

6
JOURNEY



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travis haining
cell: 949.689.6321
Travis@CTHcre.com
DRE #: 01483191



AVAILABLE UNITS

updated may 2025

building address	total sf	office sf	warehouse sf	notes	lease rate
Suite 240	±2,128	±2,128	-	Second Floor Suite, 100% Office, Four (4) Private Offices, Large Open Office Area, Nice Glass Line and Natural Light	\$1.40 NNN*
Suite 160	±3,432	±2,432	±1,000	SUBLEASE EXP 02/2027: First Floor Suite, Five (5) Private Offices, Office with High Clear Warehouse	\$1.45 NNN*

*Net Expenses: \$0.51 PSF/Mo.

PROPERTY description

High Image Flex / R&D Business Park

3.4:1,000 Parking Ratio

Approximately 16' - 26' Warehouse Clearance

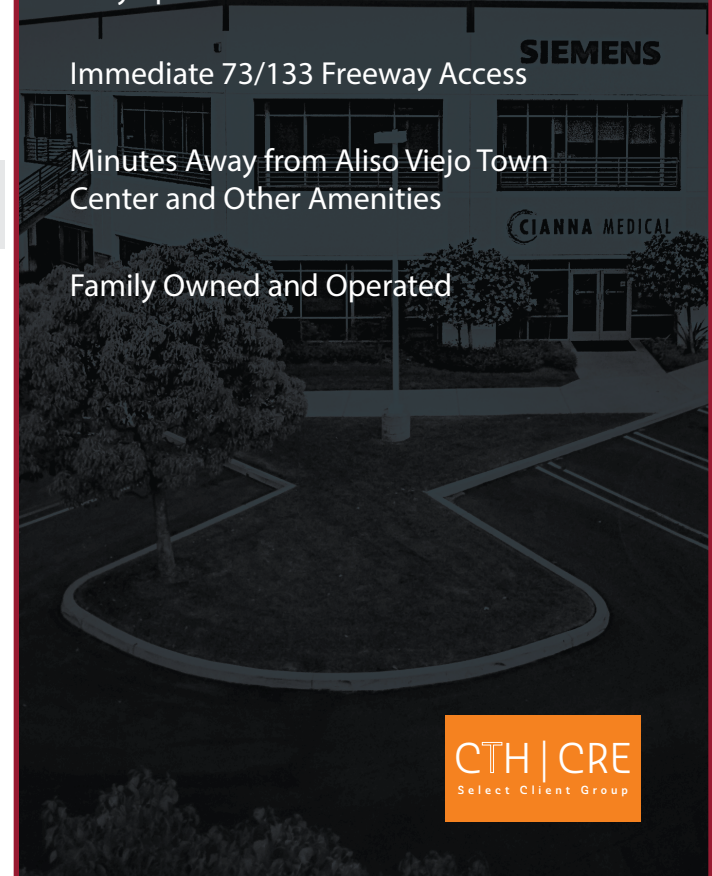
Ground Level Loading (10'W x 10' H)

Fully Sprinklered

Immediate 73/133 Freeway Access

Minutes Away from Aliso Viejo Town Center and Other Amenities

Family Owned and Operated





JOURNEY



Journey Business Park 6

SUITE 240 ($\pm 2,128$ SF)

features

Second Floor Suite

100% Office

Four (4) Private Offices

Large Open Office Area

Nice Glass Line and Natural Light

Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.40 NNN

Net Expenses: \$0.51 PSF Net

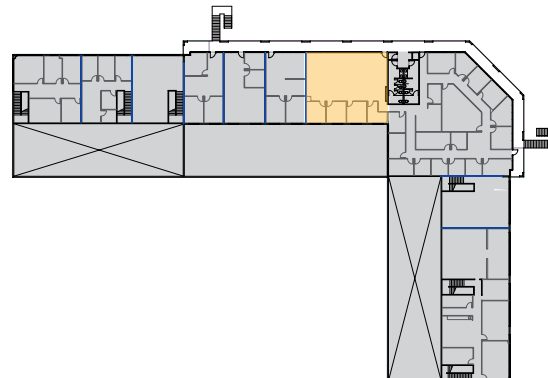
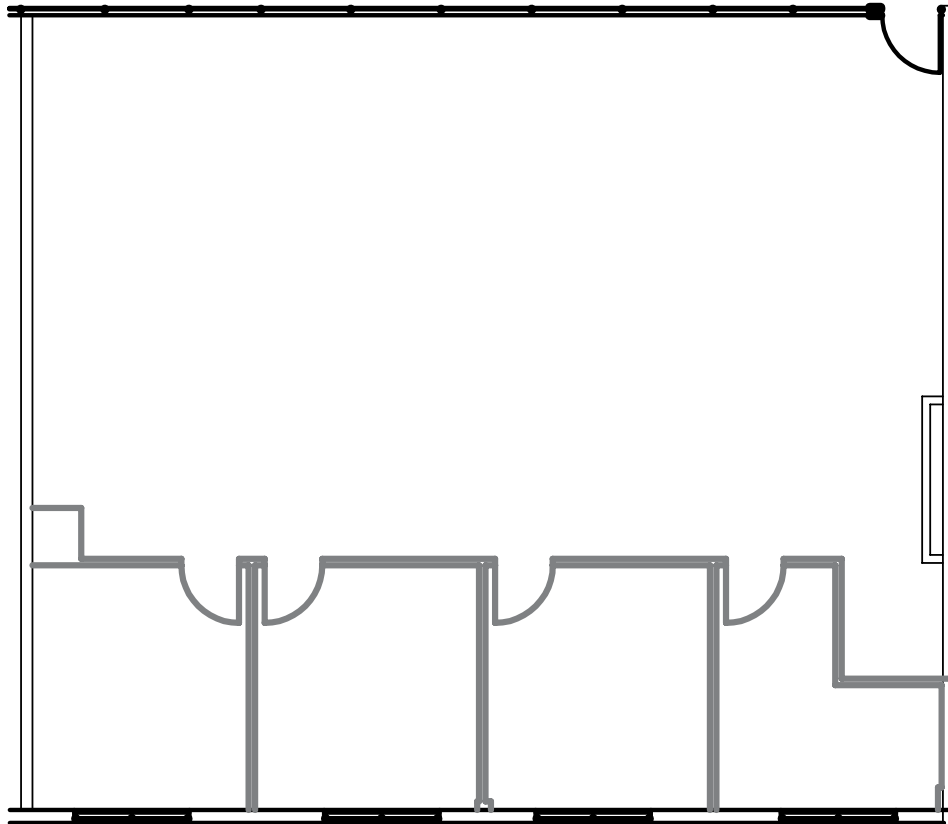
SIEMENS

CIANNA MEDICAL

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suite 240



Not to scale. Not as built.

SUITE 160 ($\pm 3,432$ SF)

features

Office: 2,432 SF

Warehouse: 1,000 SF

26' Warehouse Clear Height

One (1) Ground Level Door

Five (5) Private Offices

One (1) Conference Room

Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.45 NNN

Net Expenses: \$0.51 PSF Net

SIEMENS

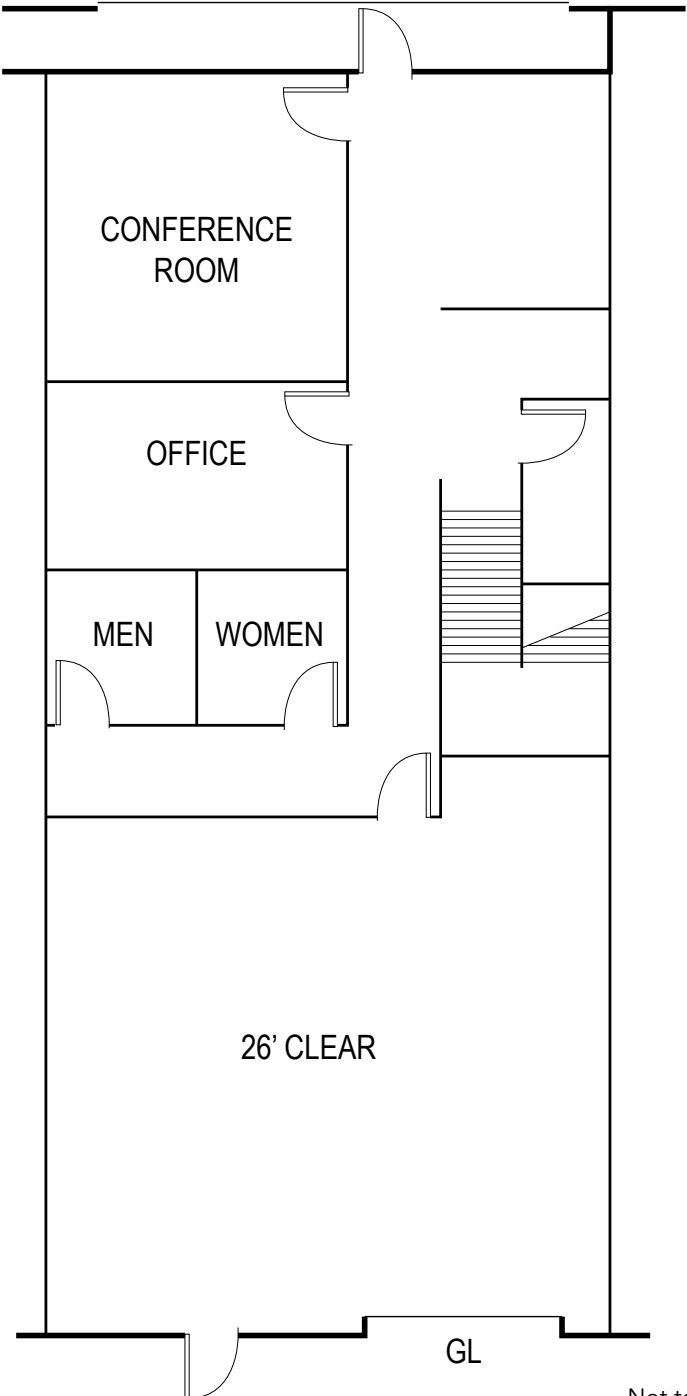
CIANNA MEDICAL

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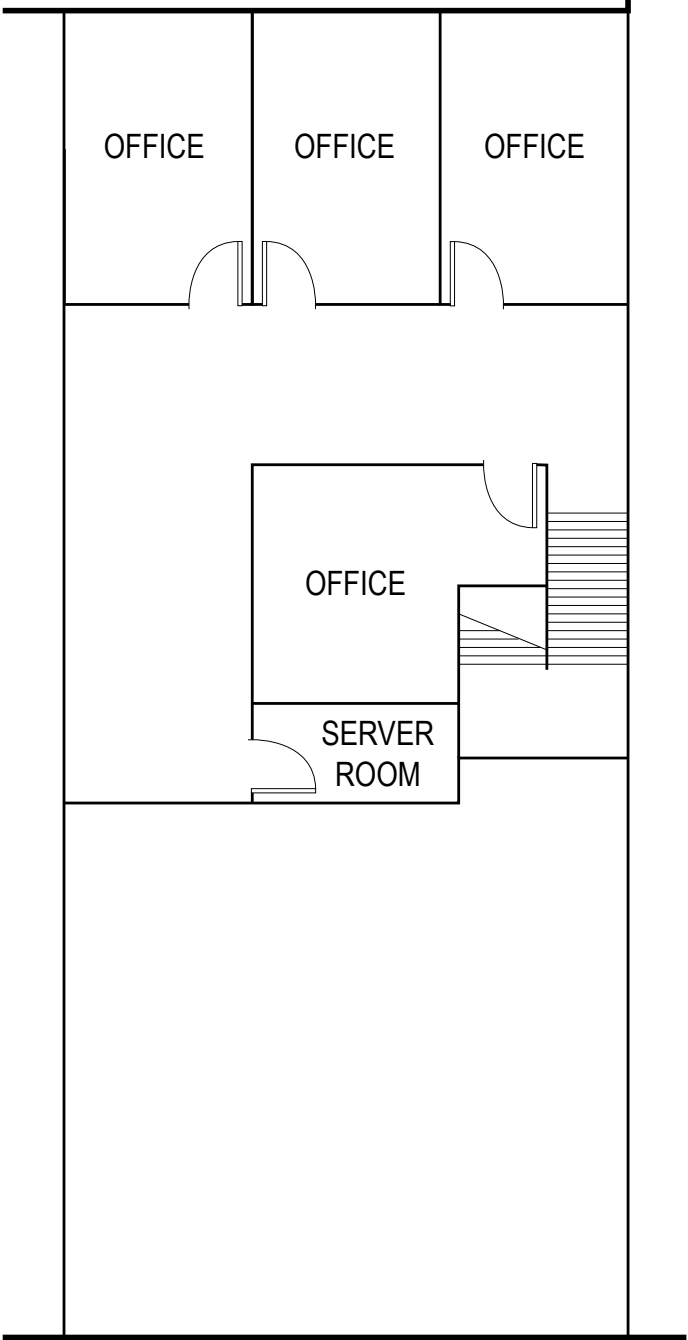


suite
160

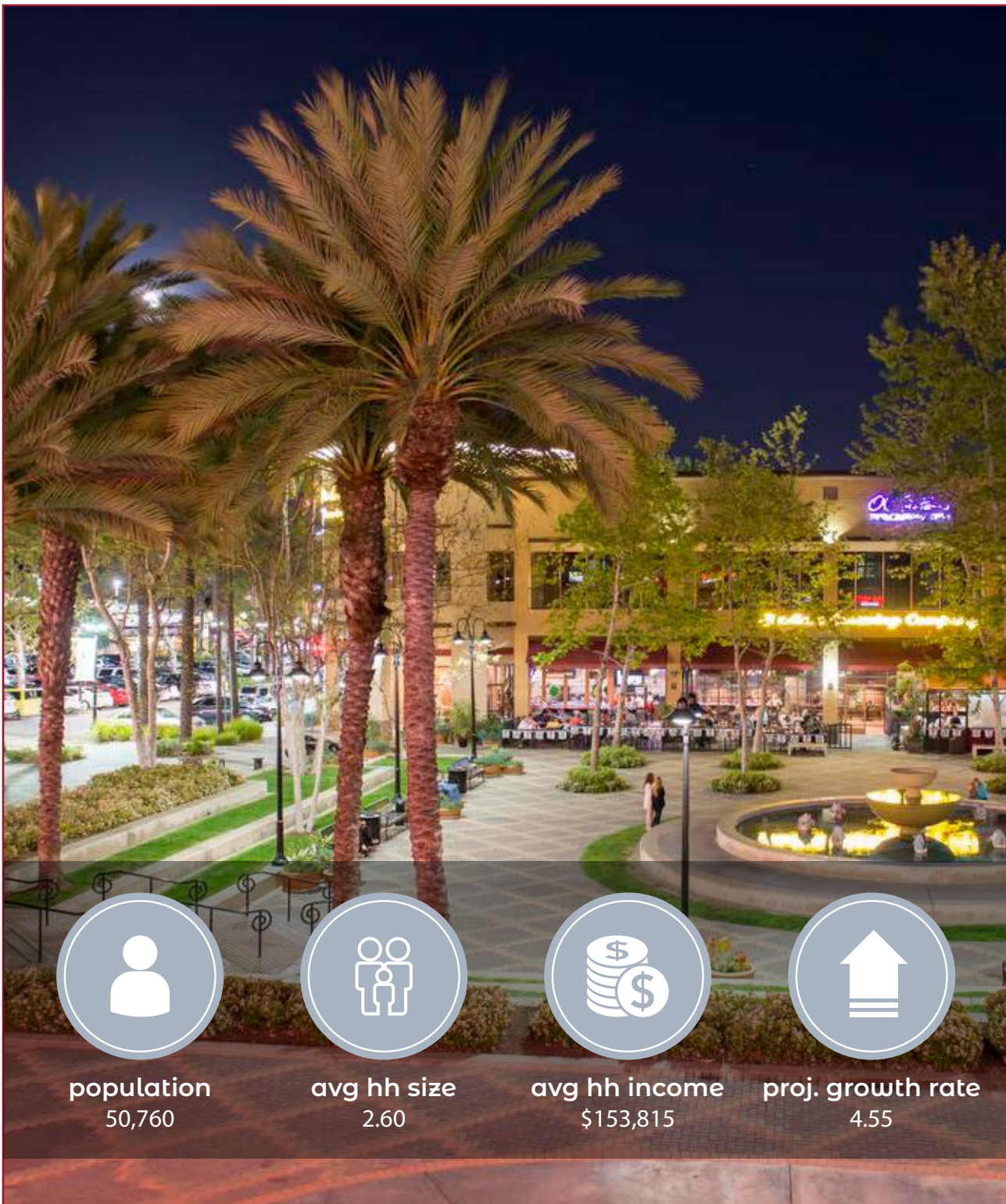
First floor



second floor



Not to scale. Not as built.



population
50,760



avg hh size
2.60



avg hh income
\$153,815



proj. growth rate
4.55

aliso viejo

With award-winning schools, attractive neighborhoods, and fabulous shopping, dining and entertainment, Aliso Viejo is certainly a popular place to live. The City, which is continually ranked one of the safest cities in the nation, boasts rolling hillside, valley terrain and picturesque views of mountains, streams, parks and city lights.

The City of Aliso Viejo is a master planned community that was developed to contain a balance between residential neighborhoods, community parks, facilities and schools as well as an appropriate mix of business, office and retail uses. The City is home to the headquarters of several large corporations and the community features ample employment opportunities and extensive recreational facilities. The City also enjoys access to the Orange County trail system. Wood Canyon Wilderness Park is home to many rare and endangered plants and animals, along with mature oaks, sycamore and elderberry trees and year-round streams. An abundance of parks and trails, cultural and recreational activities and youth sports programs further enhance the quality of life for a community with a vision to ensure long-term viability.

The City continues to be ranked among the best places in the nation to live and raise a family and the community mirrors Aliso Viejo's tagline: "Live Life Inspired."

6 JOURNEY



Aliso Creek Rd

Aliso Viejo
Town Center

OC Fire Station

Aliso Viejo Library

South Coast
Health Center

Pacific Park
Plaza

National
Gymnastics
Training

Aliso Viejo
Self Storage

Aliso Viejo
City Hall

Journey

Journey

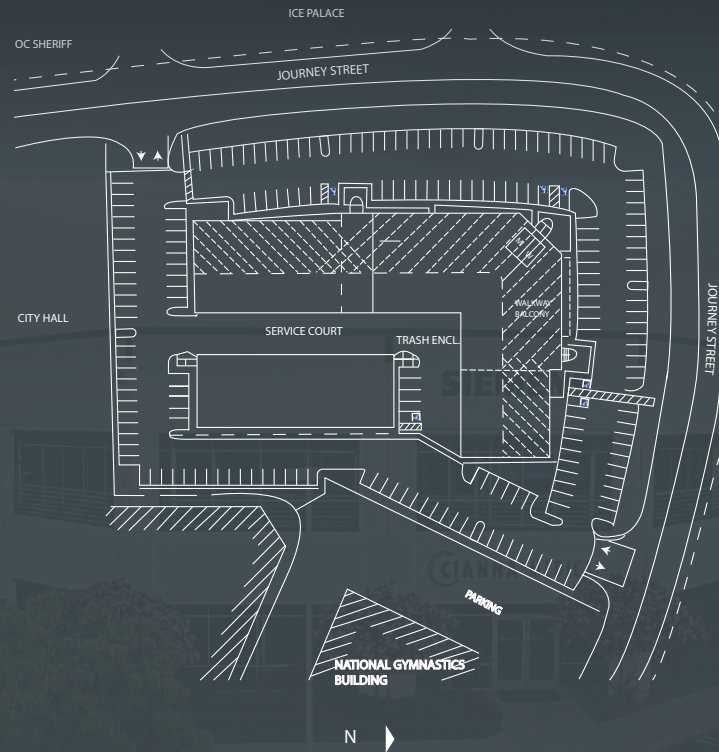
OC Sheriff
Department

Aliso Viejo
Ice Palace

Pacific Park Dr



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For more information, please contact:

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