**ORANGE COUNTY INVESTMENT PROPERTIES FOR SALE**

**OFFICE**

1. CBRE

26479 Rancho Parkway, Lake Forest
- ±3,156 SF High Image, Single Story Office Building
- High End Improvements
- Seven (7) Private Offices
- One (1) Conference Room
- One (1) Storage Room
- 11' Ceilings with Excellent Glassline
- 4,100 Parking Ratio
- Short Drive to Foothill Towne Centre and other Retail Amenities
- Excellent Access to the 241 Transportation Corridor

- BRIAN COLE Lic. 01770986
- JEFF CARR Lic. 01009600
- All: +1 949 725 8631

2. CBRE

32 Journey, Aliso Viejo
- 100% LEASED INVESTMENT
- POSSIBLE FUTURE OWNER
- USER OPPORTUNITY
  - ±16,000 SF Class A Office Building
  - Corporate Identity with Top Signage Available
  - Rainfall Parking, 4:1,000 Ratio
  - Immaculate Architectural Details Throughout
  - Elevator Served
  - Exceptional Views Showcasing

- CAROL TRAPPIN +1 949 725 8603 | carol.trappin@cbre.com
- KEITH BLACK +1 949 725 8631 | keith.black@cbre.com
- ALISON KELLY +1 949 725 8647 | alison.kelly@cbre.com

**MULTIFAMILY LISTING**

28 Units - Long Beach
- 2 Parcels • 92 Walk Score
- $7,000,000

- Dan Blackwell +1 949 307 8319
  Lic. 01854691
dan.blackwell@cbre.com

**1752 LANGLEY AVE IRVINE, CA 92614**

Highly Divisible ±9,480 SF Two-Story Building
- ±9,061 SF of Office Space
- ±419 SF of Warehouse
- 3 Ground Level Decks, 800 Amps of Power

**CONTACTS**

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