

For Sale - Trophy Medical Office/Retail Investment

26831 Aliso Creek, Aliso Viejo



Highlights

- One-of-a-kind trophy asset on its own pad in the high-profile Aliso Viejo Town Center
- 100% NNN leases to Bank of America, Vitamin Shoppe, and three medical tenants
- \$7,480,000 purchase price represents an actual 7.00% cap rate (\$523,854 NOI as of 1/1/2011)
- Built in 2002, this property is well positioned for long-term appreciation
- Best, safest, long-term NNN investment in the market, priced to sell quickly
- Busy BofA branch, Vitamin Shoppe just extended, medical tenant leases signed recently

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Significant Appreciation Potential

- In addition to attractive long-term appreciation, realize additional investment upside
- Aging of baby boomer population will increase demand for medical space, resulting in significant medical rent hikes
- Building measures 15,269 sf (vs. 14,879 sf in the rent roll), so over time the building can "grow"

High Tenant Stability

- Bank of America is likely to exercise their five-year option to extend in 2012, having made significant recent upgrades to this branch, which represents more than 50% of all deposits in the 92656 Aliso Viejo ZIP code
- Vitamin Shoppe exercised their five-year option early and now is in place through the end of 2017
- A primary care physician group just signed a 10-year deal (expiring in 2020) and construction is underway
- A dentist moved into the space in 2009, with a lease extending through October 2012
- A cosmetic medical group is a stable, long-term tenant and recently renewed through the end of 2013

Sale Comp

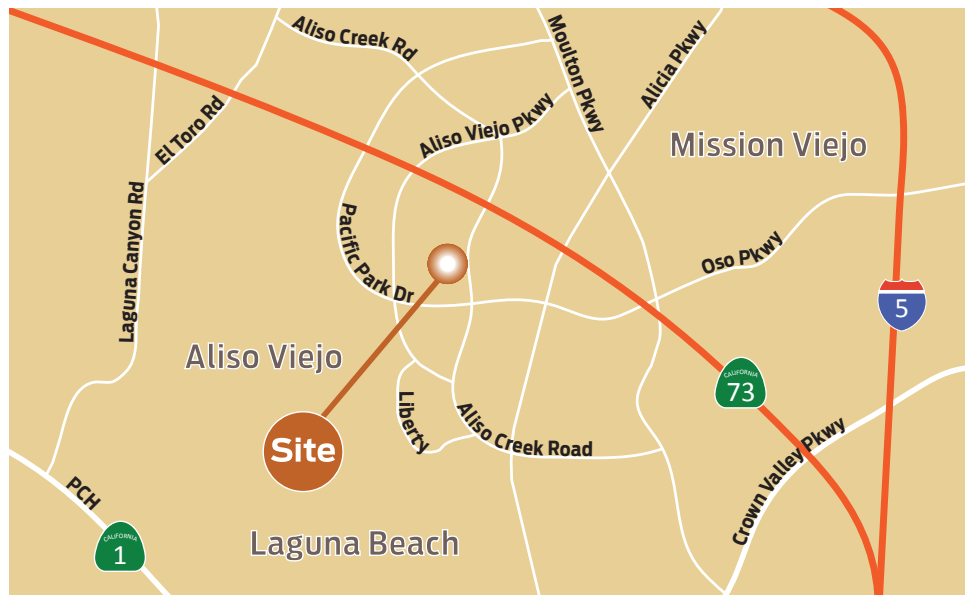
- The key sale comp within Aliso Viejo Town Center sold for \$682/sf a few years ago
- Though it sold in a better market, that sale was much larger (57,200 sf), and in a far inferior location to this offering (due to the lack of street exposure)
- At \$490/sf, this asset is an outstanding long-term buy

Steven G. Economos

949.296.3607 Lic. N^o 01159994
SEconomos@360CommercialRE.com

Geoffrey S. DeWolf

949.296.3608 Lic. N^o 01319312
GDeWolf@360commercialRE.com



LOCATION MAP



PRIME LOCATION



AERIAL

2211 Michelson Drive, Suite 450
Irvine, California 92612

T 949.296.3600
F 949.296.3699

360CommercialRE.com



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