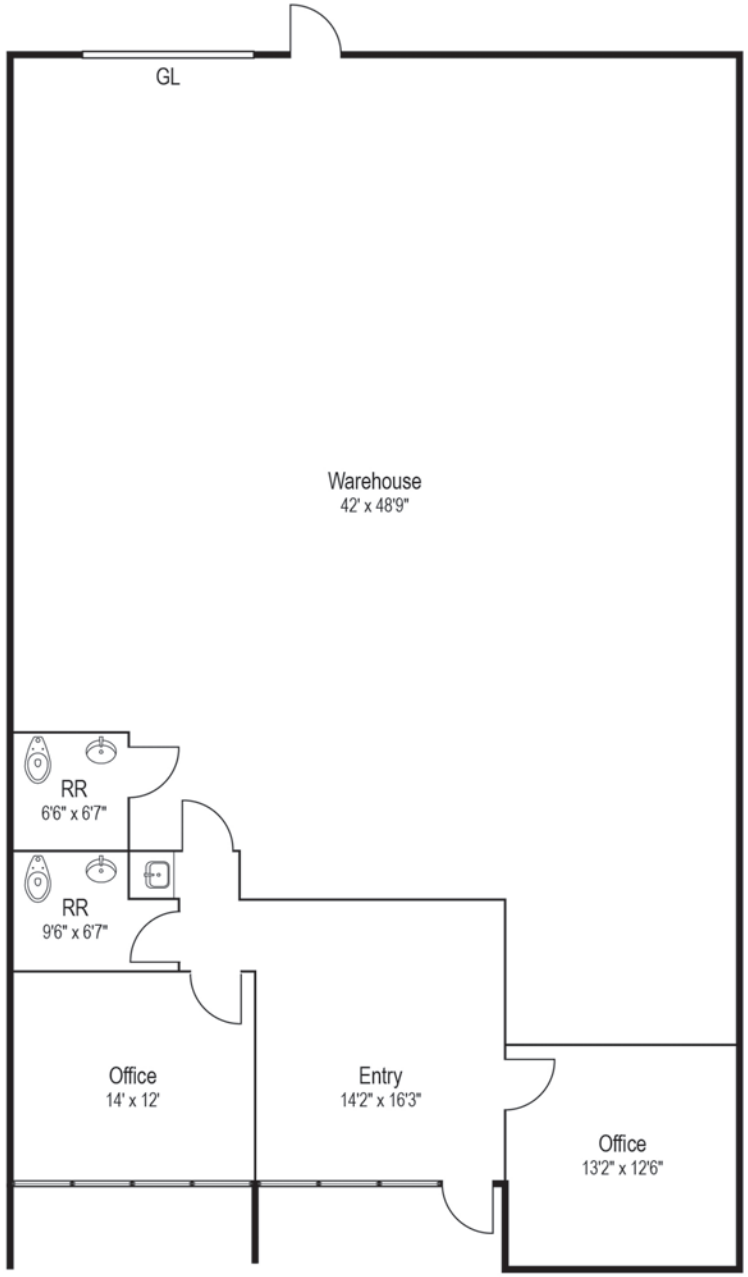
**Sizes and Measurements are Approximate*

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



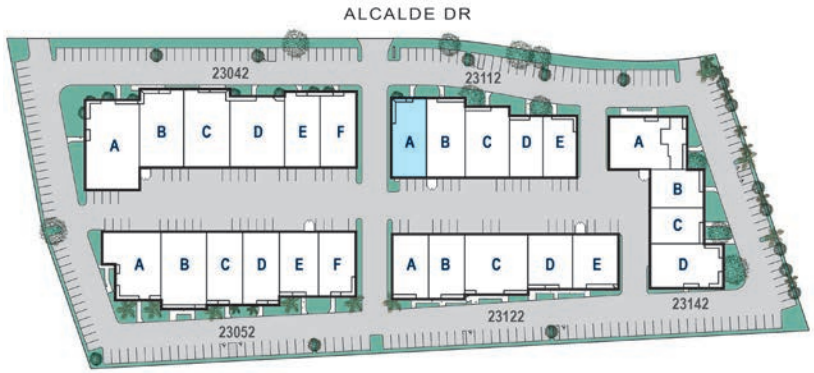
**Sizes and Measurements are Approximate*

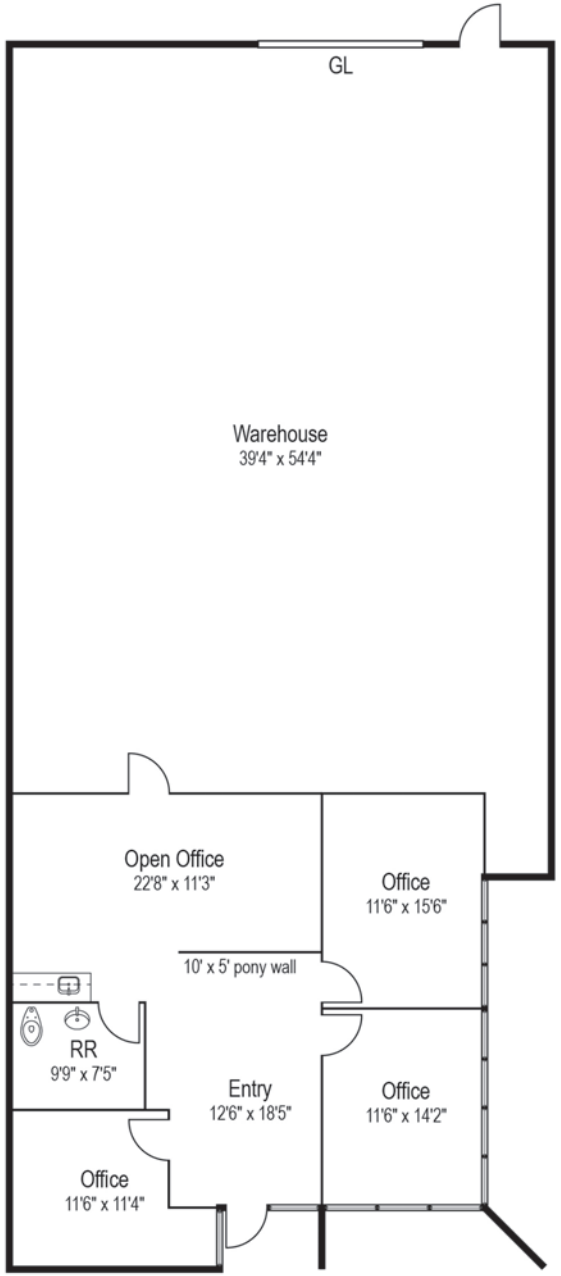
Address:	23052 Alcalde Dr
Unit:	E
Square Feet:	3,082
Price:	$1,849,200



**Sizes and Measurements are Approximate*

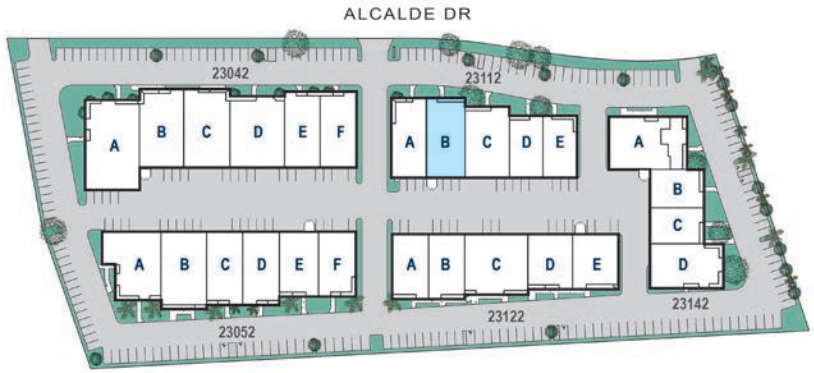
Address:	23112 Alcalde Dr
Unit:	A
Square Feet:	3,621
Price:	$2,172,600

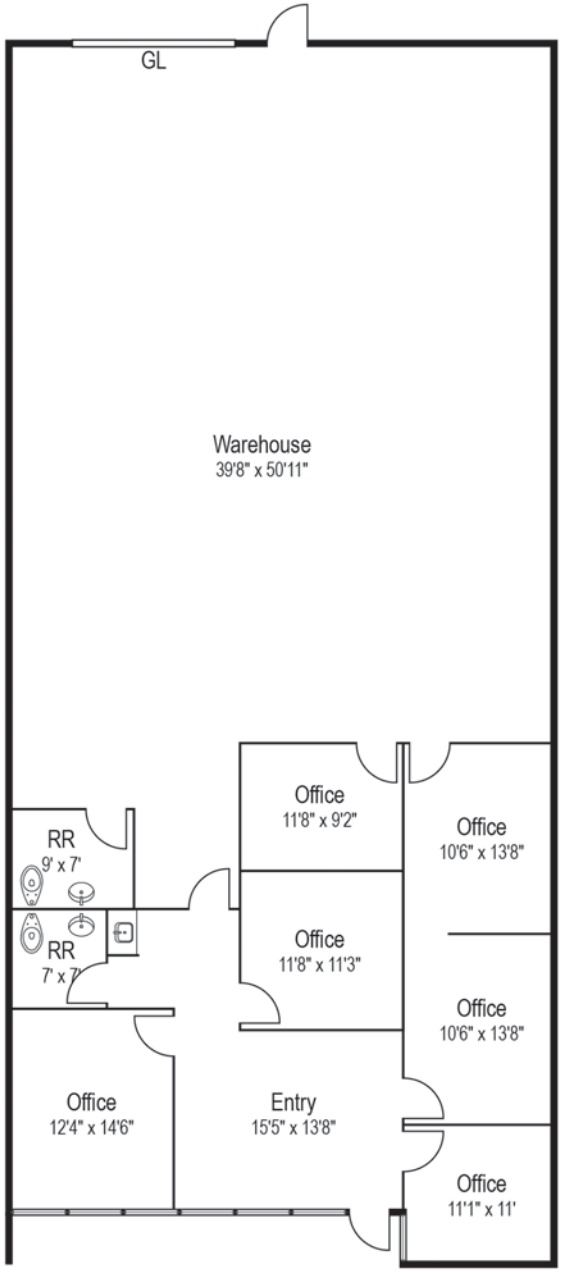




**Sizes and Measurements are Approximate*

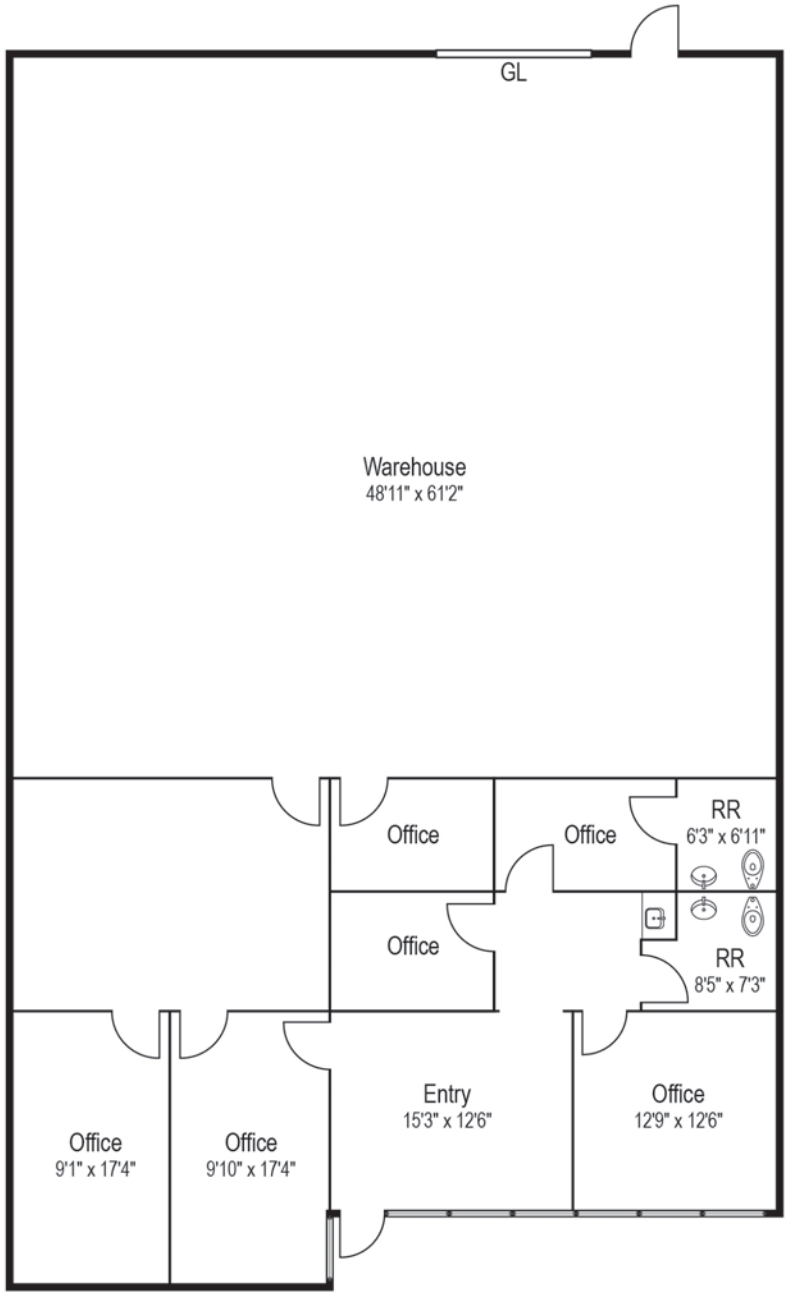
Address:	23112 Alcalde Dr
Unit:	B
Square Feet:	3,616
Price:	$2,169,600





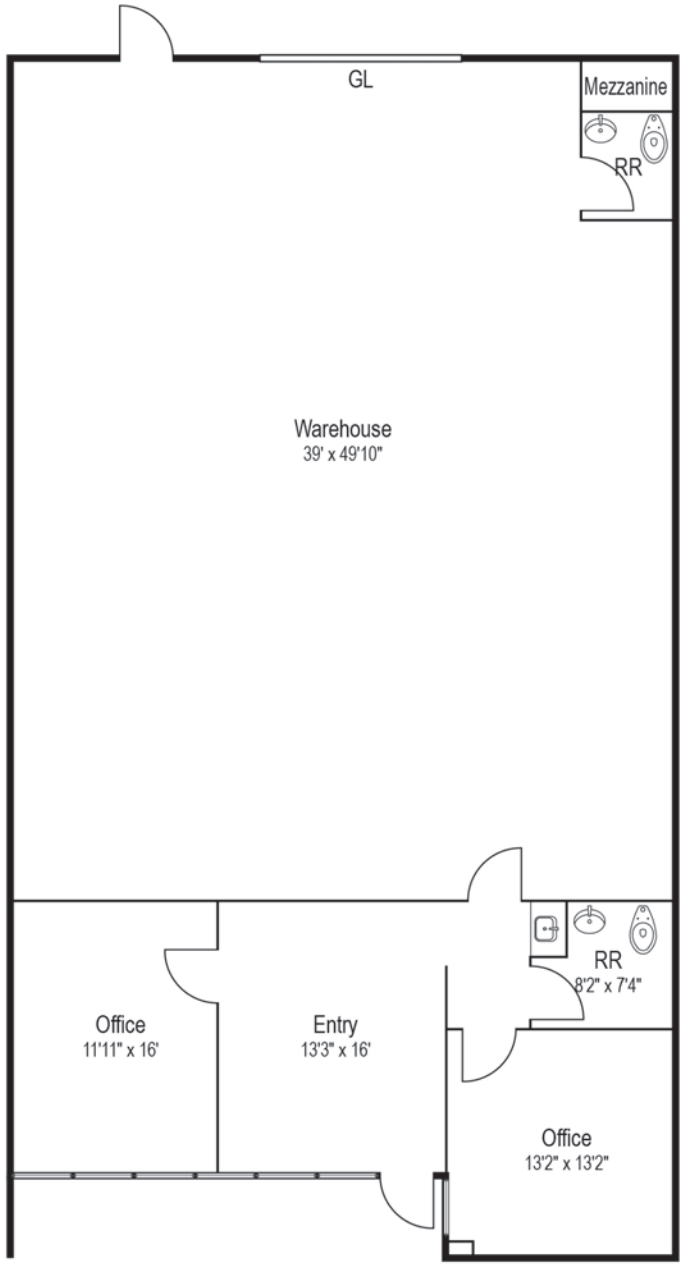
**Sizes and Measurements are Approximate*

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



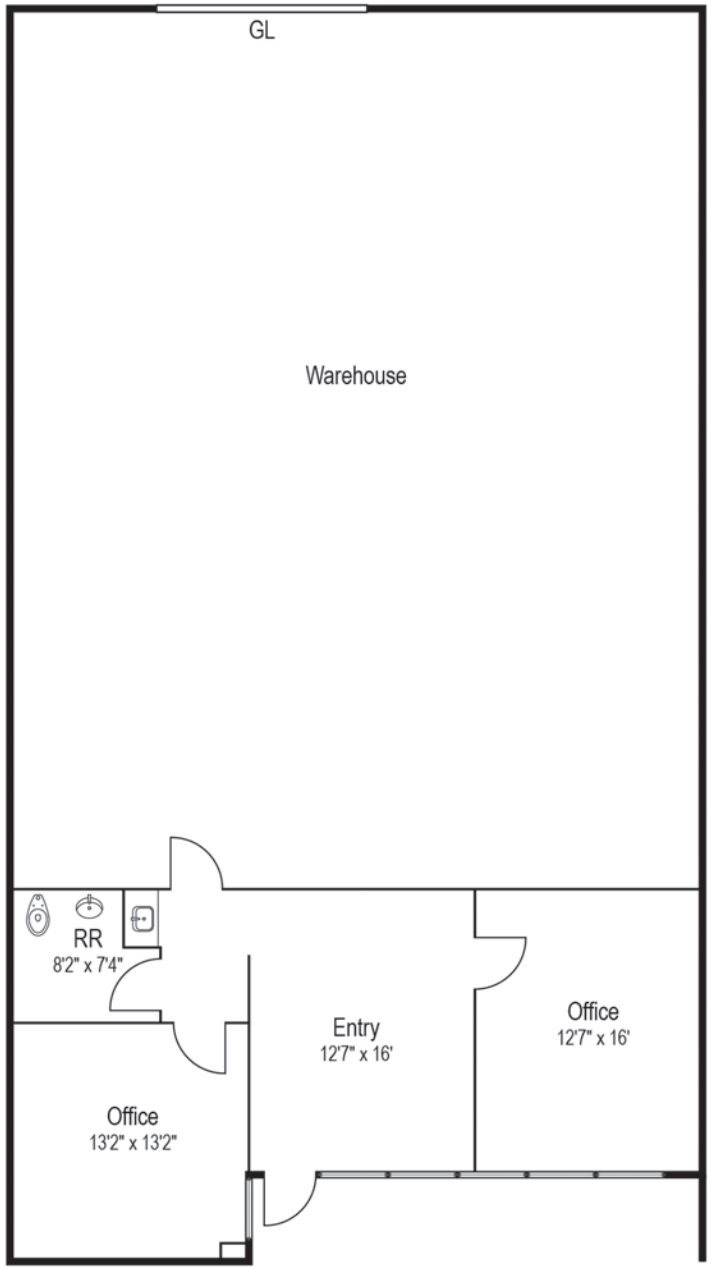
**Sizes and Measurements are Approximate*

Address:	23122 Alcalde Dr
Unit:	A
Square Feet:	2,888
Price:	In Escrow



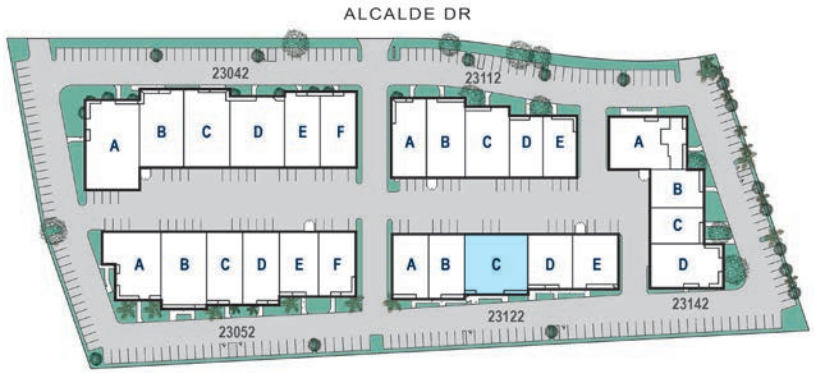
**Sizes and Measurements are Approximate*

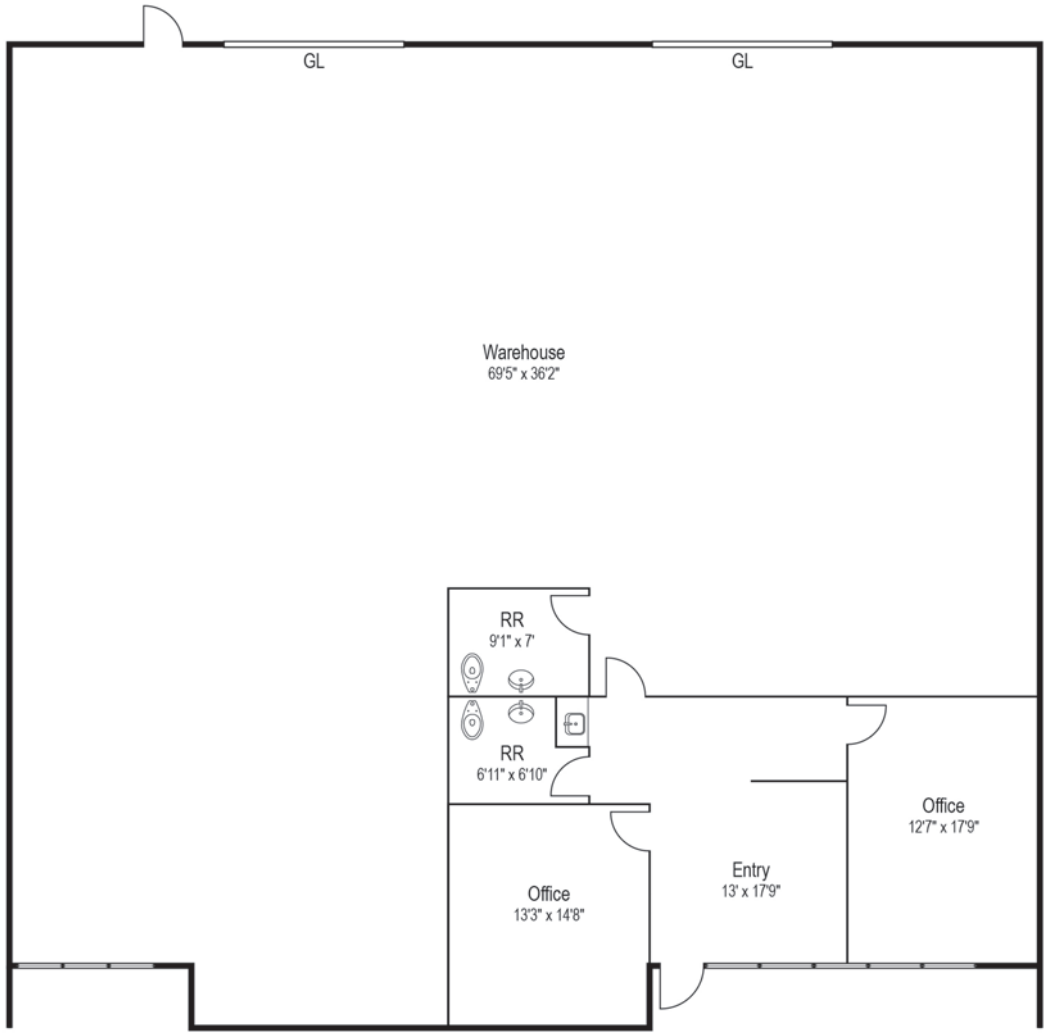
Address:	23122 Alcalde Dr
Unit:	B
Square Feet:	2,890
Price:	$1,734,000



**Sizes and Measurements are Approximate*

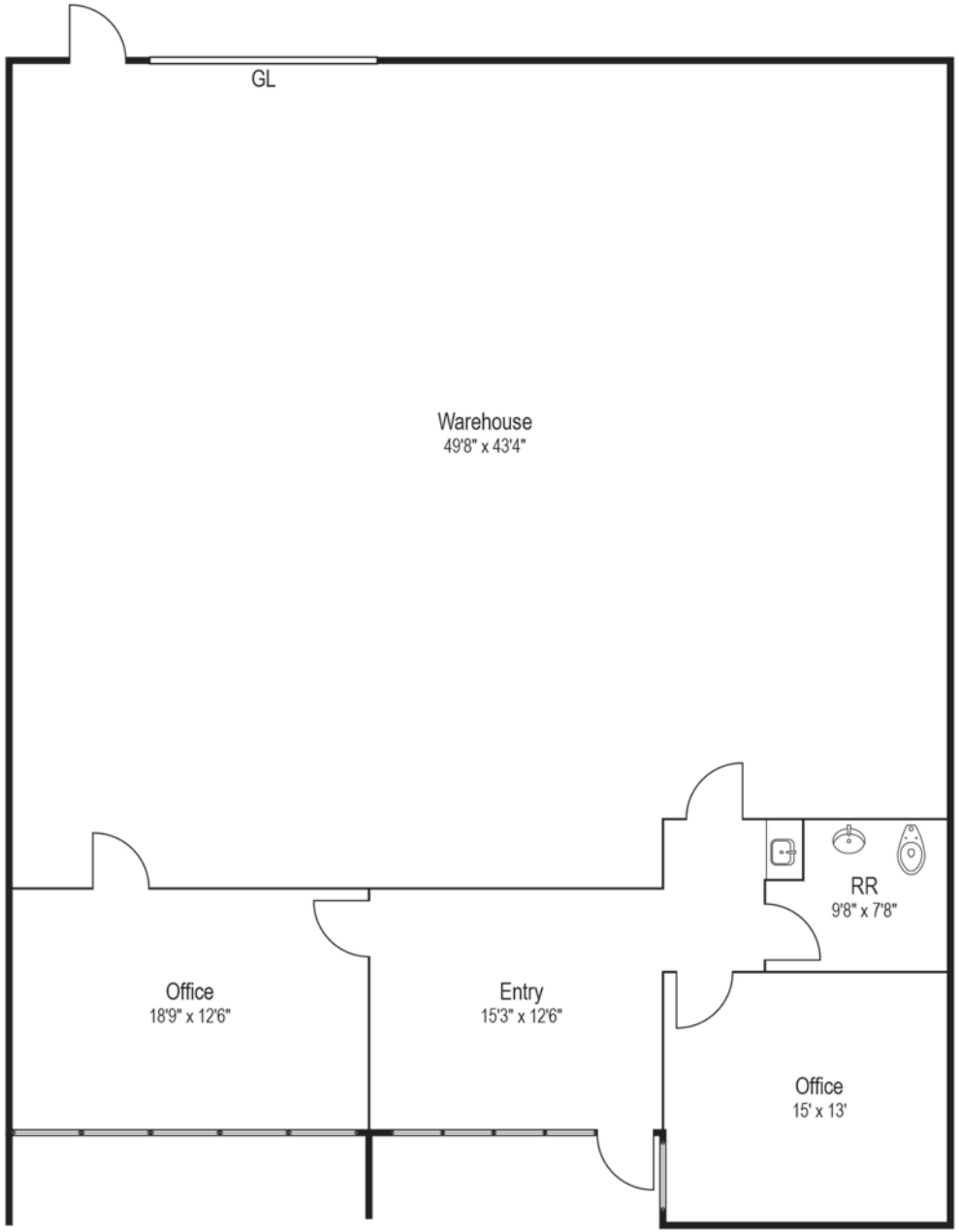
Address:	23122 Alcalde Dr
Unit:	C
Square Feet:	4,639
Price:	$2,783,400





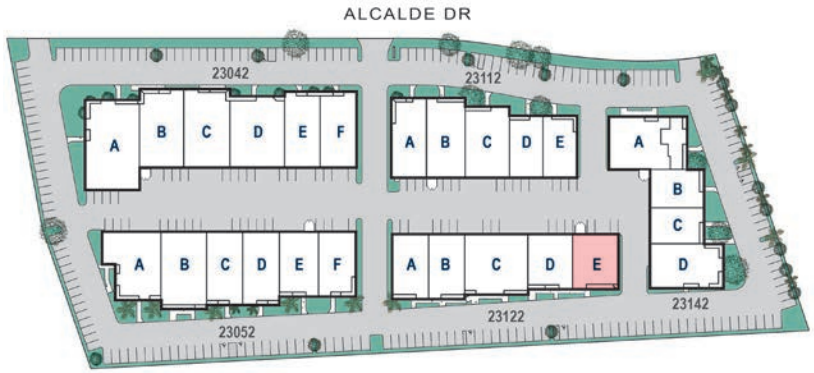
**Sizes and Measurements are Approximate*

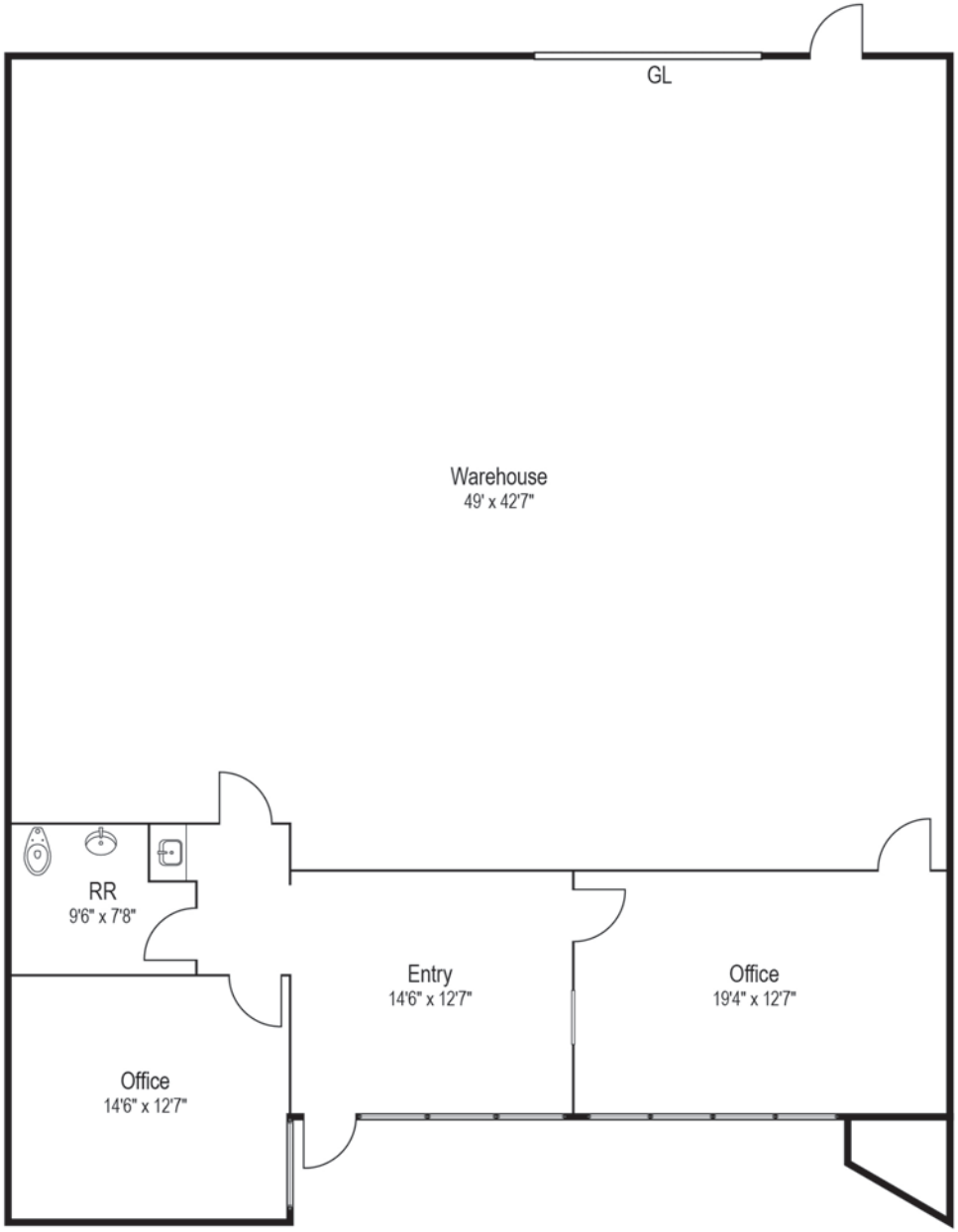
Address:	23122 Alcalde Dr
Unit:	D
Square Feet:	3,104
Price:	In Escrow



**Sizes and Measurements are Approximate*

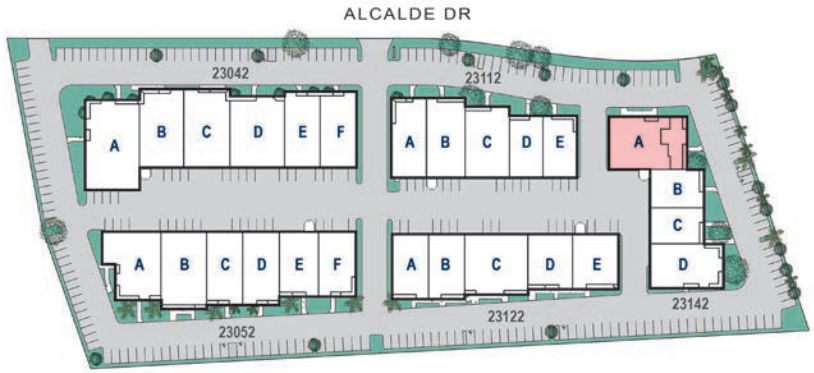
Address:	23122 Alcalde Dr
Unit:	E
Square Feet:	3,103
Price:	In Escrow

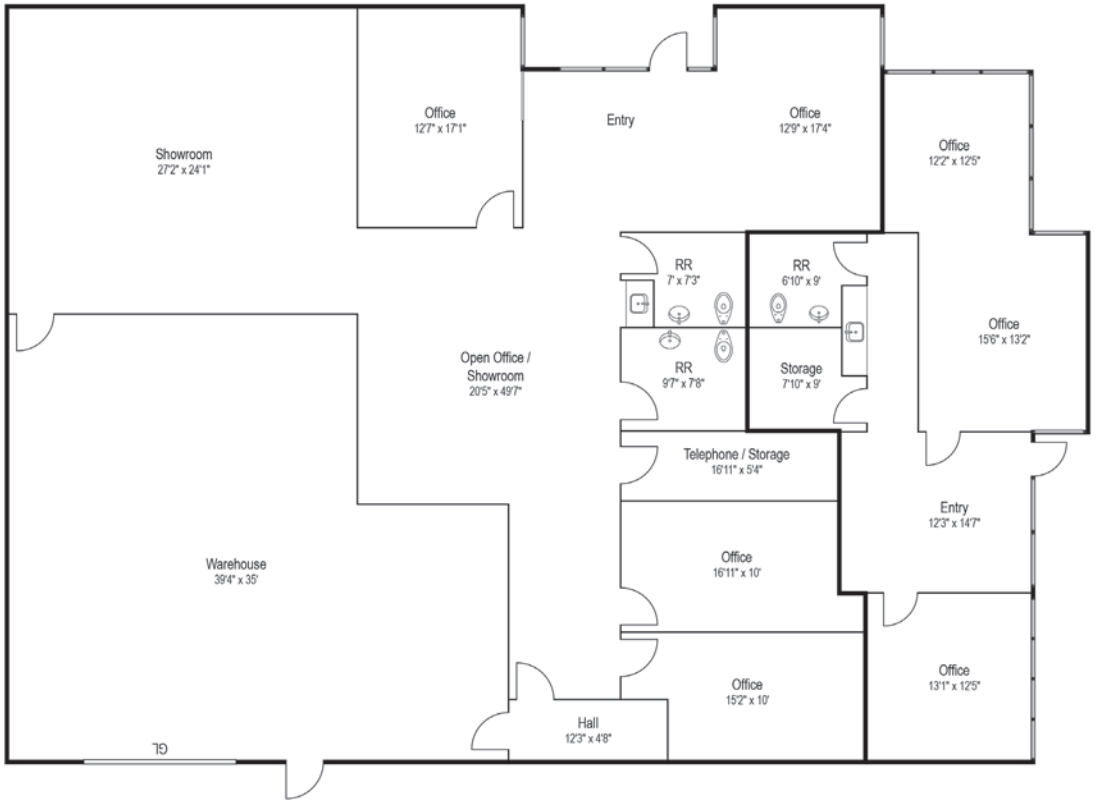




**Sizes and Measurements are Approximate*

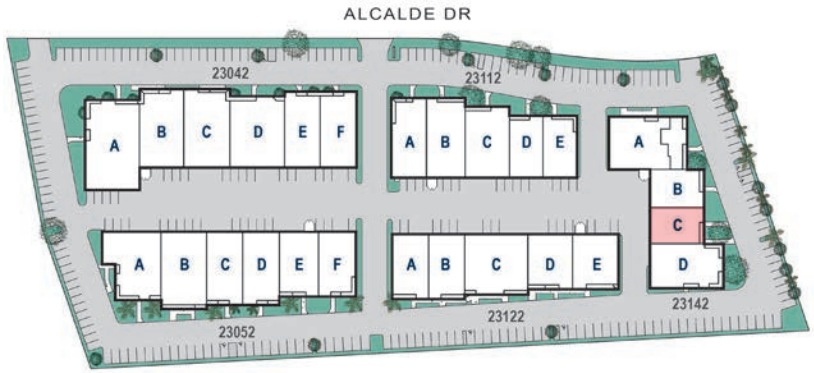
Address:	23142 Alcalde Dr
Unit:	A
Square Feet:	5,190
Price:	In Escrow

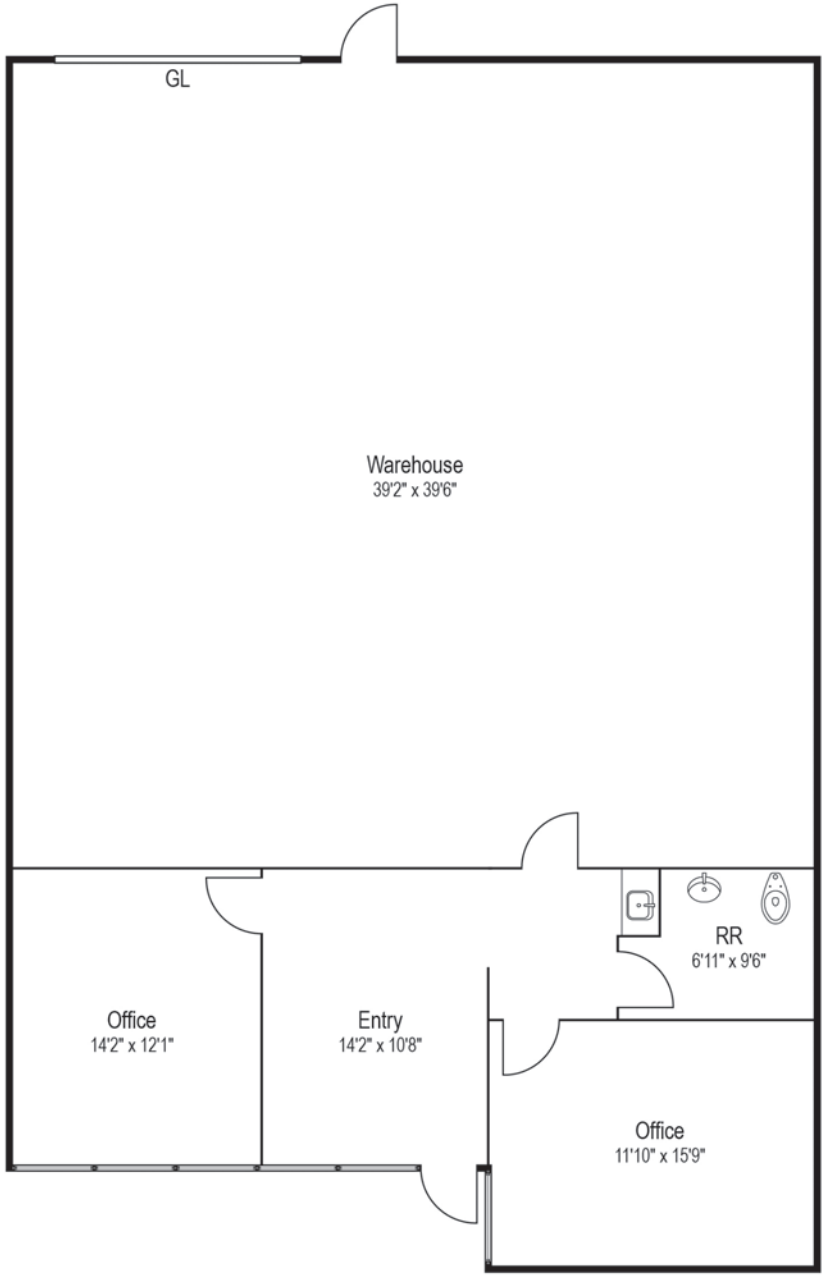




**Sizes and Measurements are Approximate*

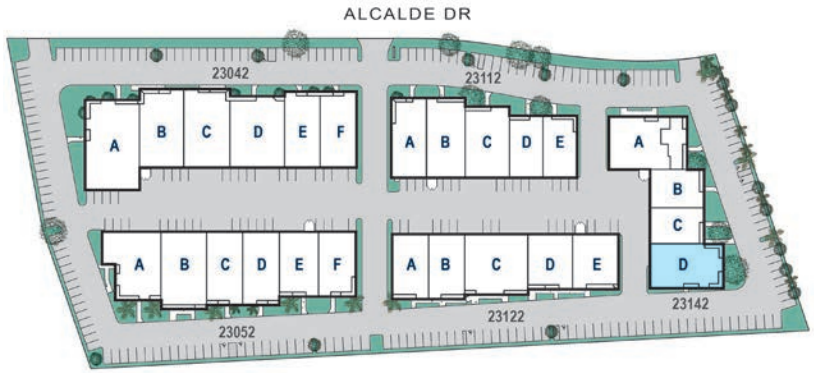
Address:	23142 Alcalde Dr
Unit:	C
Square Feet:	2,394
Price:	In Escrow

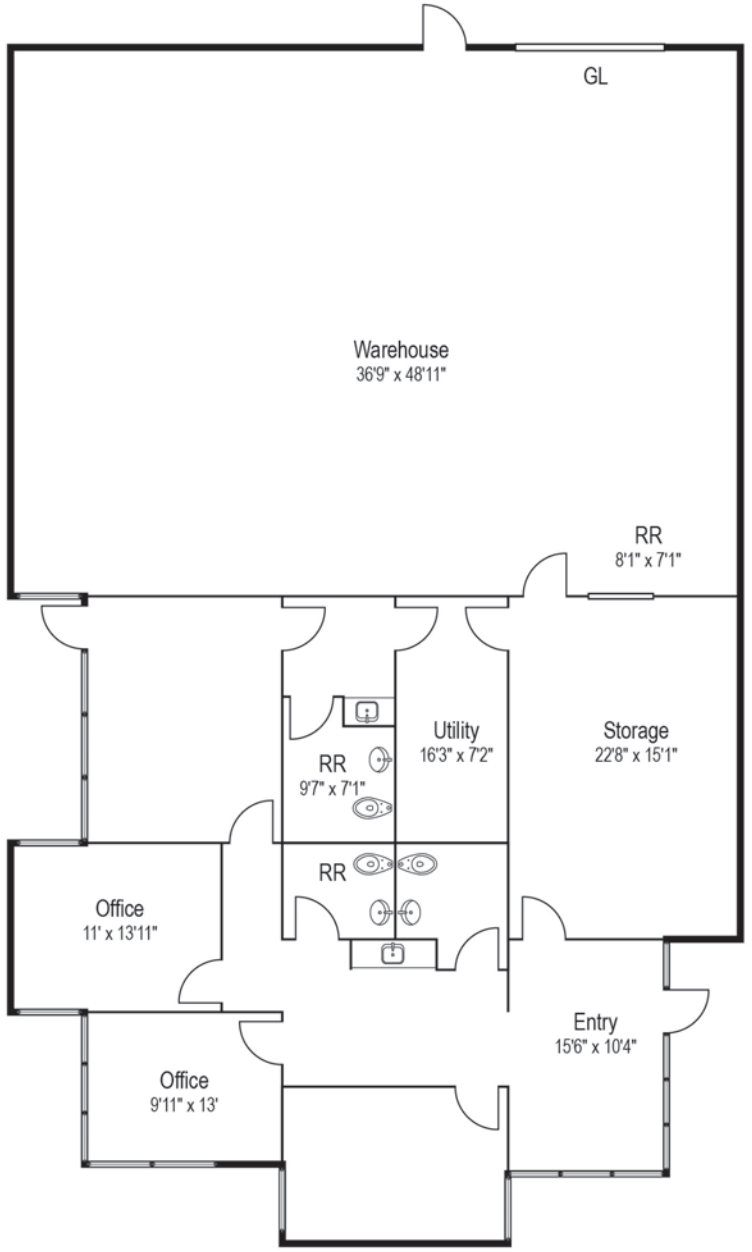




**Sizes and Measurements are Approximate*

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





**Sizes and Measurements are Approximate*

LAKESIDE BUSINESS CENTER

LAGUNA HILLS, CA

For More Information, Please Contact:

JOHN COLLINS
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Lic. # 01235509

JORDAN KEMPER
Senior Associate
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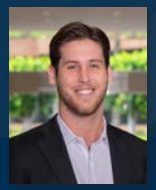

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