

Capistrano Business Plaza



30200, 30270, 30290 & 30320
Rancho Viejo Road, San Juan Capistrano, CA 92675



Property Overview

Address	30200, 30270, 30290, and 30320 Rancho Viejo Road, San Juan Capistrano, CA
Total Portfolio Size	35,118 SF
Stories	1 and 2
Portfolio % Leased	87.0%
Year Built	1989
Parking Ratio	4.1/1,000 SF
In Place NOI	\$663,096
Year 2 NOI	\$778,126
Year 3 NOI	\$847,170
Portfolio WALT	1.5 Years
Debt to Assume	None



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MEMORANDUM



The 4 buildings are part of the Capistrano Business Plaza - a 13-building 101,377 total SF office/medical development situated on 14.09 acres.
APN: 650-162-01; 650-162-08; 650-162-09; 650-162-18



30270 RANCHO VIEJO RD.
6,440 SF, 100% LEASED, 6 TENANTS



30200 RANCHO VIEJO RD.
9,563 SF, 74.5% LEASED, 6 TENANTS



30290 RANCHO VIEJO RD.
9,097 SF, 79.3% LEASED, 15 TENANTS



30320 RANCHO VIEJO RD.
10,018 SF, 99.3% LEASED, 20 TENANTS

Investment Highlights

Diversified Tenant Mix

The portfolio offers a diversified tenant mix with suite sizes ranging from approximately 70 square feet to 2,632 square feet, appealing to a broad range of medical, professional, and service-oriented tenants. Building occupancy ranges from 79.3% to 100%, providing immediate value-add potential through the lease-up of remaining vacancy.



Multiple Exit Strategies

With four separate APNs, the portfolio offers investors flexibility to sell the buildings individually, in any combination, or as a single portfolio transaction — allowing a future owner to tailor a disposition strategy to market conditions, buyer pools (owner-user vs. investor), or capital needs at time of sale.

Unrivaled Location

Strategically positioned near the Junipero Serra Road interchange, the Property benefits from strong regional connectivity, affluent surrounding demographics, and limited competing office product within San Juan Capistrano. The campus-style environment, institutional-quality landscaping, and proximity to executive housing create an attractive setting for tenants seeking a unique alternative to traditional suburban office product.



Below Replacement Cost

Opportunity to acquire a stabilized, income-producing office portfolio in a supply-constrained coastal Orange County submarket at an attractive basis relative to replacement cost.



Boutique Mediterranean Design



Serene Business Park Environment



Abundance Of Natural Light



Nearby To Experiential Retail & Entertainment



Outdoor Seating



Efficient Layout & Design for Small to Mid-Size Users

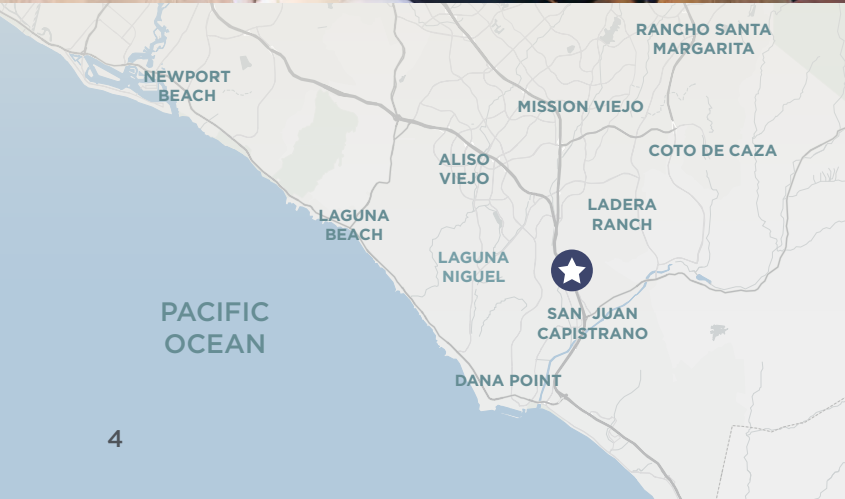
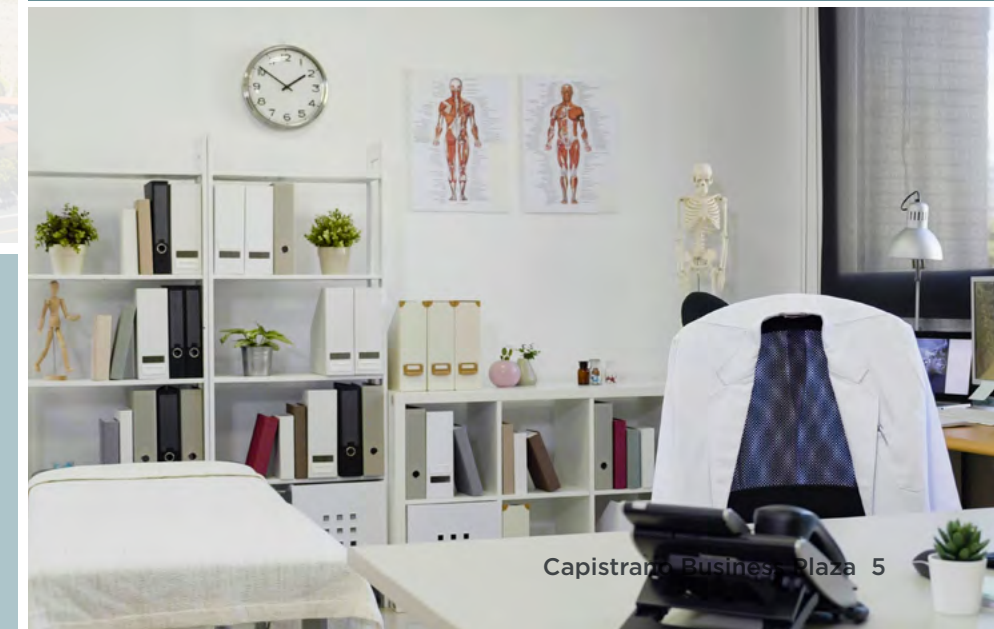


Proximity To Executive Housing and Beaches



Near-Term Rent Upside

With a portfolio WALT of approximately 1.5 years, in-place rents across a meaningful share of the rent roll are positioned to reset to market within the next 12-18 months, providing investors with a clear, near-term path to mark rents to market without a prolonged lease-up or repositioning period.



Medical Office Potential

The portfolio's flexible suite sizes and layout provide an opportunity to expand the existing medical and wellness tenant base, a use type that typically commands a rent premium over standard professional office space. Investors have the ability to reposition select vacant and rolling suites toward medical use, further enhancing the portfolio's income potential.

Location



San Juan Capistrano Mission



Doheny Beach



Swallows Day Festival



River Street Ranch



Dana Point



San Juan Hills Golf Course



Ritz-Carlton Laguna Niguel



Waldorf Astoria Monarch Bch



Capistrano Business Plaza



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