

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

Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at Laguna Hills 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

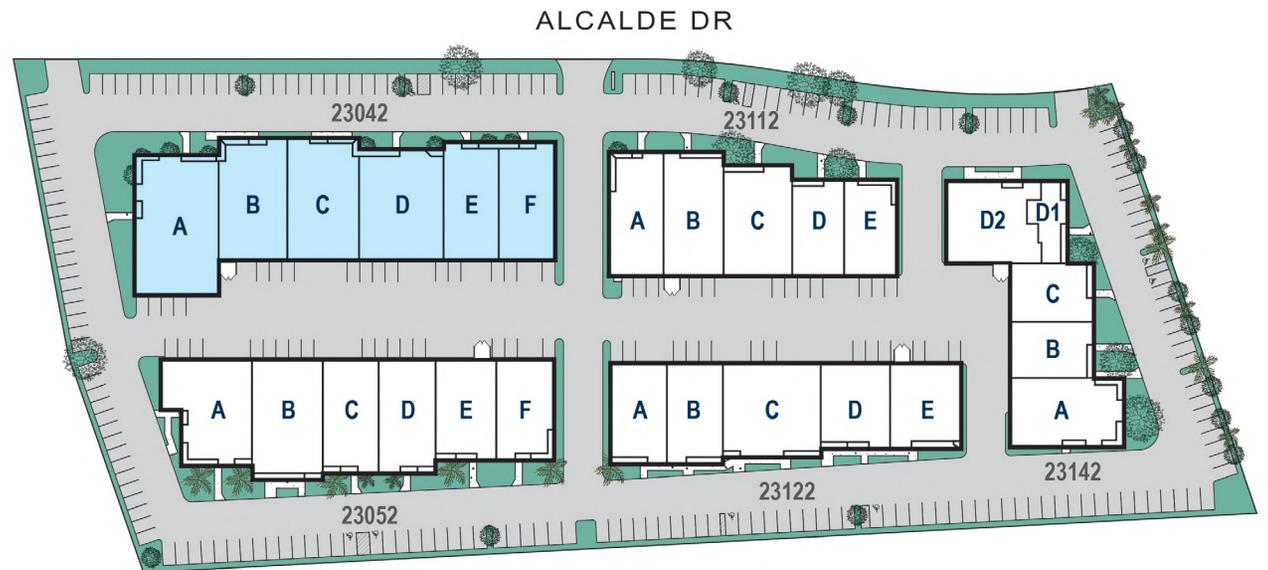
LOCATION MAP

LAKESIDE BUSINESS CENTER



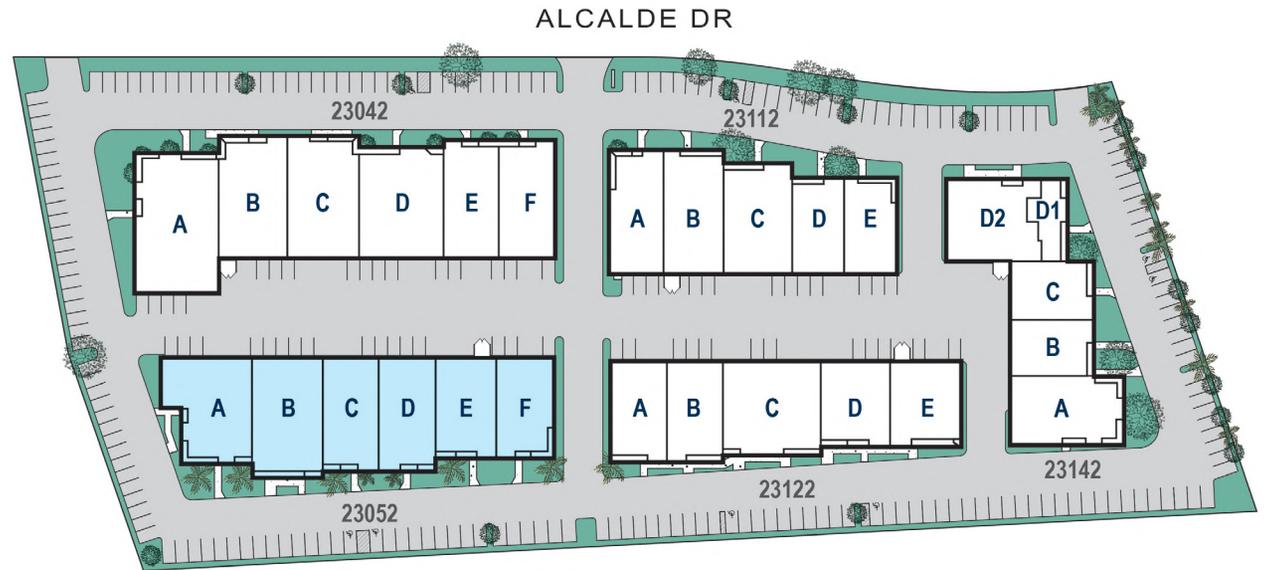
23042 ALCALDE DRIVE

Suite	Bldg SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A & B	10,156	2,009	3,791	\$6,093,600	Leased to 12/31/2028	
C	4,356	1,702	2,654	\$2,613,600	Leased to 03/31/2029	
D	4,880	1,708	3,172	\$2,928,000	Leased to 04/30/2028	
E	3,400	1,414	1,986	\$2,040,000	Leased to 07/31/2027	
F	3,400	1,905	1,495	\$2,040,000	Leased to 02/28/2027	



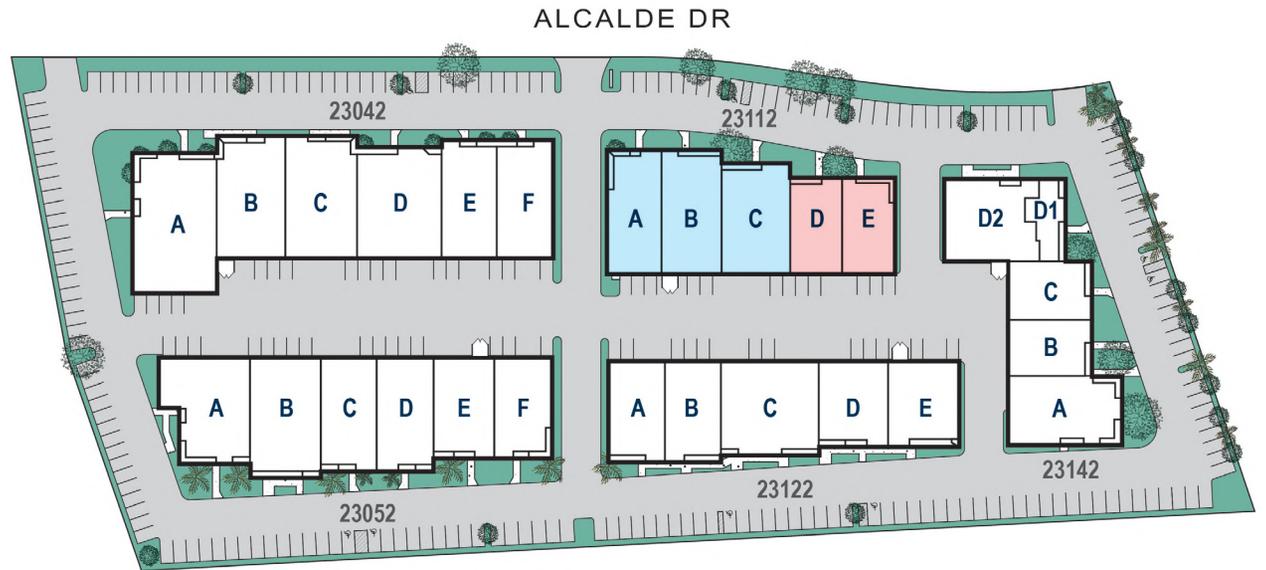
23052 ALCALDE DRIVE

Suite	Bldg SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A	4,350	3,400	950	\$2,610,000	Leased to 03/31/2026	
B	4,320	1,292	3,028	\$2,592,000	Leased to 03/30/2026	
C	3,260	1,206	2,054	\$1,956,000	Leased to 03/31/2028	
D	3,260	1,541	1,719	\$1,956,000	Leased to 12/31/2028	
E	3,060	1,012	2,048	\$1,836,000	Leased to 04/30/2026	
F	3,060	996	2,064	\$1,836,000	Leased to 04/30/2027	



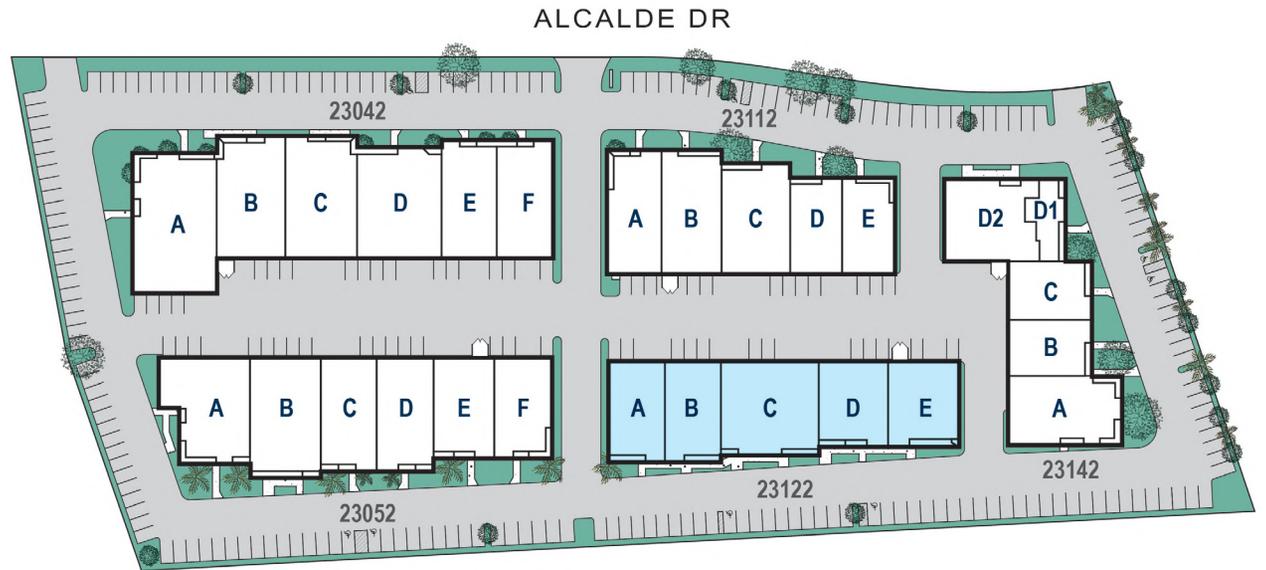
23112 ALCALDE DRIVE

Suite	Bldg SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A	3,600	1,463	2,137	\$2,160,000	Leased to 04/30/2028	
B	3,600	1,580	2,020	\$2,160,000	Leased to 05/31/2028	
C	4,000	1,007	2,993	\$2,400,000	Leased to 04/30/2027	
D	2,625	805	1,820	\$1,575,000	In Escrow	
E	2,625	1,127	1,498	\$1,575,000	In Escrow	



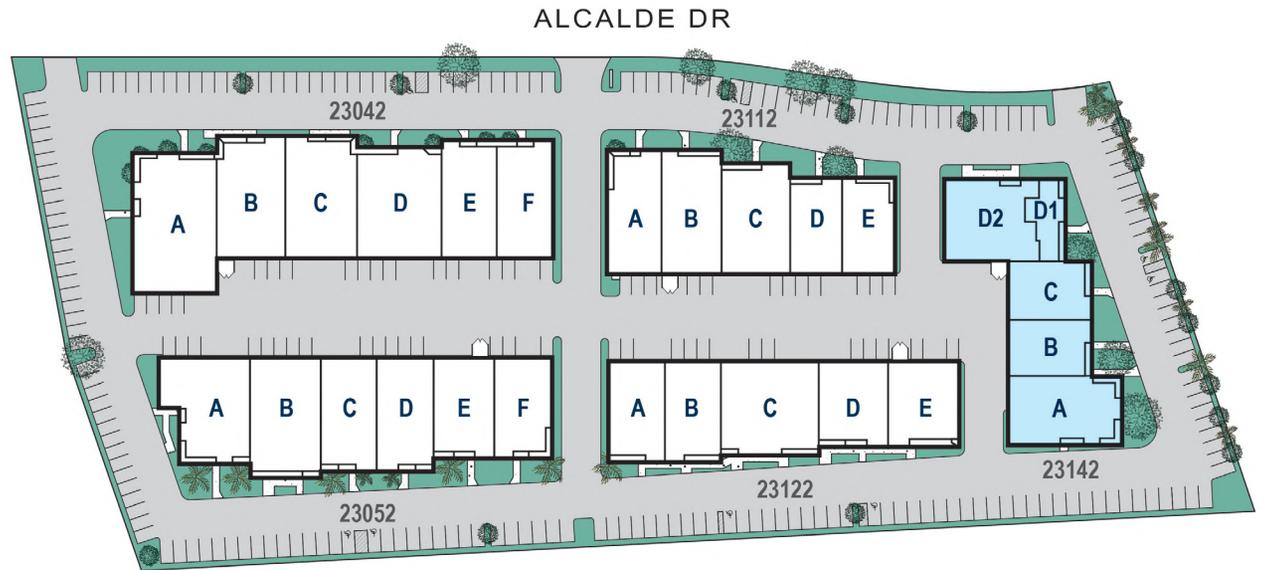
23122 ALCALDE DRIVE

Suite	Bldg SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A	2,880	936	1,944	\$1,728,000	Leased to 09/30/2026	
B	2,880	1,450	1,430	\$1,728,000	Leased to 11/31/2028	
C	4,690	759	3,931	\$2,814,000	Leased to 10/31/2028	
D	3,100	948	2,152	\$1,860,000	Leased to 04/30/2027	
E	3,100	1,013	2,087	\$1,860,000	Leased to 03/31/2028	



23142 ALCALDE DRIVE

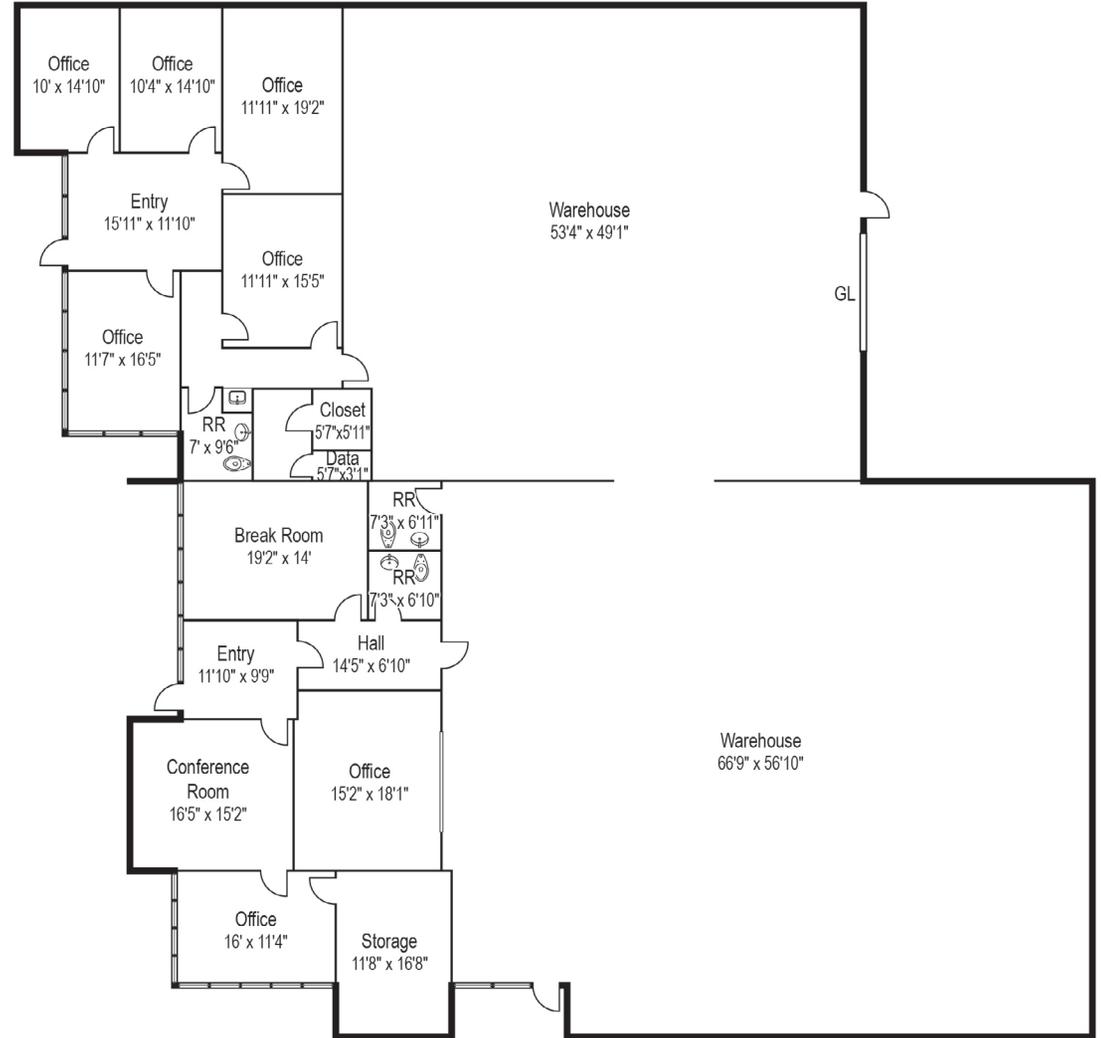
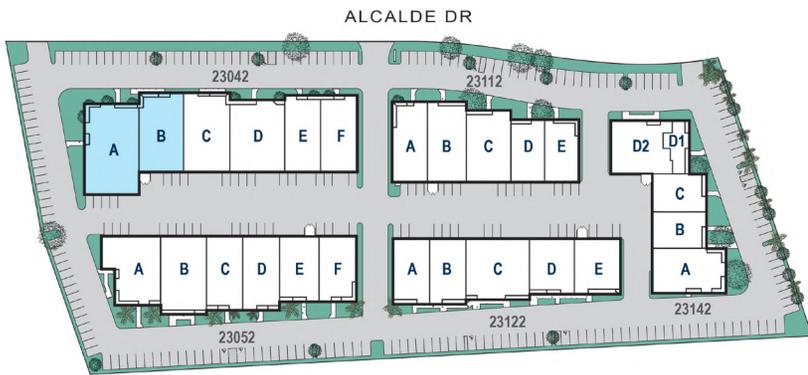
Suite	Bldg SF	Office SF	Whs SF	Total Price	Status	Floor Plans
A	3,850	2,052	1,798	\$2,310,000	Leased to 07/31/2026	
B	2,400	853	1,547	\$1,440,000	Leased to 04/30/2027	
C	2,400	1,644	756	\$1,440,000	Leased to 01/31/2027	
D	5,004	1,064	3,940	\$3,003,000	Leased to 07/31/2026	



AVAILABLE UNITS



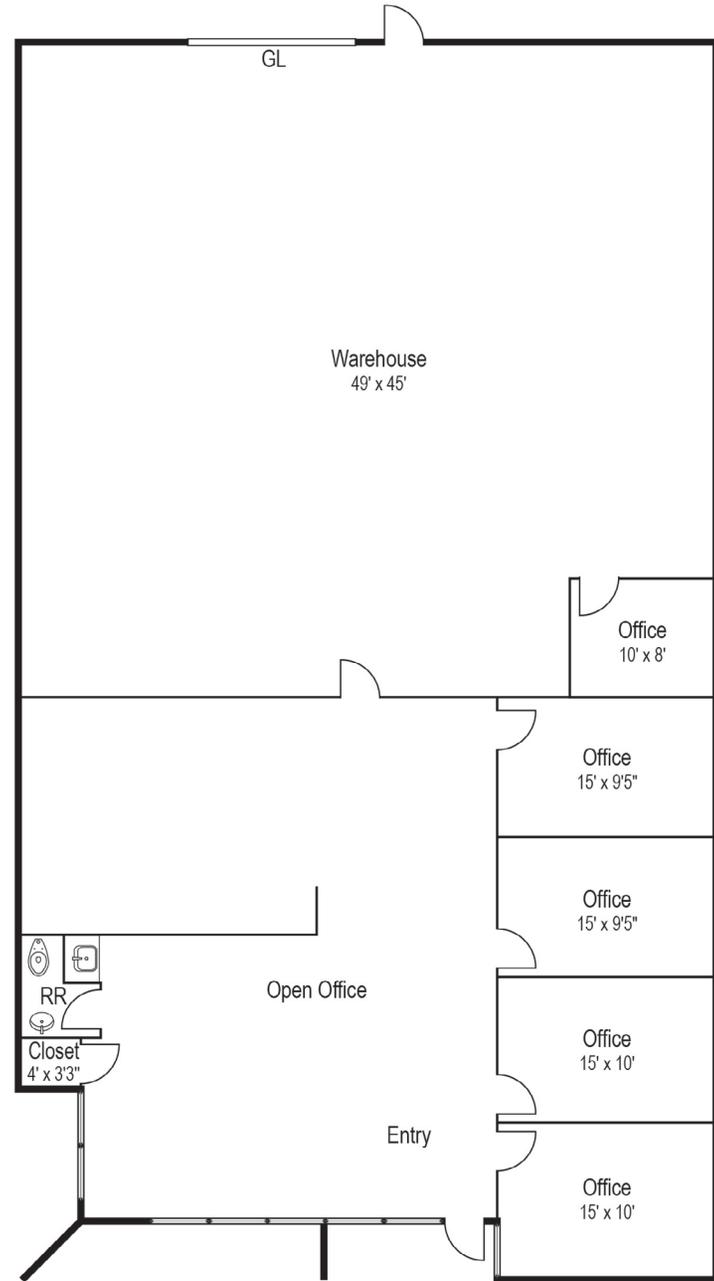
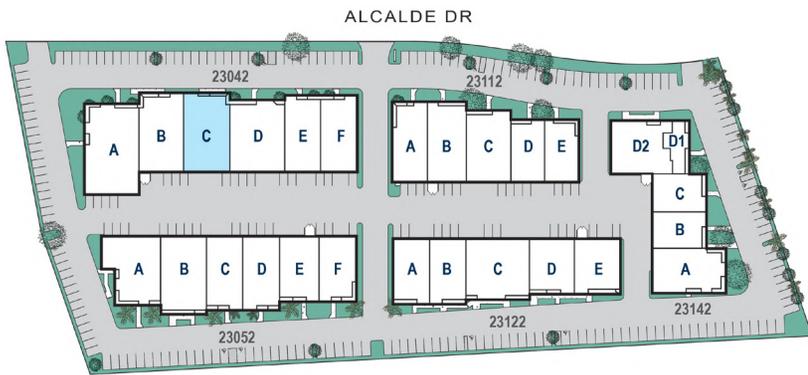
Address: 23042 Alcalde Dr
Unit: A & B
Square Feet: 10,156
Pricing: \$6,093,600



AVAILABLE UNITS

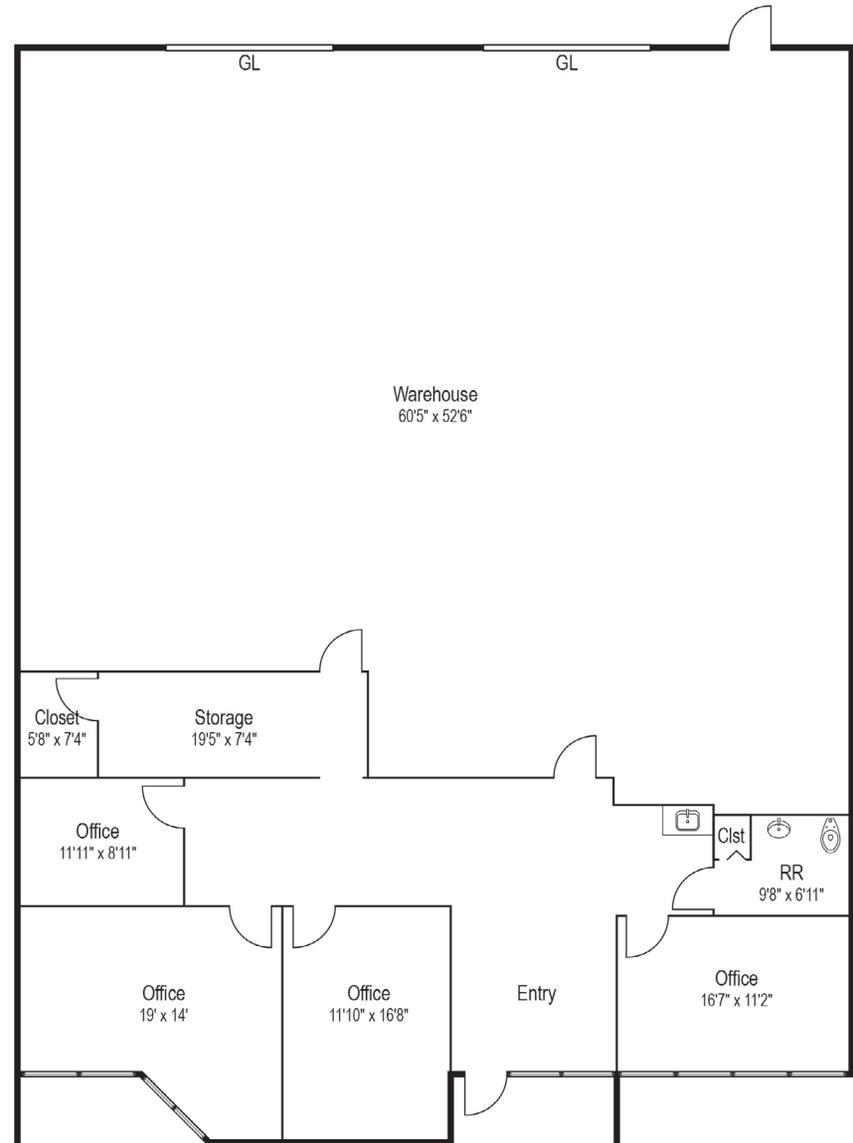
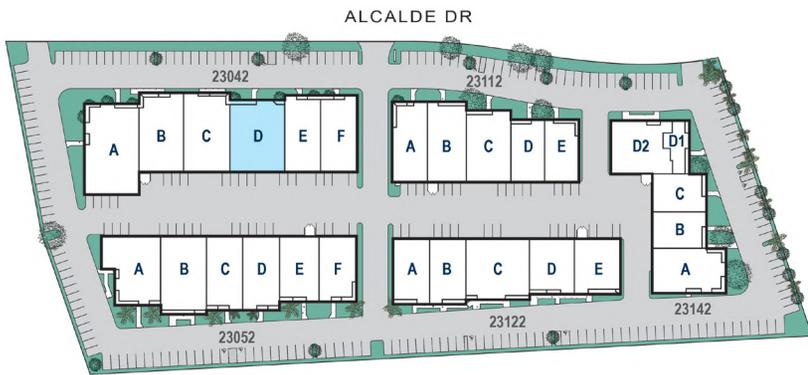


Address: 23042 Alcalde Dr
Unit: C
Square Feet: 4,356
Pricing: \$2,613,000





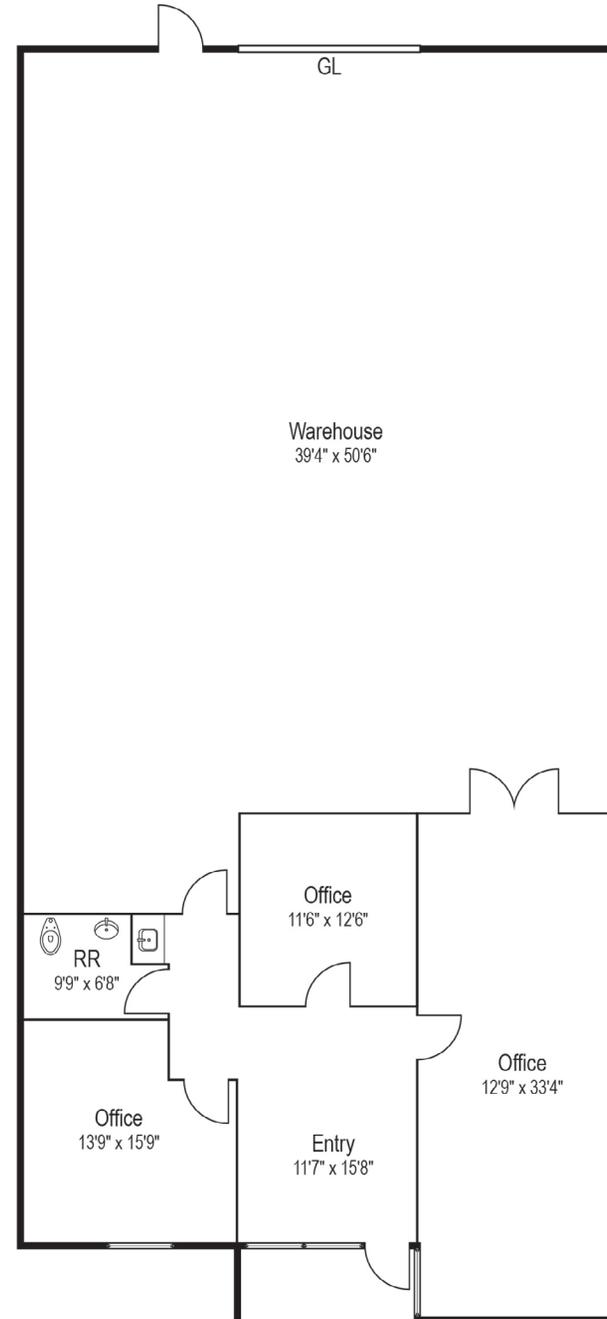
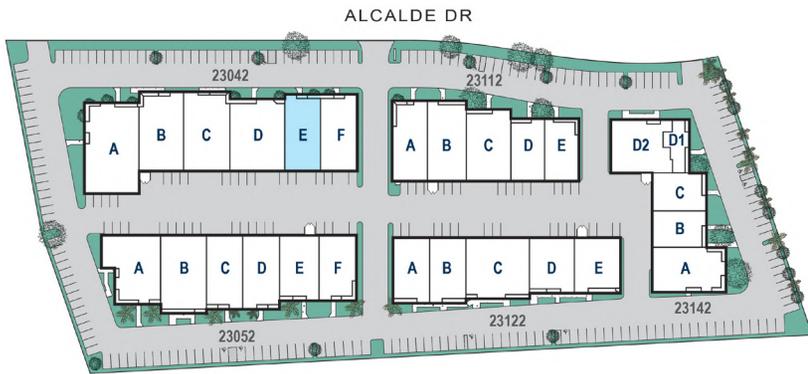
Address: 23042 Alcalde Dr
Unit: D
Square Feet: 4,880
Pricing: \$2,928,000



AVAILABLE UNITS

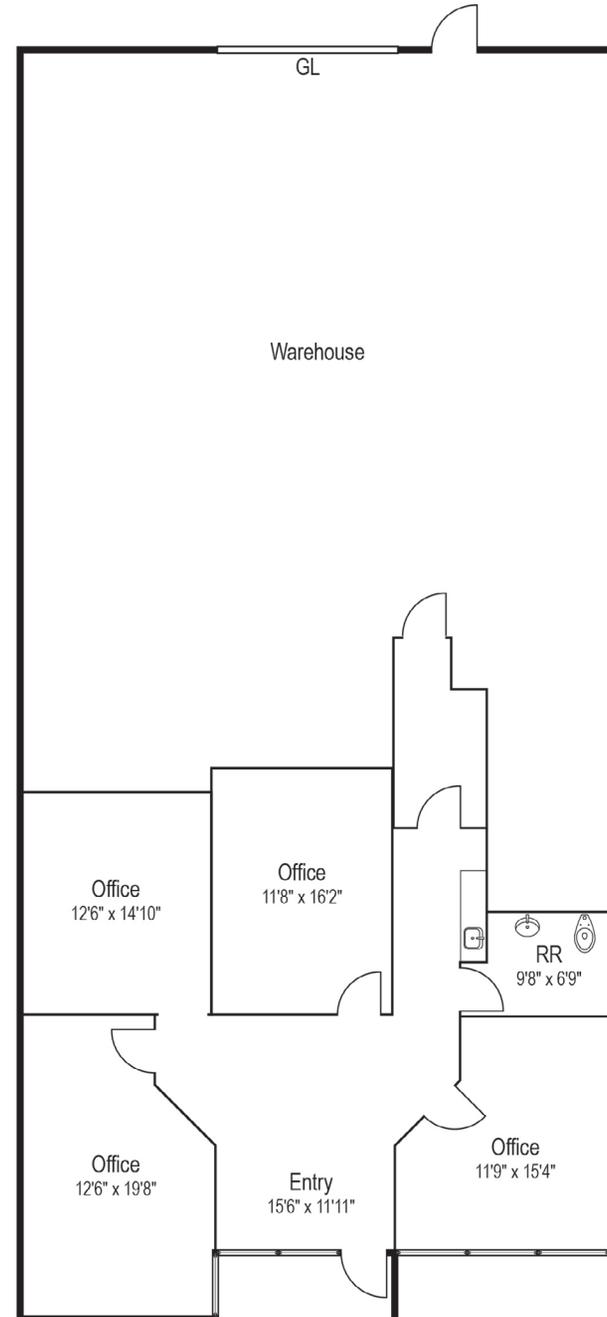
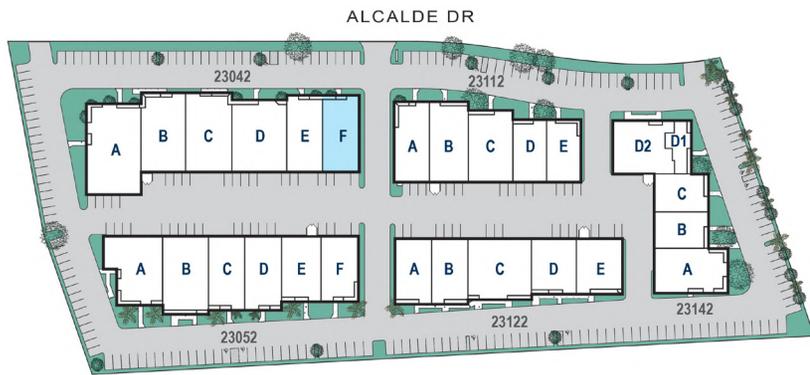


Address: 23042 Alcalde Dr
Unit: E
Square Feet: 3,400
Pricing: \$2,040,000





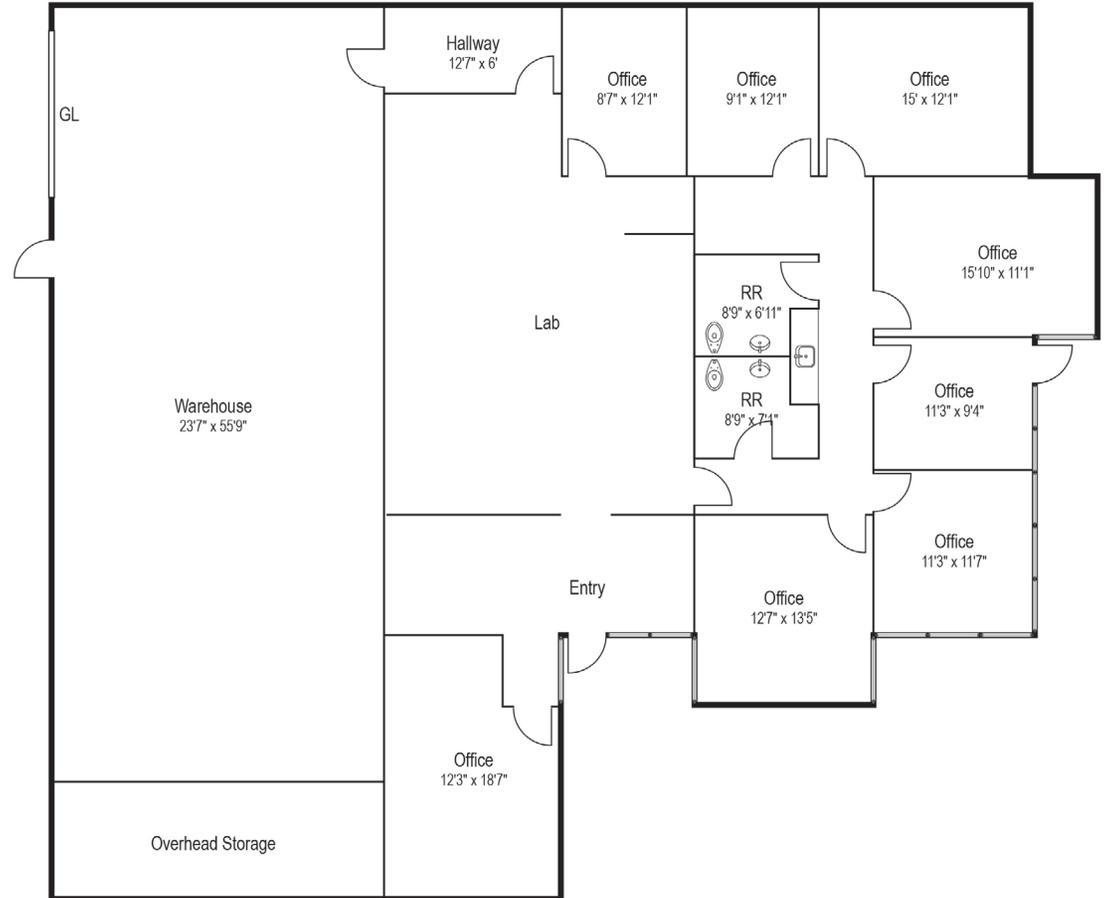
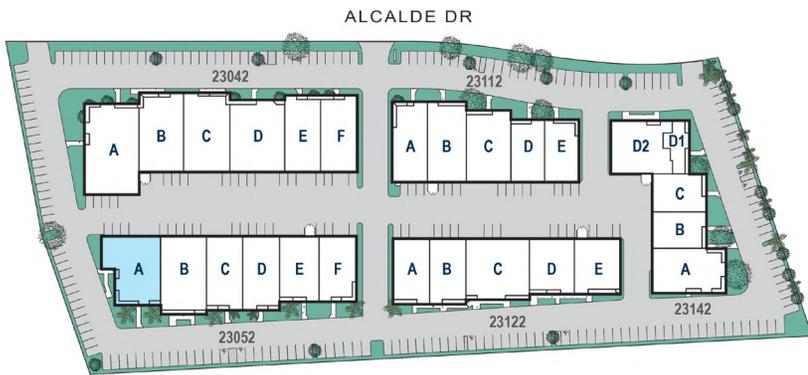
Address: 23042 Alcalde Dr
Unit: F
Square Feet: 3,400
Pricing: \$2,040,000



AVAILABLE UNITS

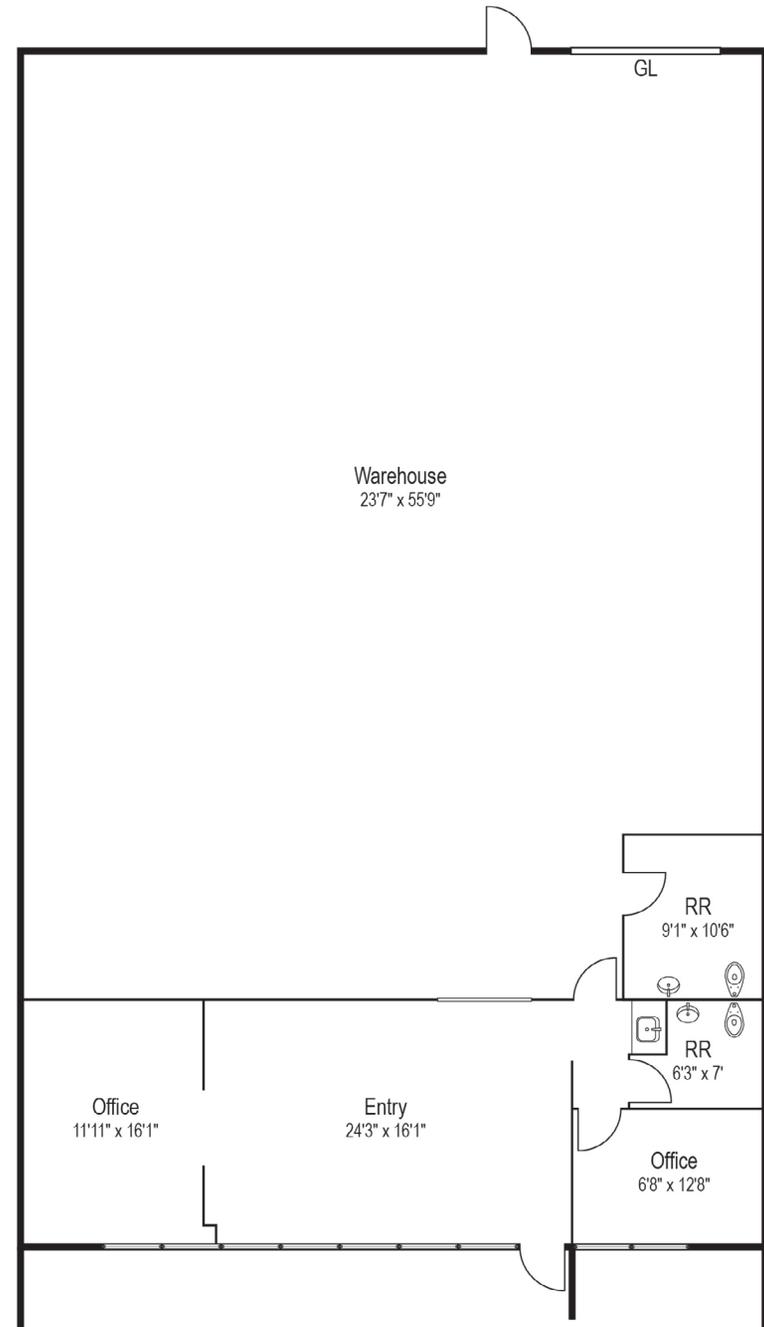
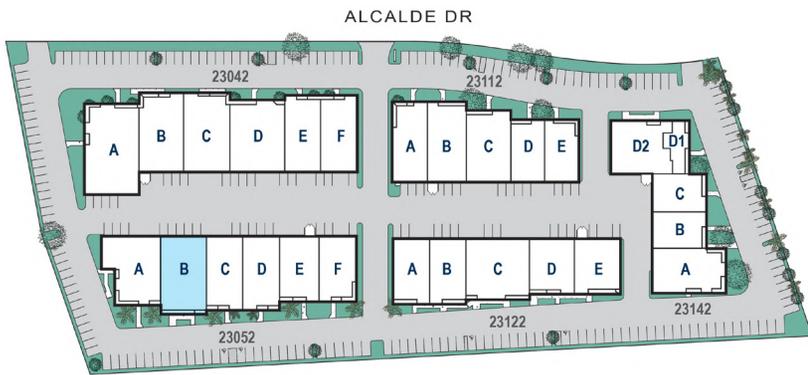


Address: 23052 Alcalde Dr
Unit: A
Square Feet: 4,350
Pricing: \$2,610,000



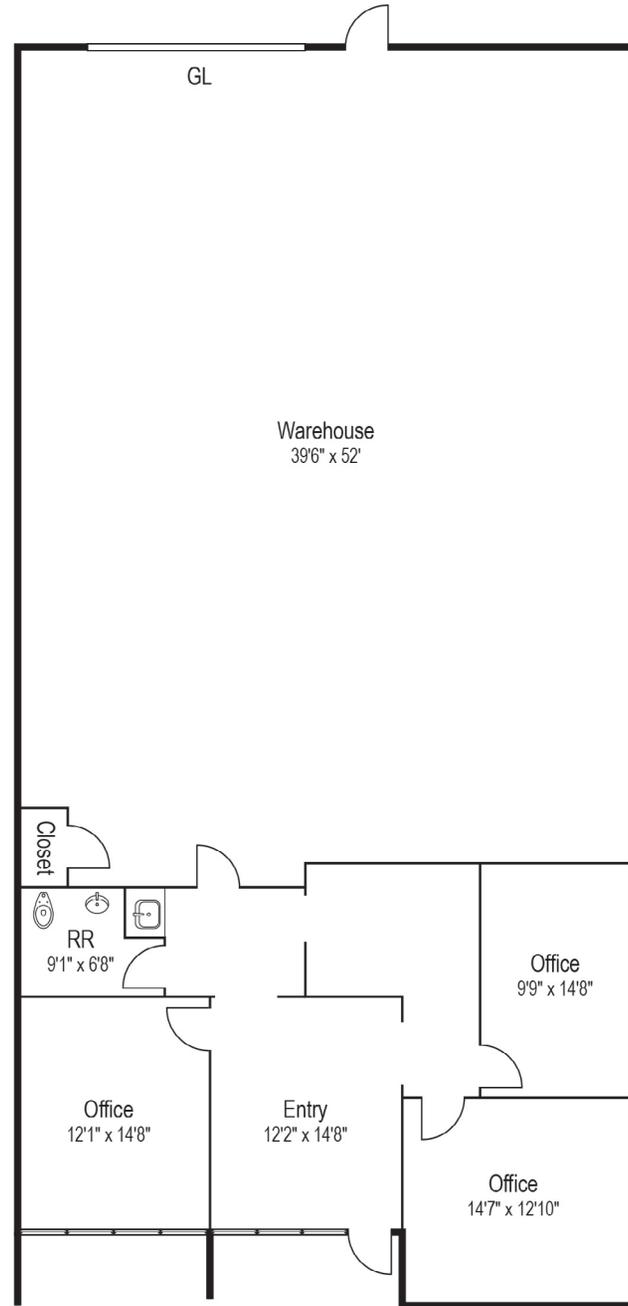
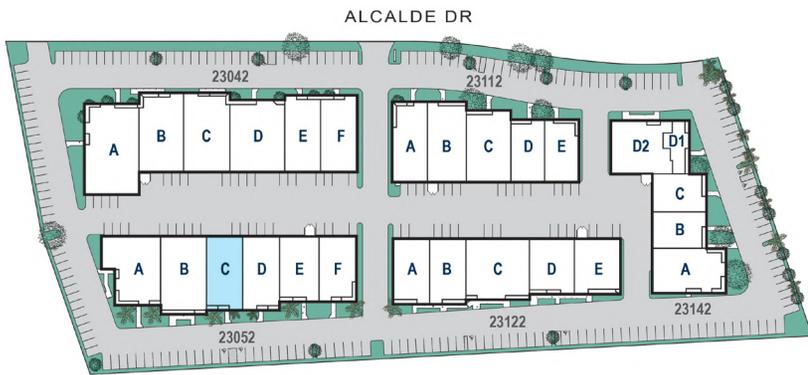


Address: 23052 Alcalde Dr
Unit: B
Square Feet: 4,320
Pricing: \$2,592,000





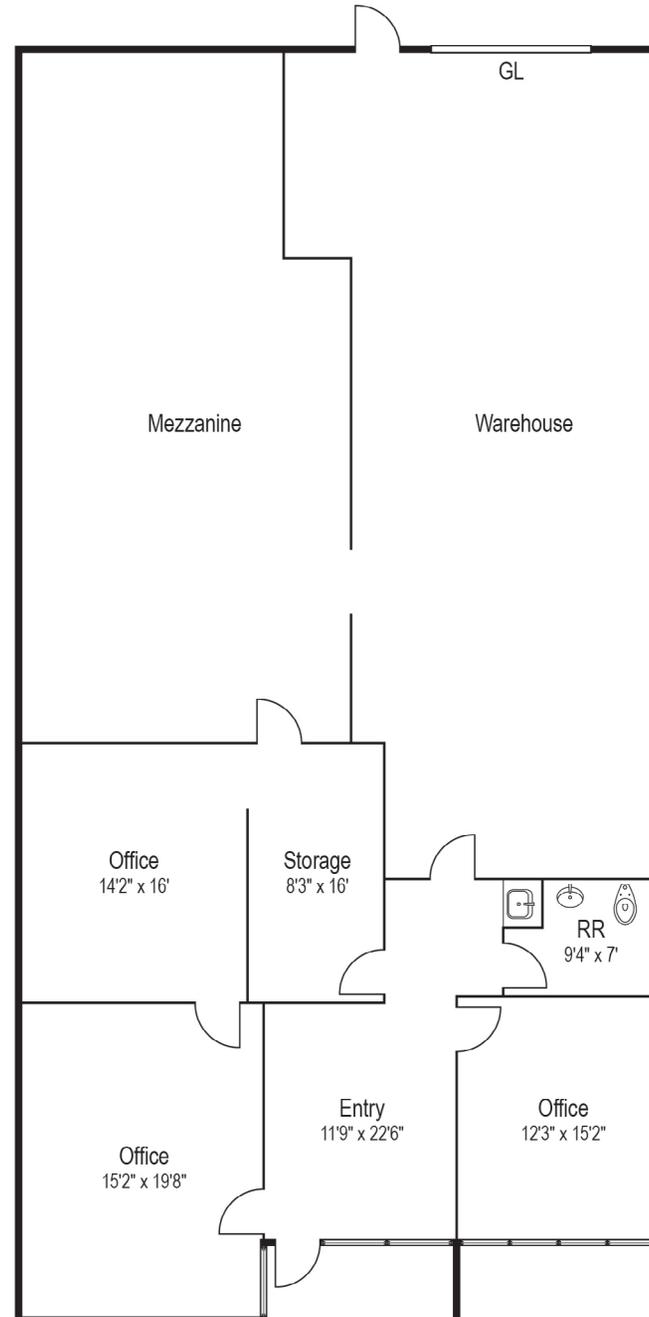
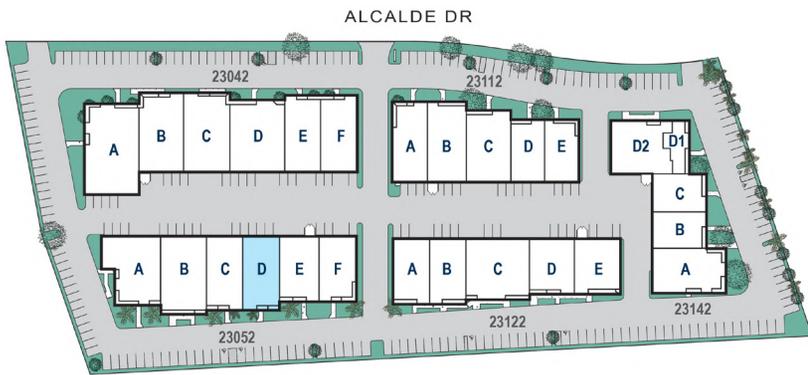
Address: 23052 Alcalde Dr
Unit: C
Square Feet: 3,260
Pricing: \$1,956,000



AVAILABLE UNITS

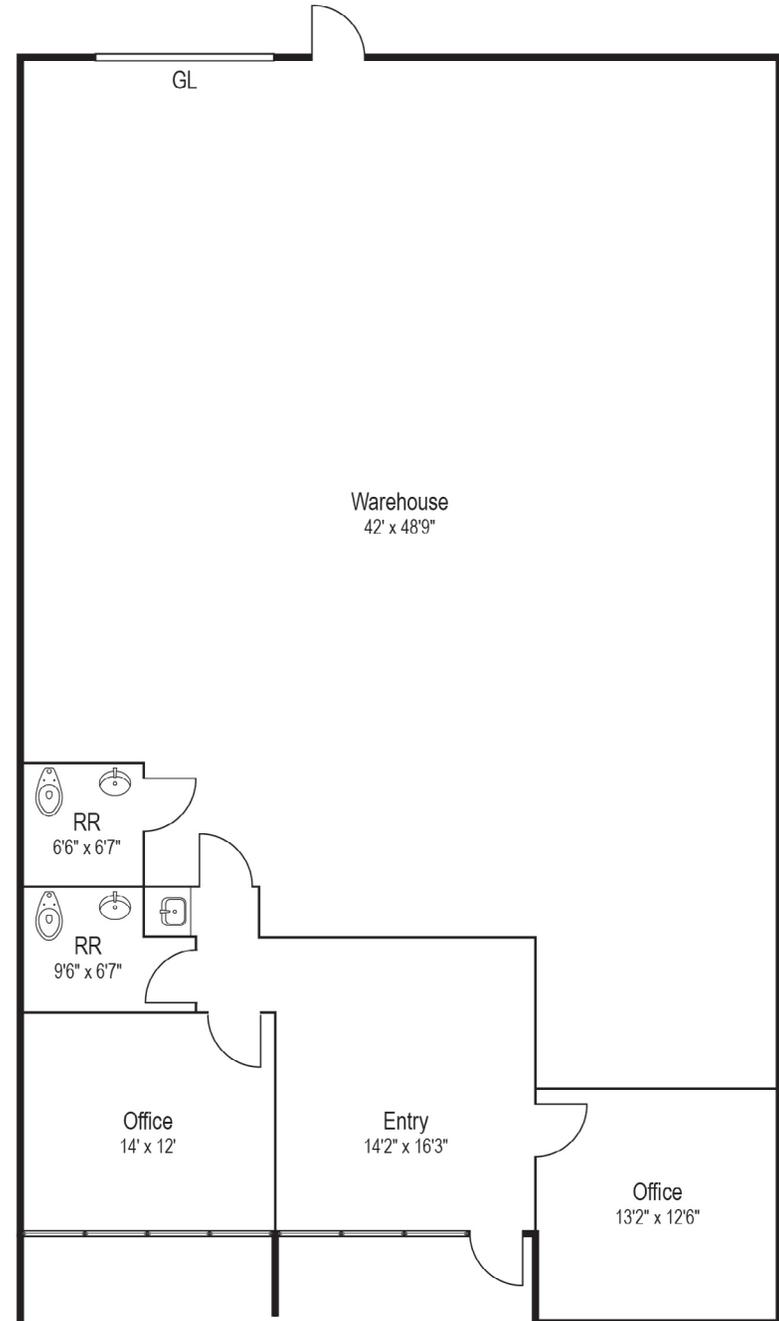
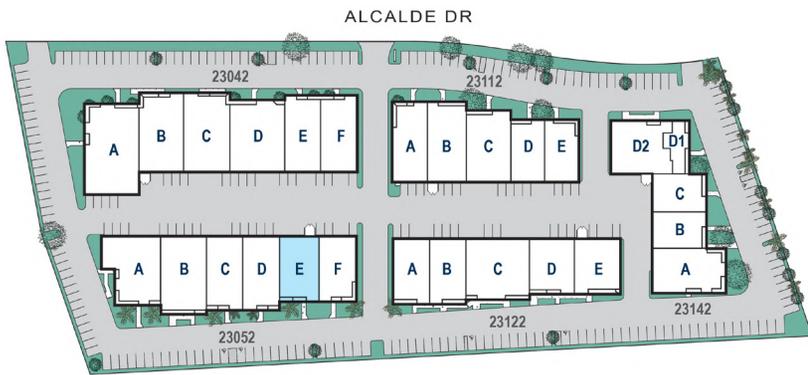


Address: 23052 Alcalde Dr
Unit: D
Square Feet: 3,260
Pricing: \$1,956,000





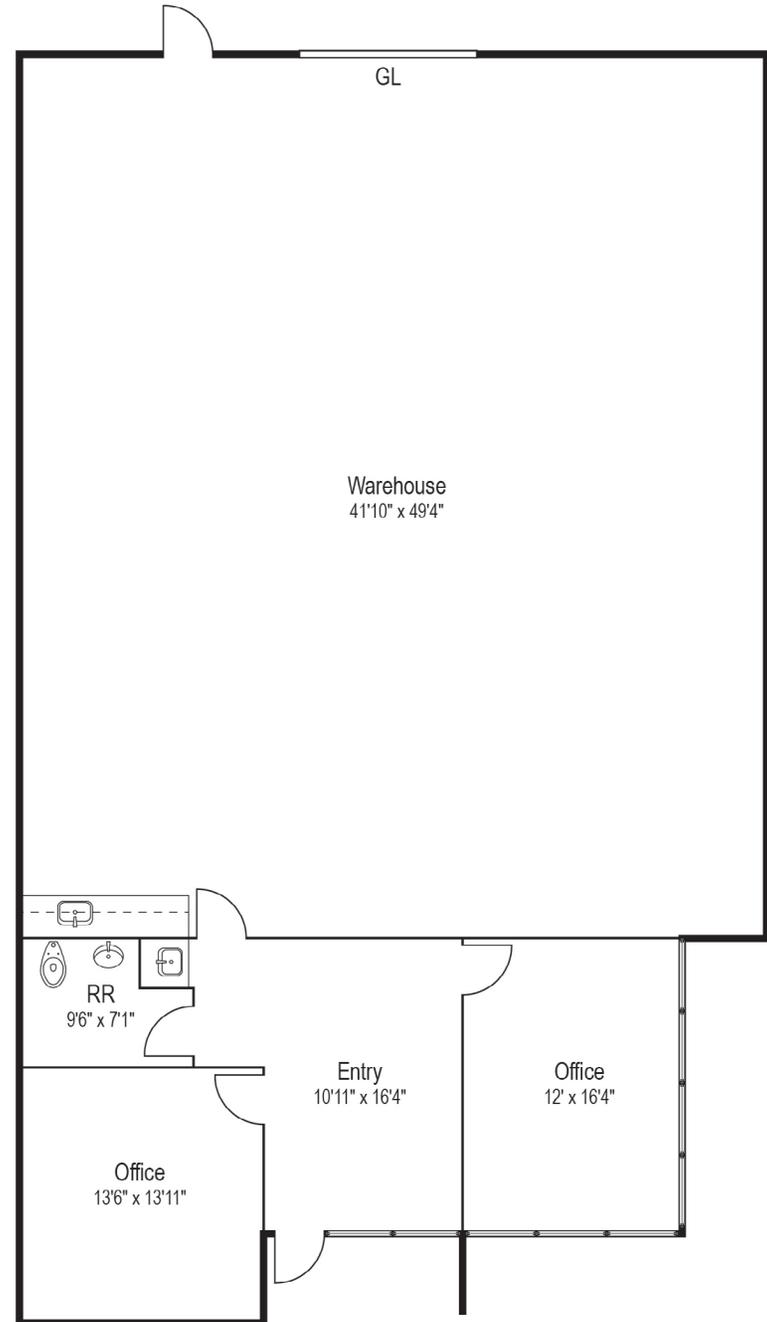
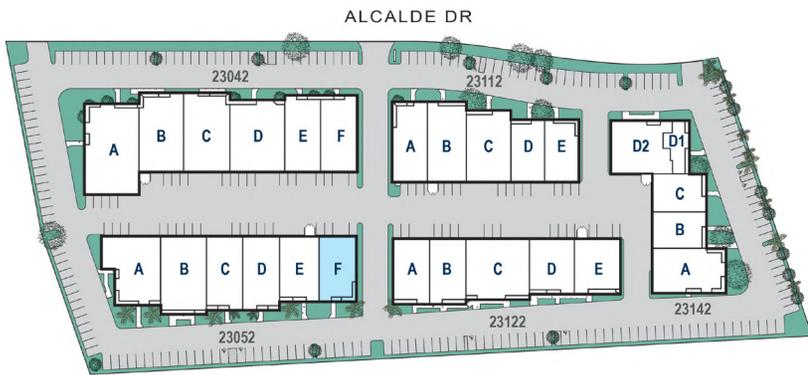
Address: 23052 Alcalde Dr
Unit: E
Square Feet: 3,060
Pricing: \$1,836,000



AVAILABLE UNITS

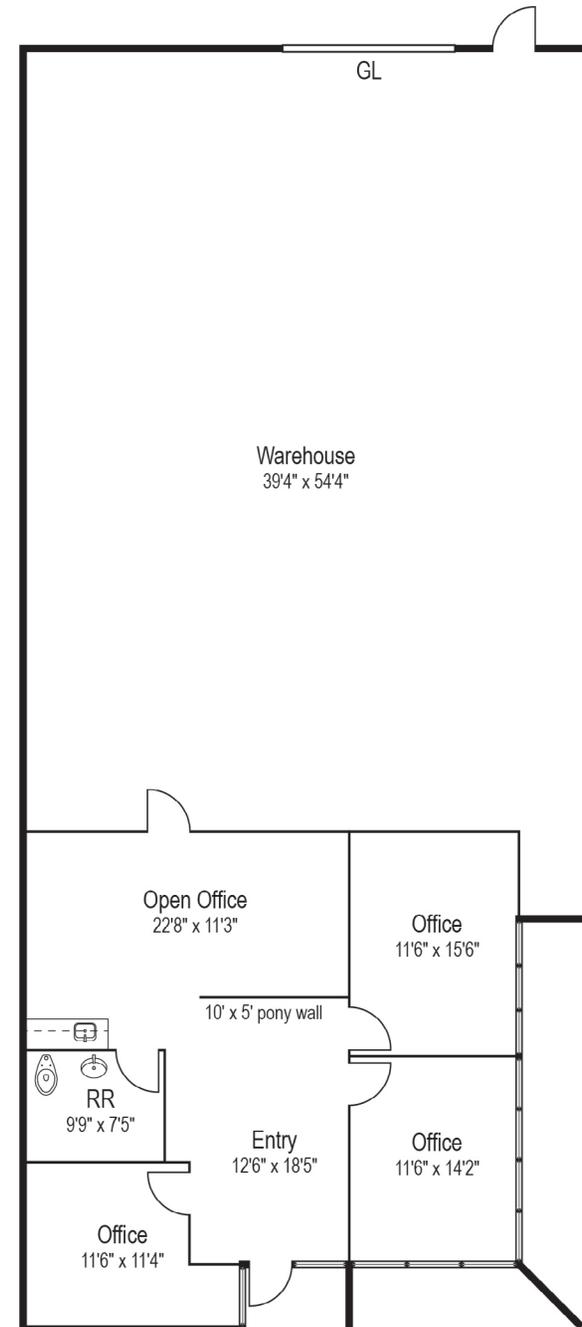
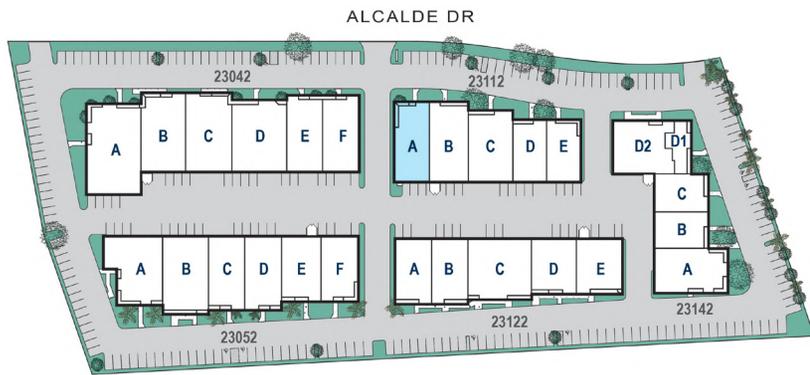


Address: 23052 Alcalde Dr
Unit: F
Square Feet: 3,060
Pricing: \$1,836,000



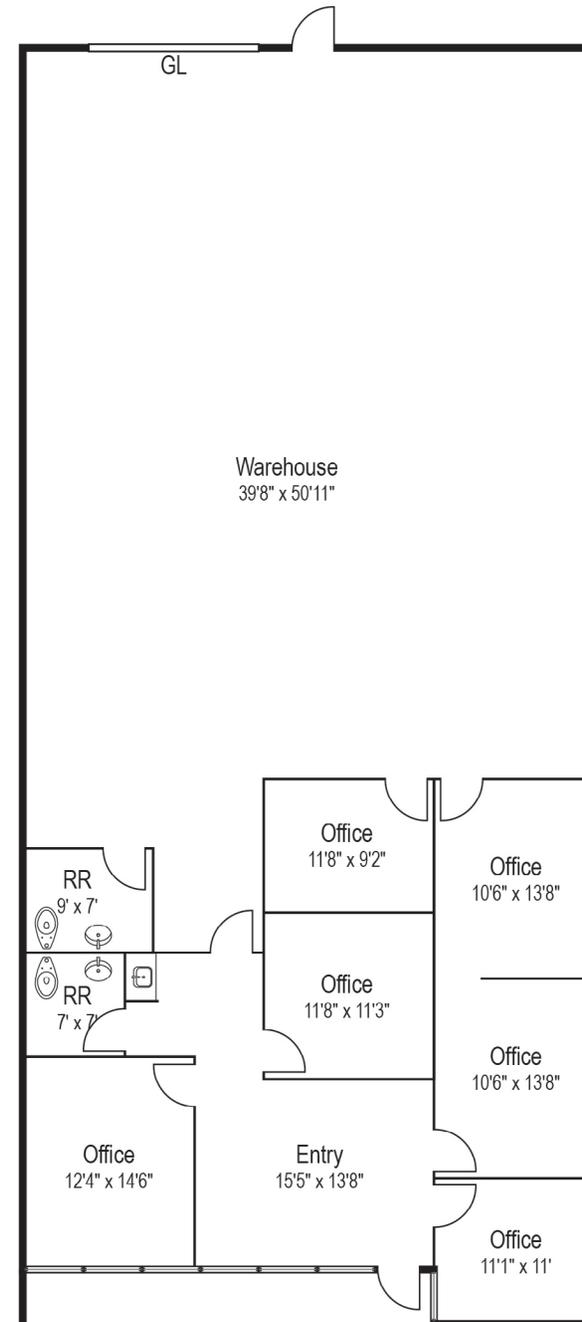
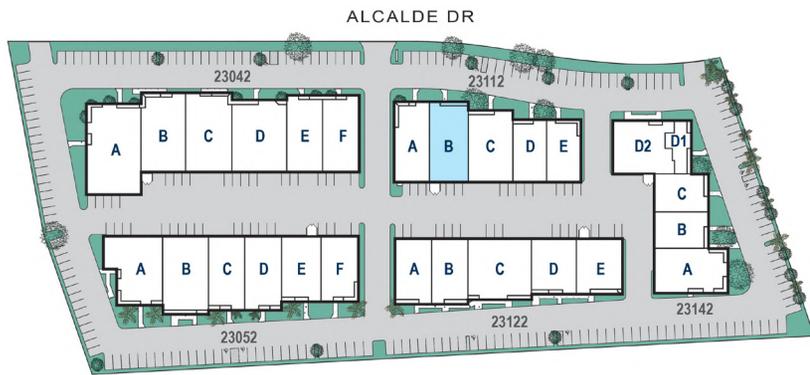


Address: 23112 Alcalde Dr
Unit: A
Square Feet: 3,600
Pricing: \$2,160,000



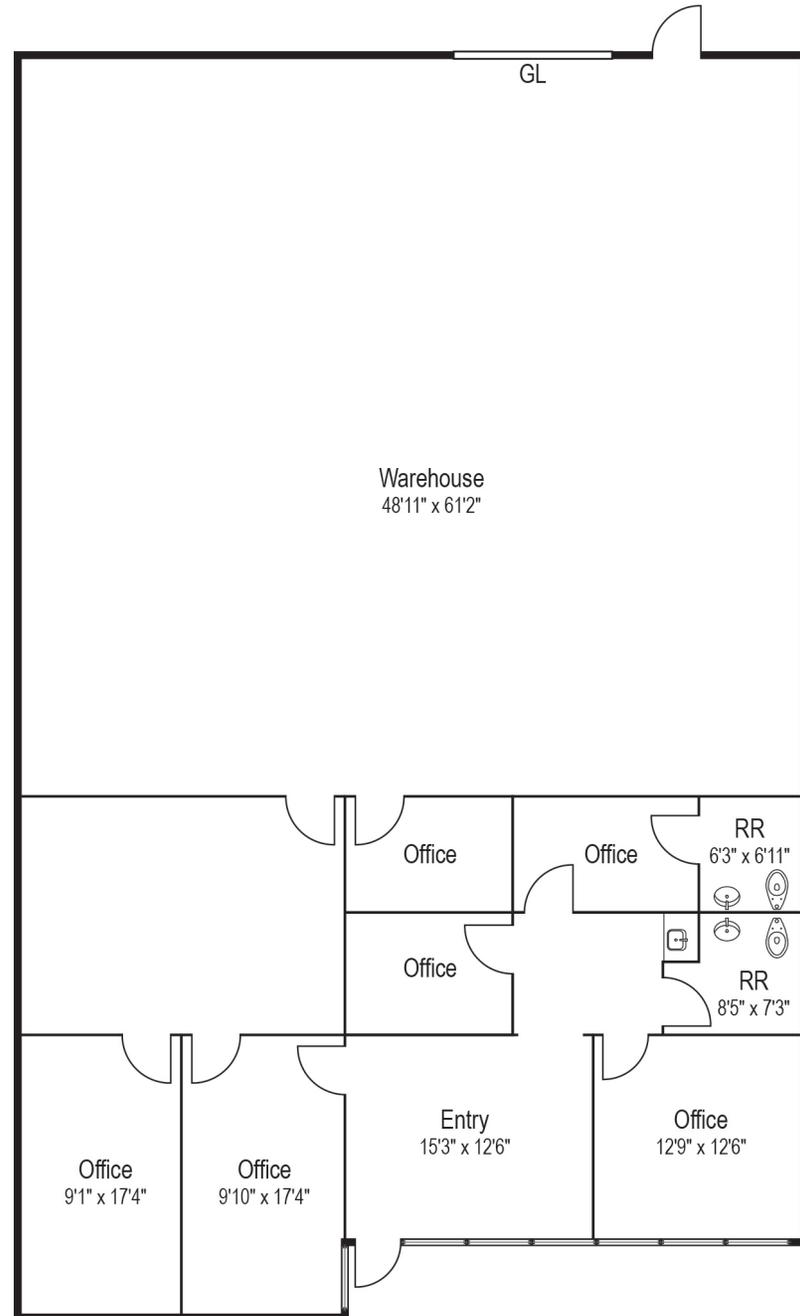
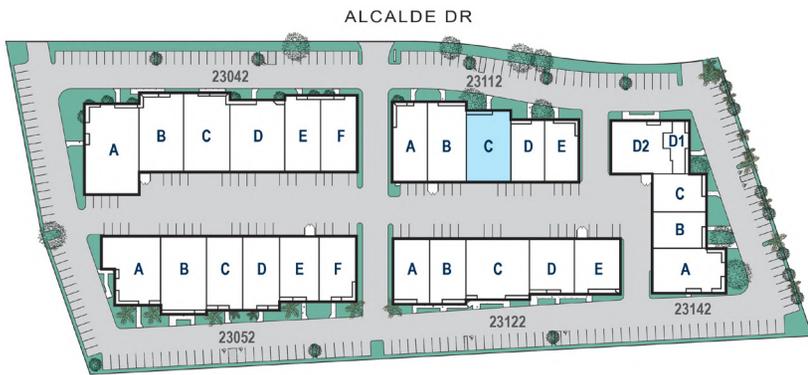


Address: 23112 Alcalde Dr
Unit: B
Square Feet: 3,600
Pricing: \$2,160,000



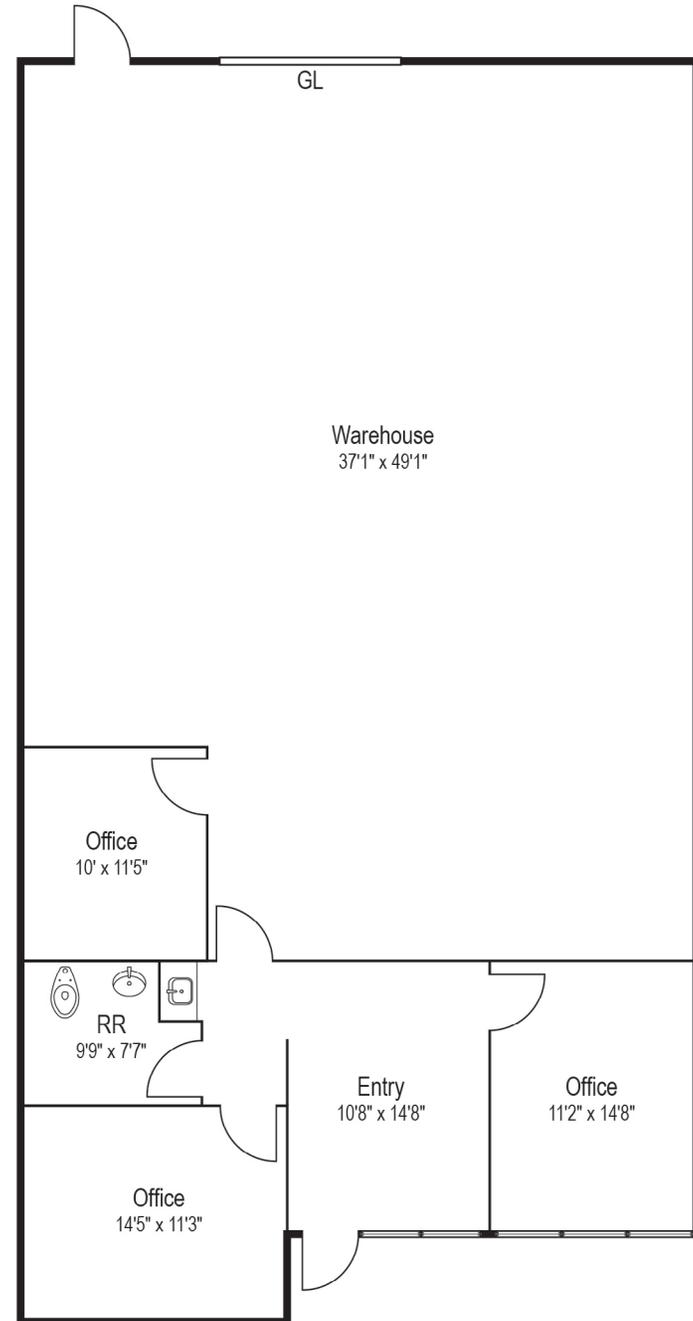
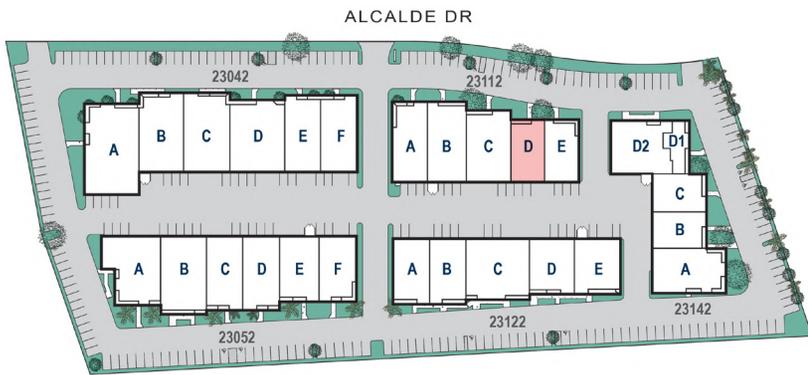


Address: 23112 Alcalde Dr
Unit: C
Square Feet: 4,000
Pricing: \$2,400,000



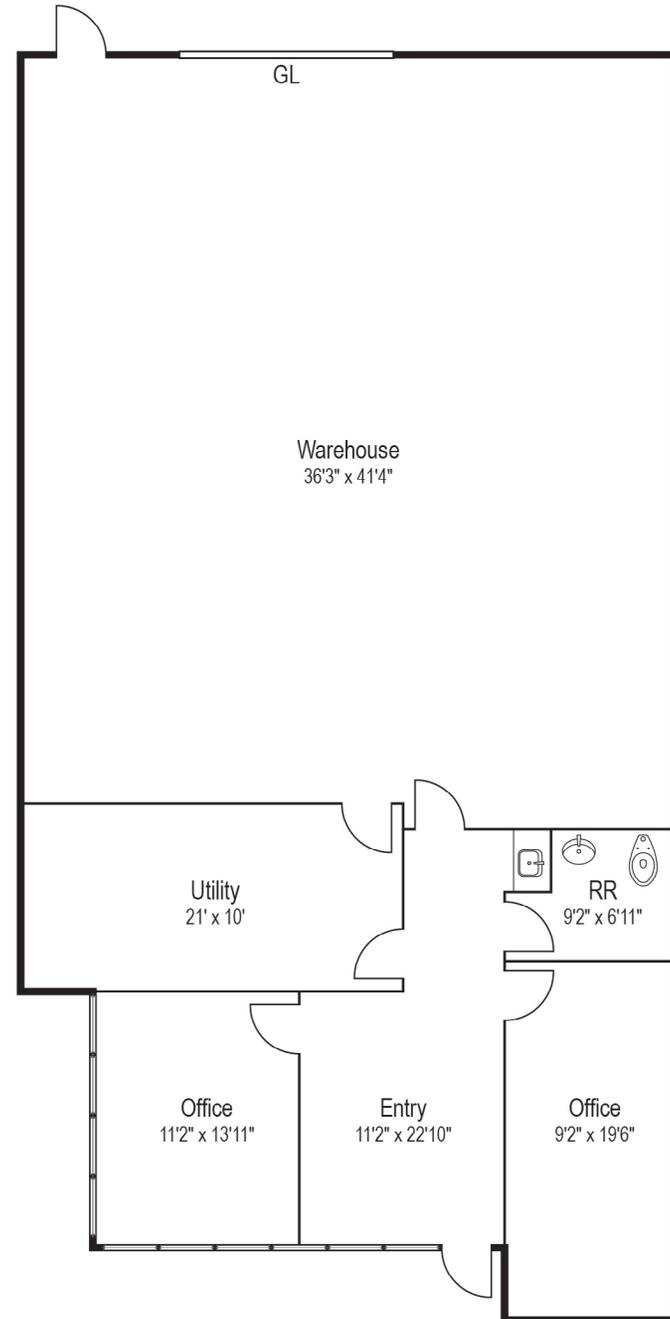
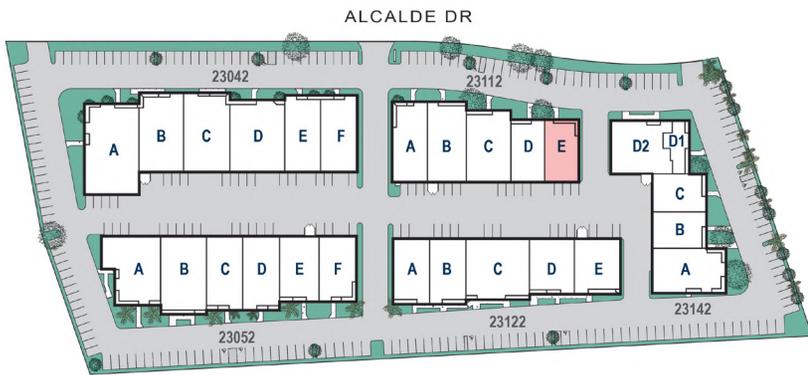


Address: 23112 Alcalde Dr
Unit: D
Square Feet: 2,625
Pricing: IN ESCROW



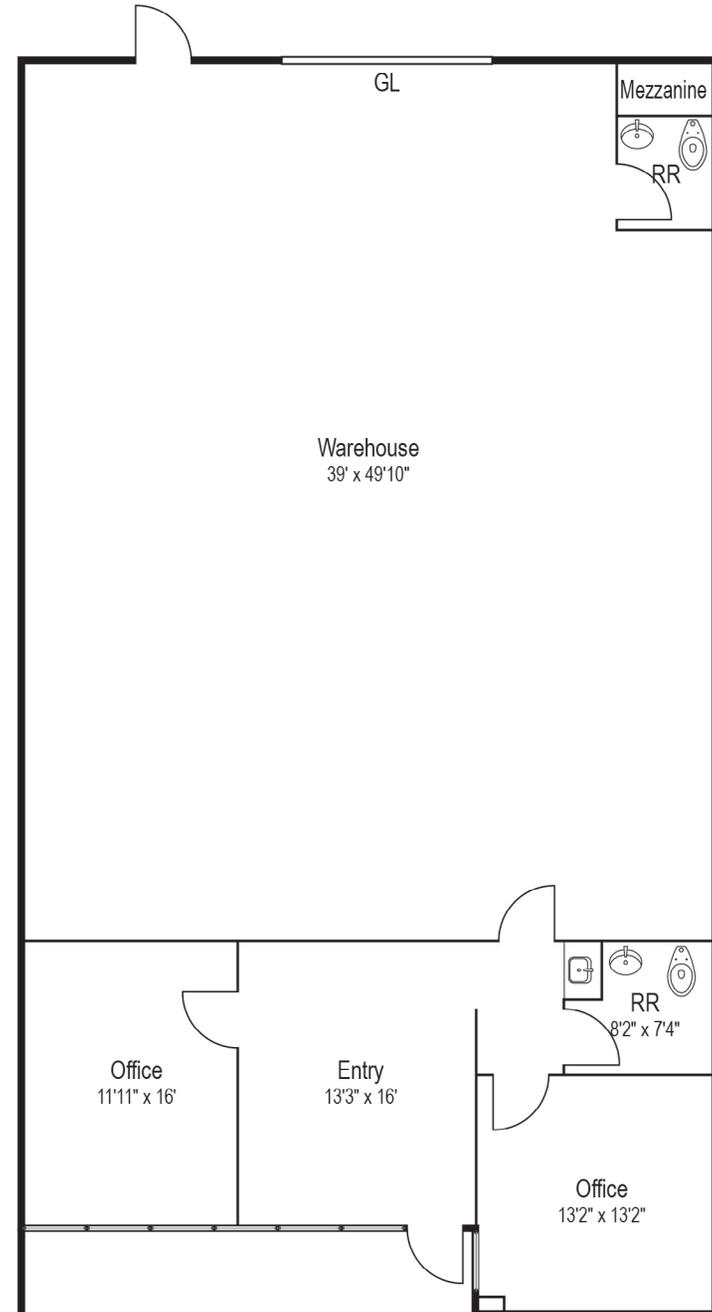
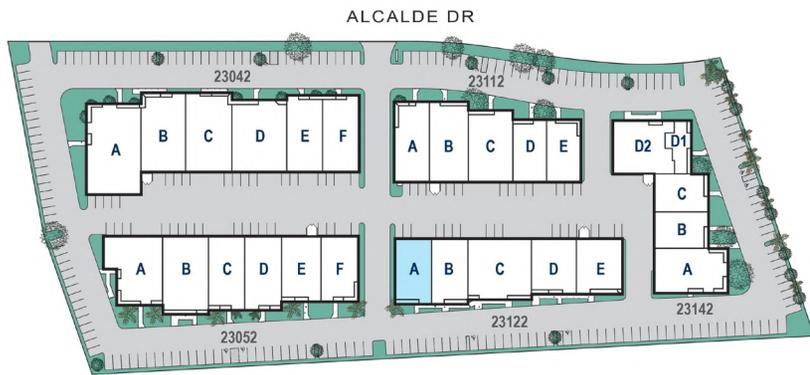


Address: 23112 Alcalde Dr
Unit: E
Square Feet: 2,625
Pricing: IN ESCROW



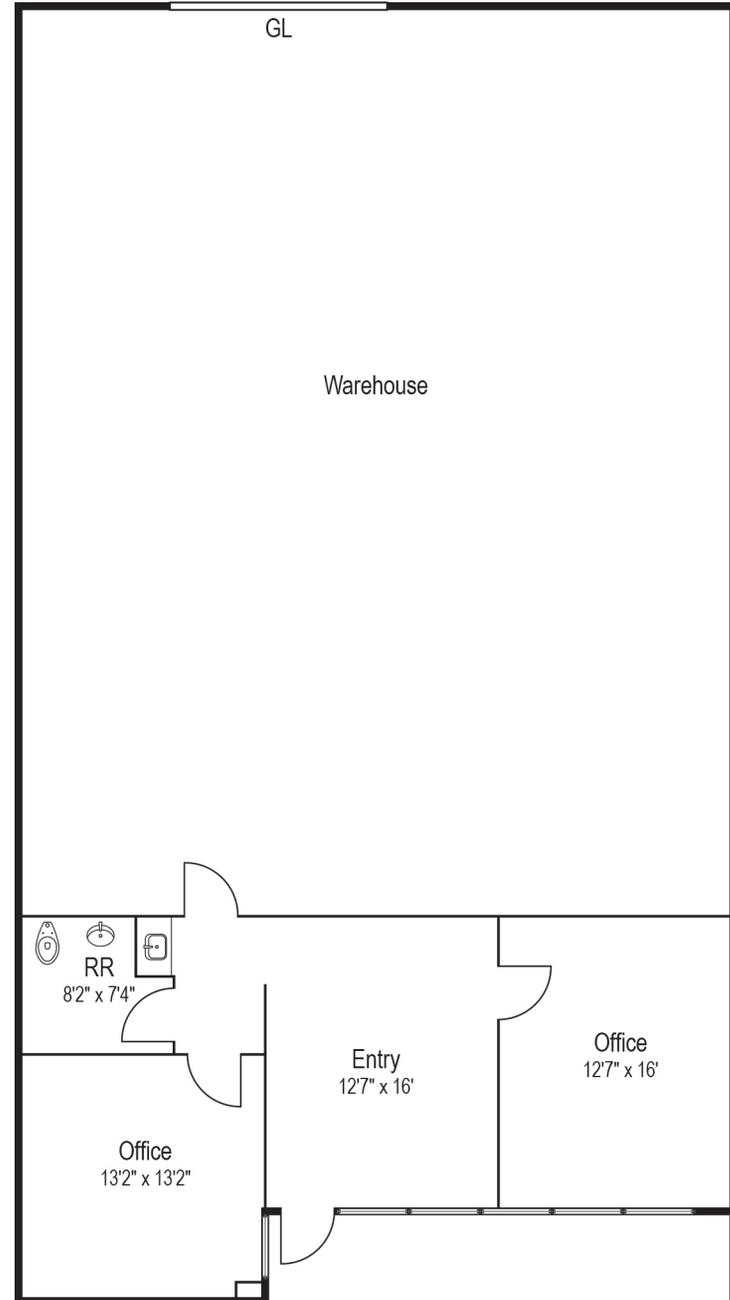
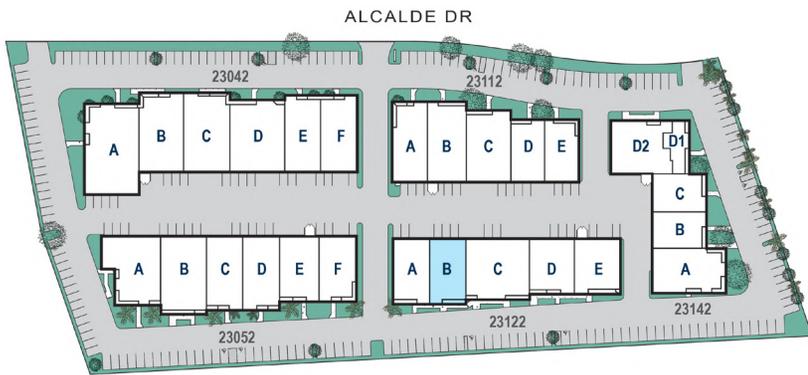


Address: 23122 Alcalde Dr
Unit: A
Square Feet: 2,880
Pricing: \$1,728,000



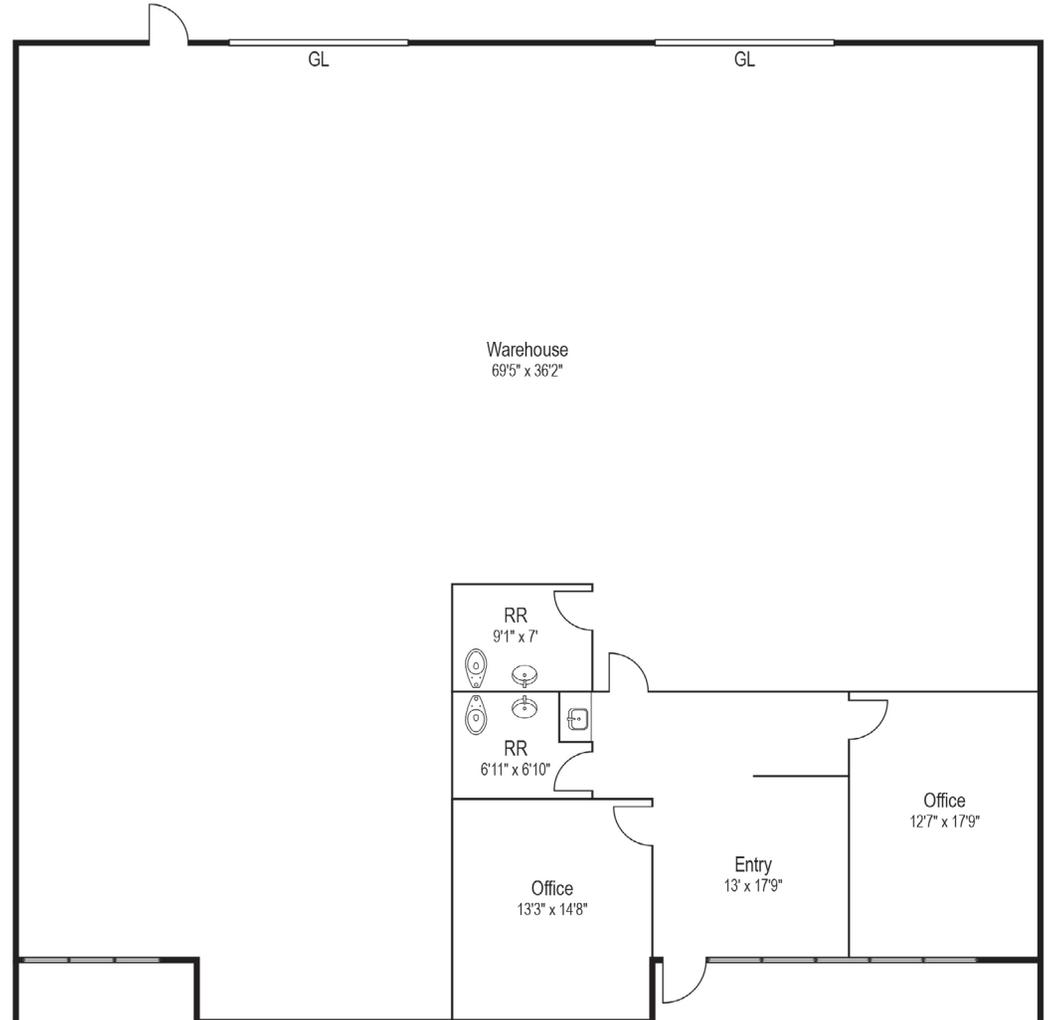
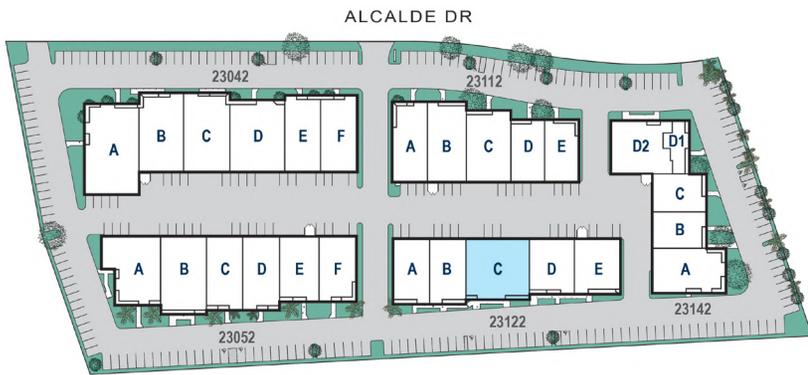


Address: 23122 Alcalde Dr
Unit: B
Square Feet: 2,880
Pricing: \$1,728,000





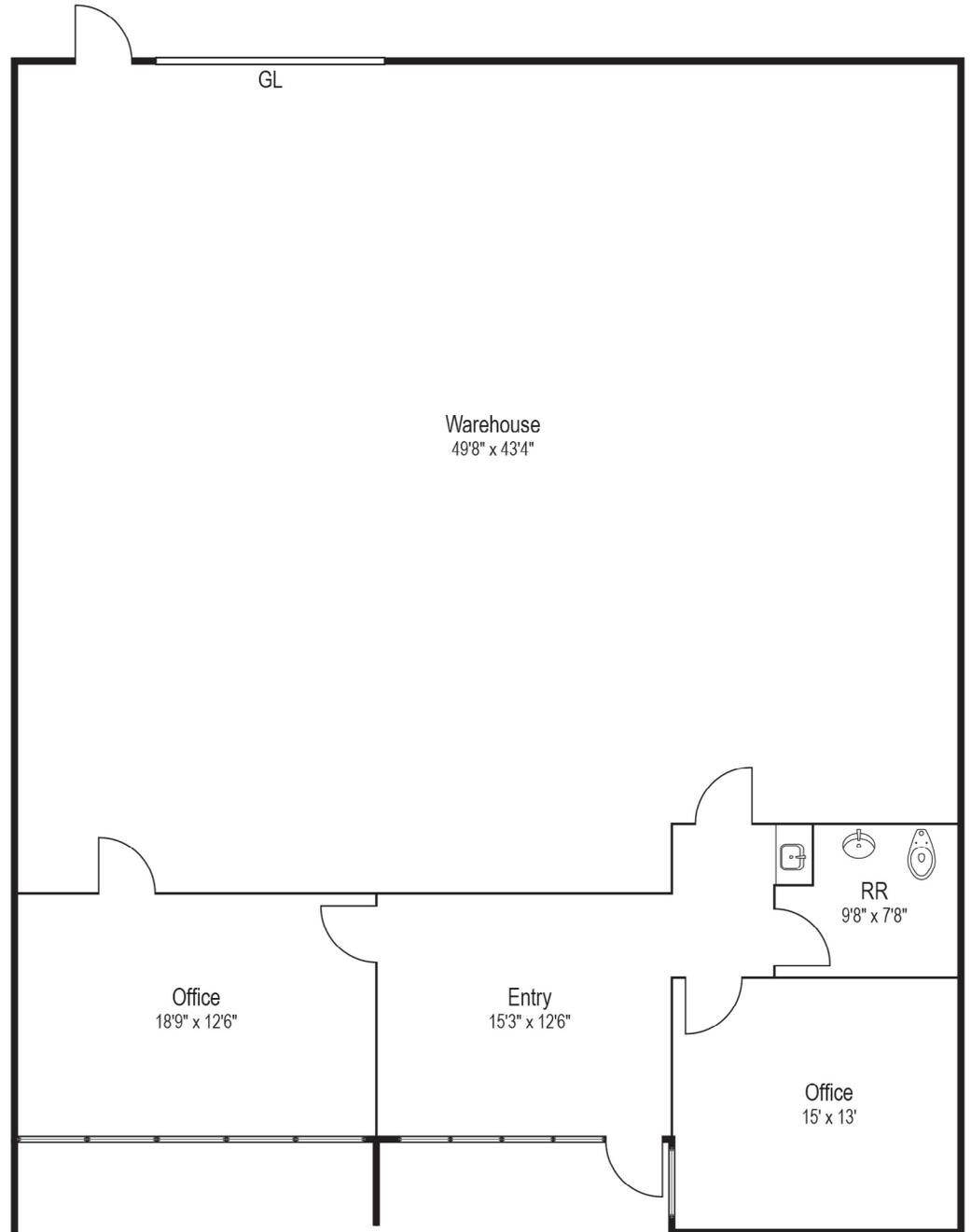
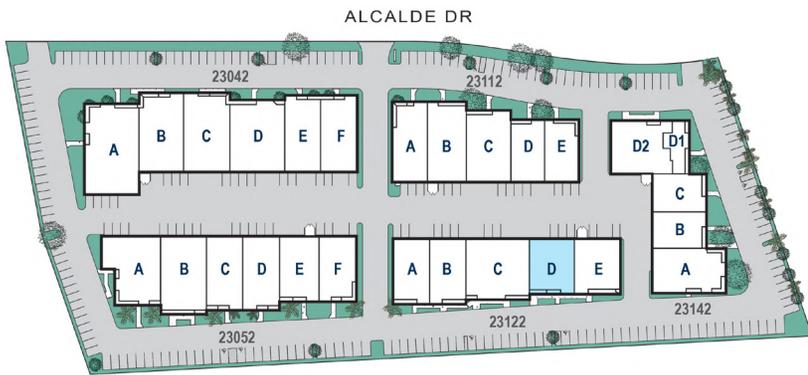
Address: 23122 Alcalde Dr
Unit: C
Square Feet: 4,690
Pricing: \$2,814,000



AVAILABLE UNITS

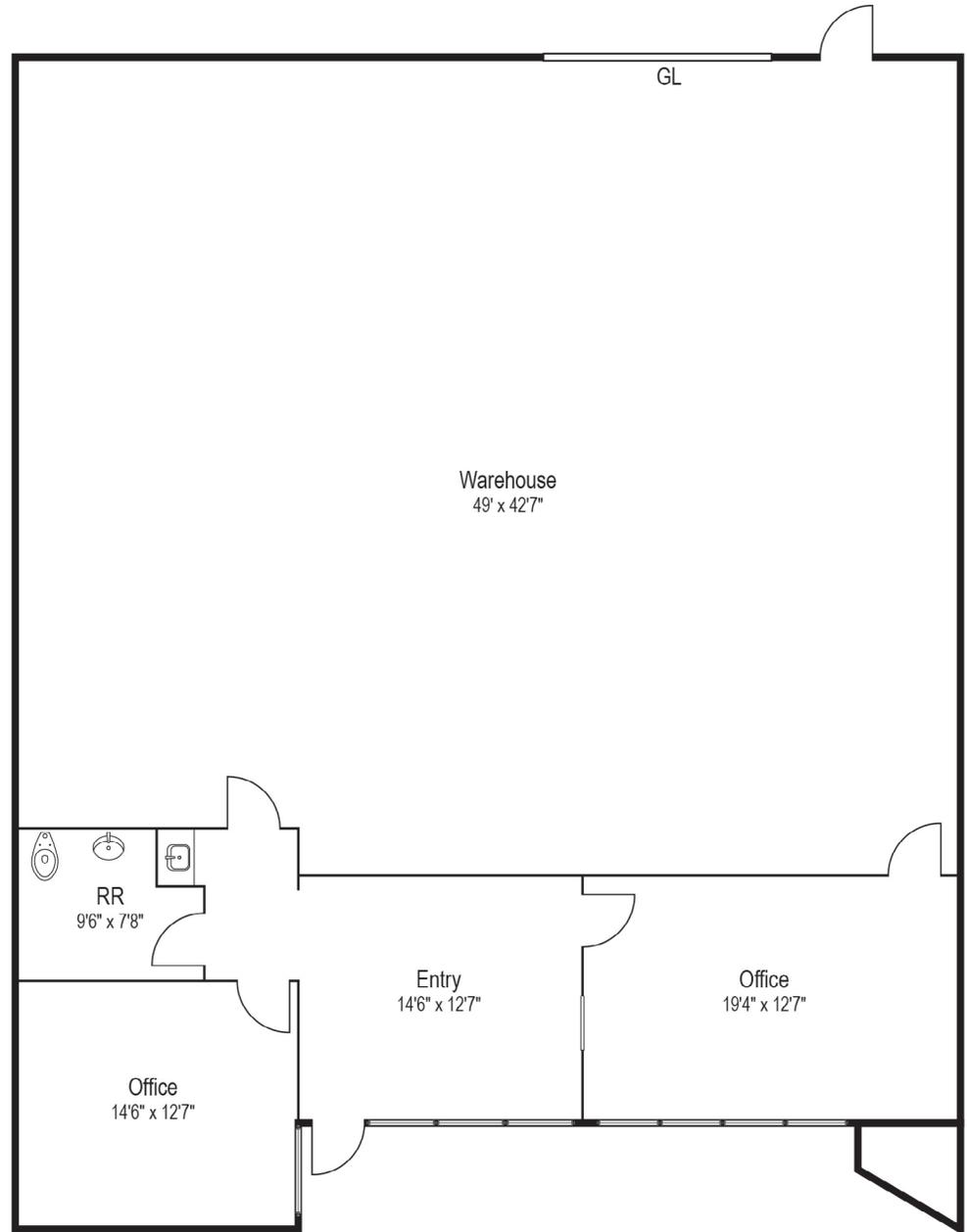
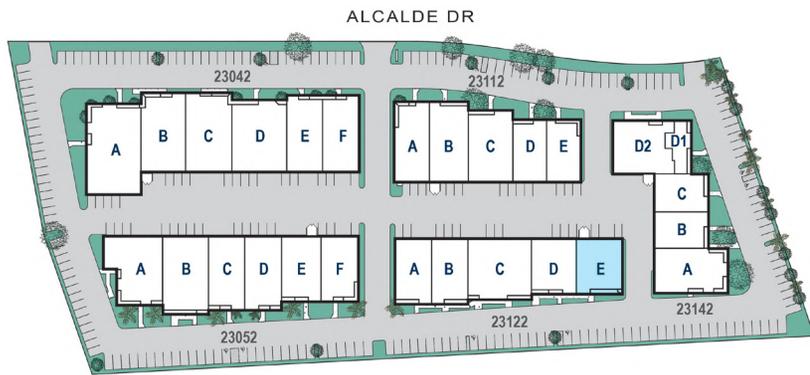


Address: 23122 Alcalde Dr
Unit: D
Square Feet: 3,100
Pricing: \$1,860,000



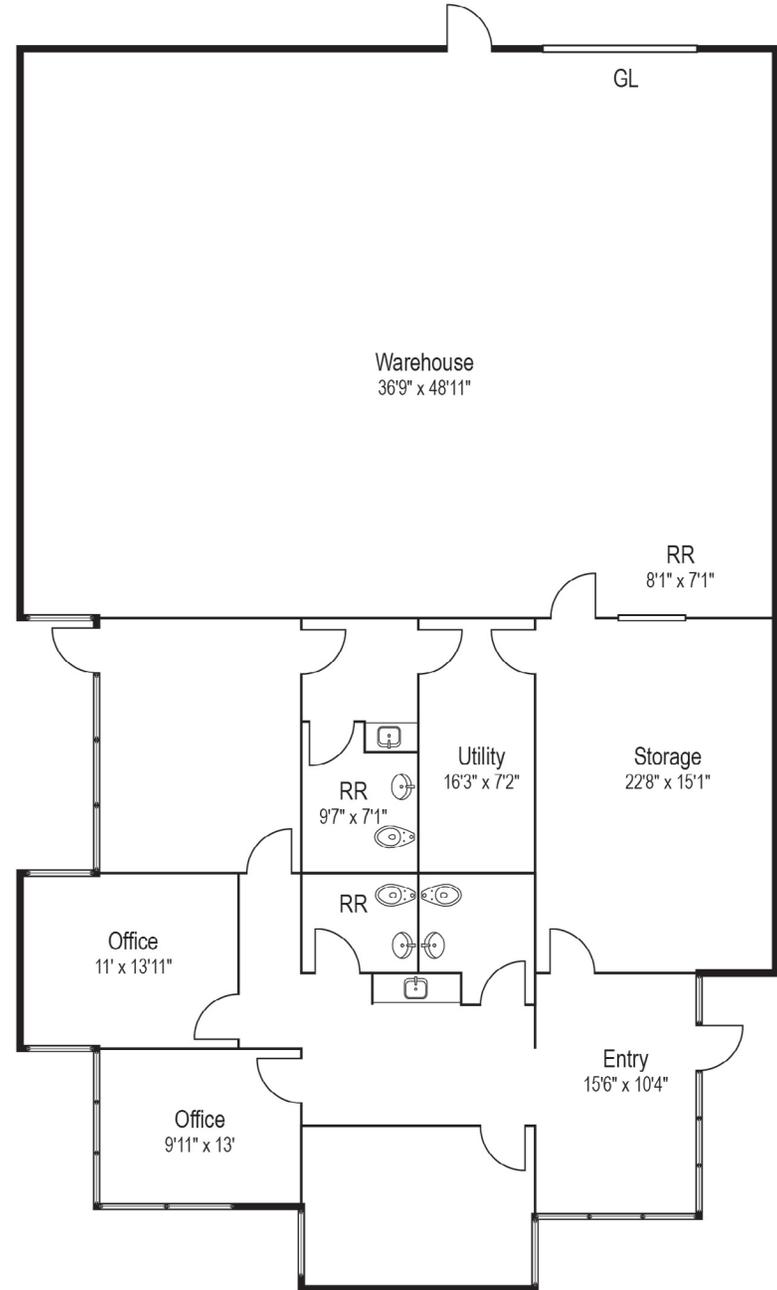
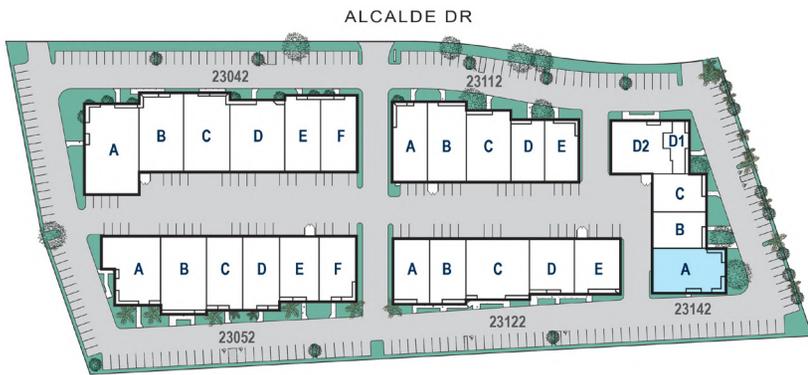


Address: 23122 Alcalde Dr
Unit: E
Square Feet: 3,100
Pricing: \$1,860,000





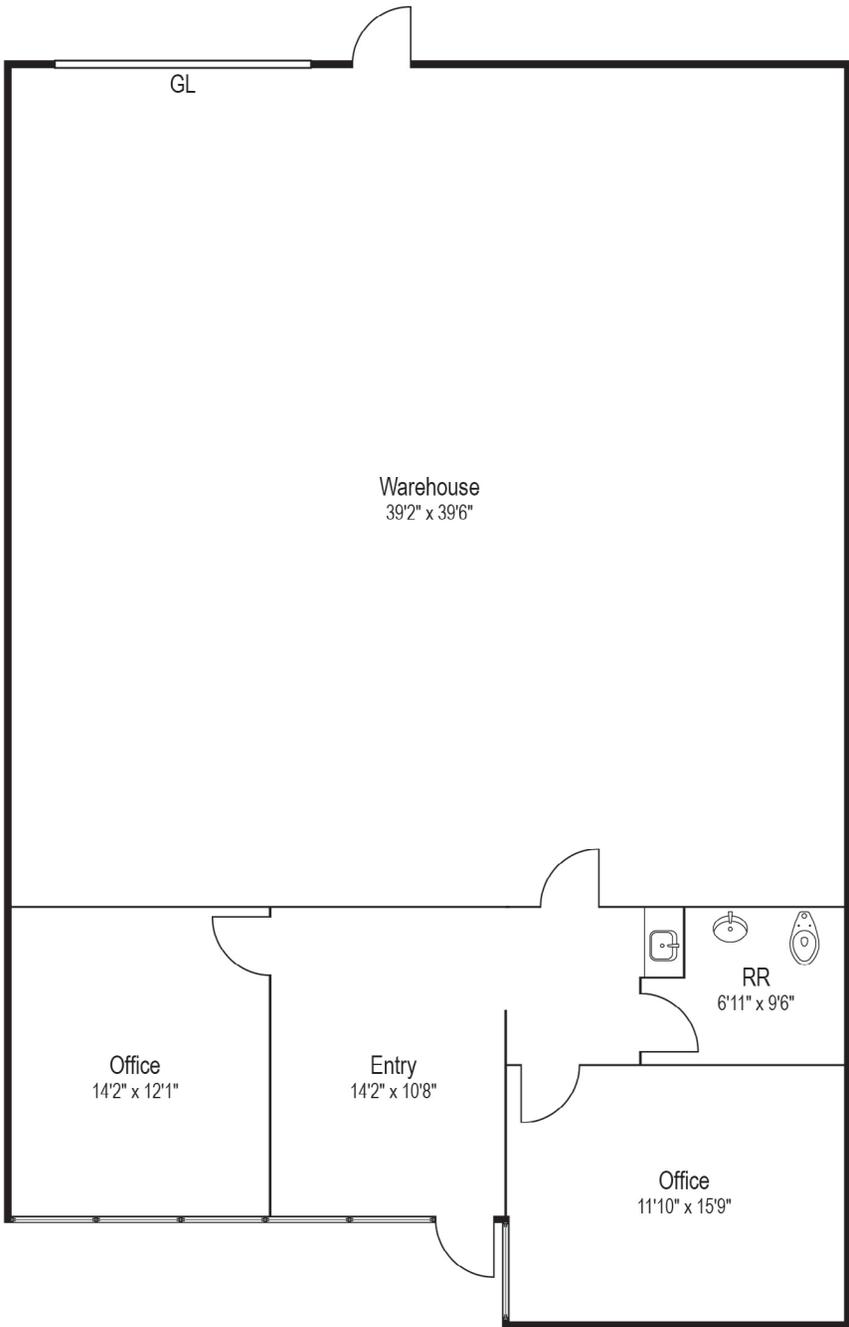
Address: 23142 Alcalde Dr
Unit: A
Square Feet: 3,850
Pricing: \$2,310,000



AVAILABLE UNITS



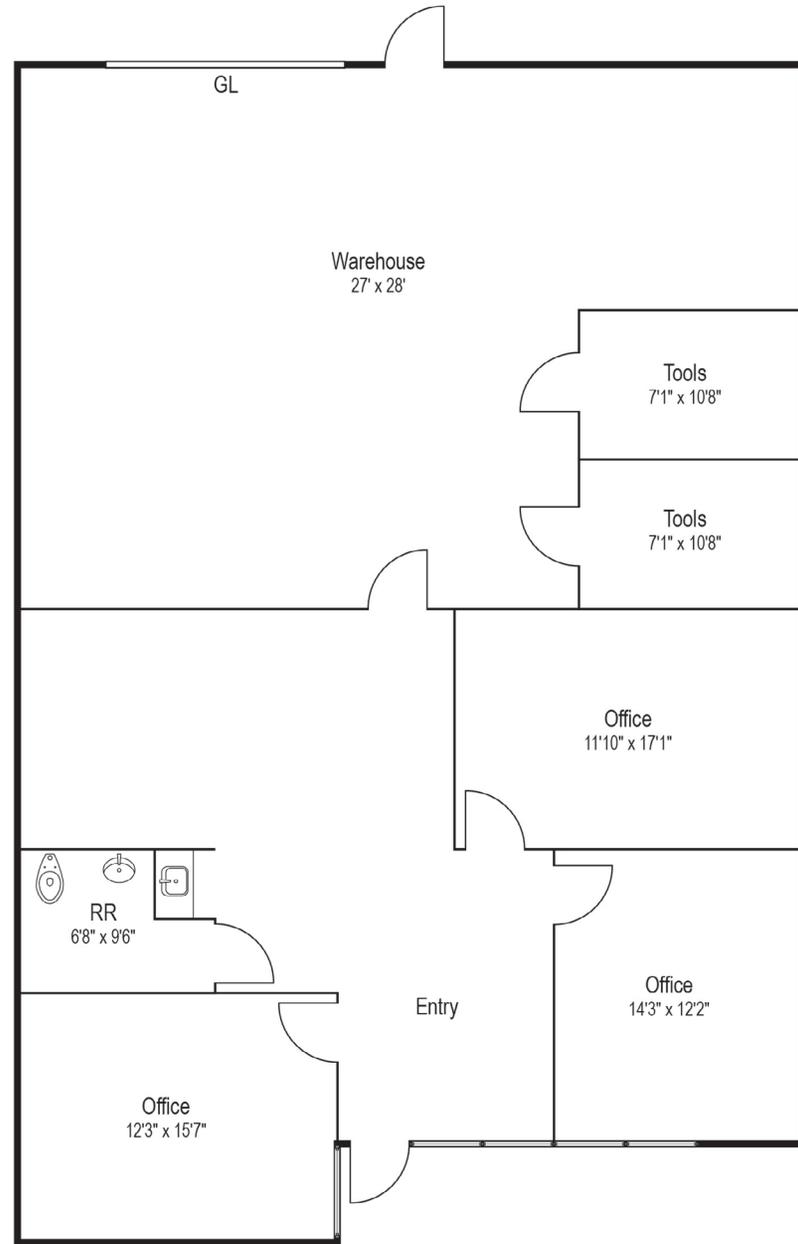
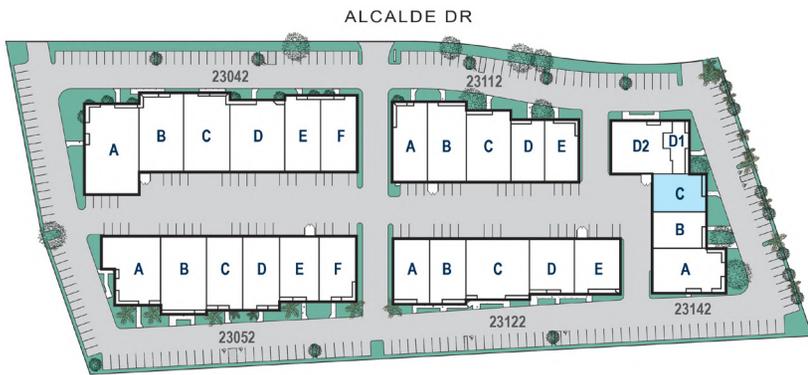
Address: 23142 Alcalde Dr
Unit: B
Square Feet: 2,400
Pricing: \$1,440,000



AVAILABLE UNITS

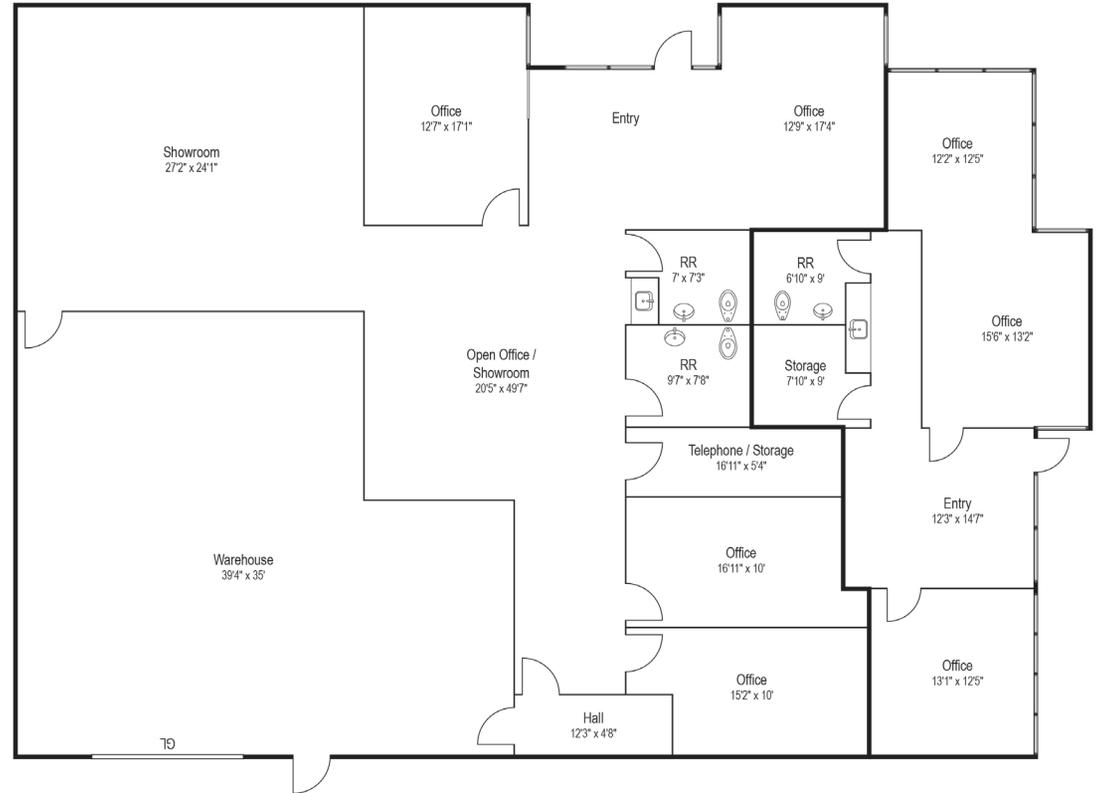
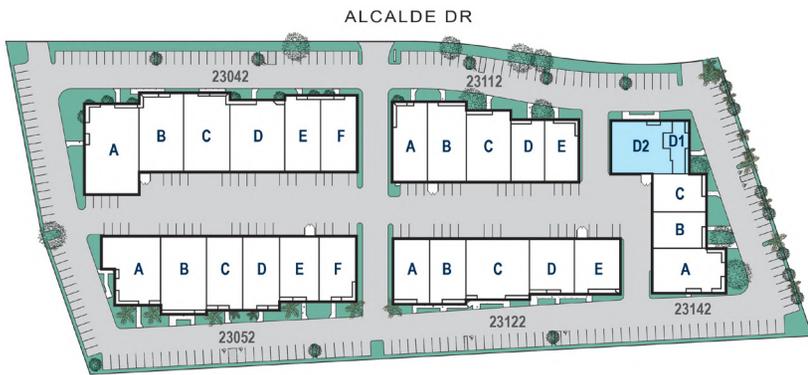


Address: 23142 Alcalde Dr
Unit: C
Square Feet: 2,400
Pricing: \$1,440,000





Address: 23142 Alcalde Dr
Unit: D
Square Feet: 5,004
Pricing: \$3,003,000



LAKE SIDE BUSINESS CENTER

LAGUNA HILLS, CA



For More Information, Please Contact:



JOHN COLLINS

Senior Vice President, Partner
(714) 269-4626 | jcollins@voitco.com
Lic. # 01235509



JORDAN KEMPER

Senior Associate
(949) 773-5668 | jkemper@voitco.com
Lic. # 02228841



MICHAEL COLLINS

Associate
(949) 263-5313 | mcollins@voitco.com
Lic. # 02294577



2020 Main Street, Suite 100, Irvine, CA 92037 • 949.851.5100 • 949.261.9092 Fax • Lic #01991785 | www.voitco.com

Licensed as Real Estate Broker and Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

©2026 Voit Real Estate Services, Inc.