

MOSAIC
INDUSTRIAL

Industrial Condos For Sale

MOSAIC BUSINESS CENTER
ALCALDE

23151 Alcalde Drive
Laguna Hills, California 92653

90%
SBA FINANCING

±907–6,895
SQUARE FEET

\$537K
STARTING PRICE

±14–16'
CLEAR HEIGHT

EXCLUSIVELY LISTED BY **CBRE**

Aerial View

IRVINE SPECTRUM
CENTER
3 MILES - 9 MIN



LAKE FOREST GATEWAY
SHOPPING CENTER
1.5 MILES - 7 MIN



LAKE FOREST DRIVE

DEL LAGO DRIVE

PERALTA DRIVE

ALCALDE DRIVE

ADDITIONAL DISTANCES
JOHN WAYNE AIRPORT
10 MILES - 15 MIN

Own Your Space

FLEXIBLE ZONING

Commercial, light industrial, storage and recreational uses

COMBINABLE

Adjacent units can be joined into larger footprints

FREEWAY ACCESS

Immediate access to I-5 and I-405

Mosaic Business Center – Alcalde offers small business owners and space-constrained residents a rare chance to buy, not rent, the warehouse, office and storage space they need.

Controlling your own space is rare in Southern California. Ownership stabilizes your occupancy cost, putting you in the driver's seat and securing a piece of one of the nation's most rapidly appreciating industrial markets.

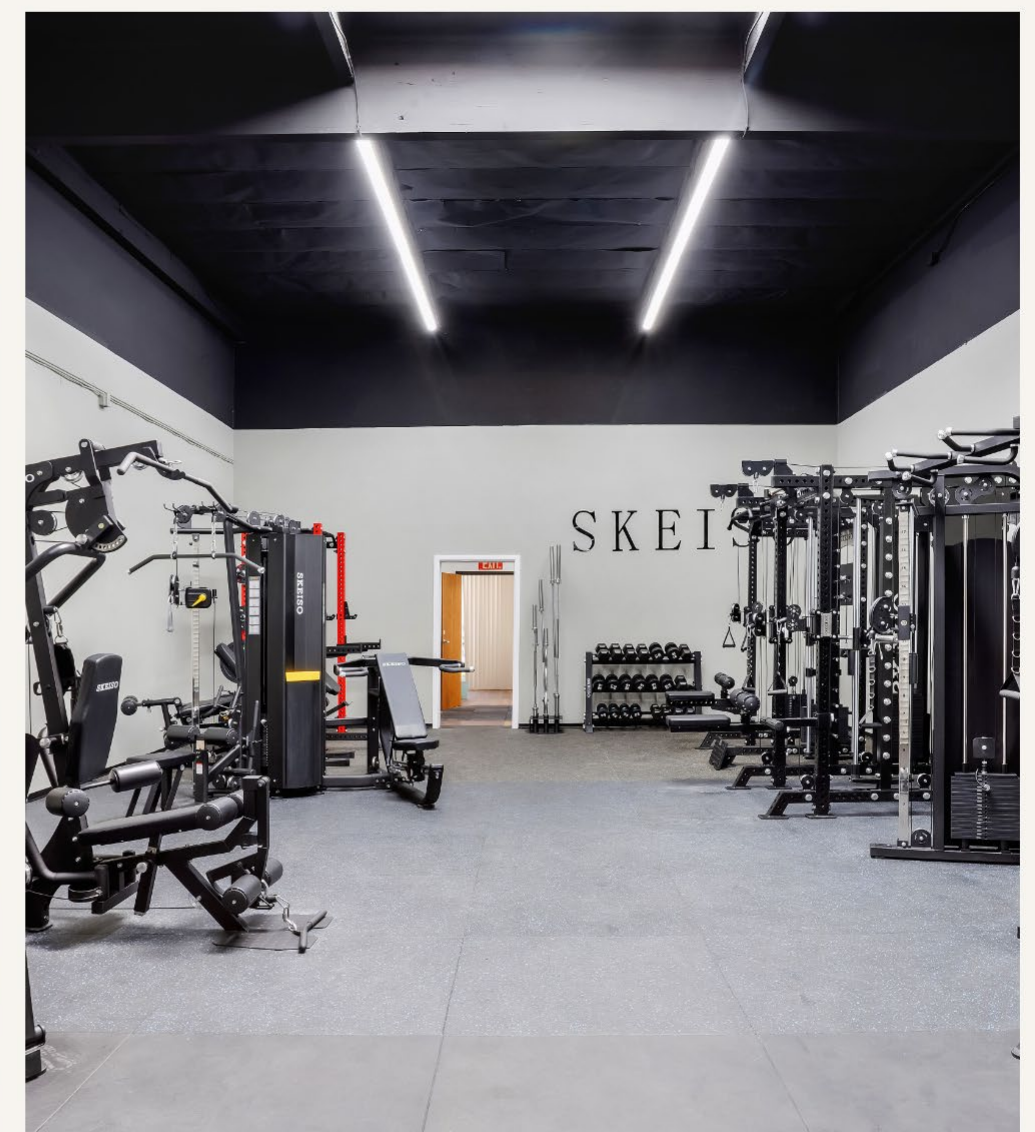
Every unit is single-story, with its own restroom, meter and HVAC, and adjacent units can be leased out for income until needs grow. All of this is being offered at the lowest price point in coastal Orange County.*



WAREHOUSE SPACE



OFFICE SPACE



YOUR SPACE

Built for Owner-Users

- 01 Single-story units from ± 895 SF to $\pm 6,895$ SF
- 02 ± 14 – 16 foot warehouse clearance
- 03 Grade-level warehouse loading doors
- 04 Separate meters, HVAC systems and restrooms
- 05 Dedicated building signage for each unit
- 06 Zoning for commercial, light industrial, storage and recreational uses
- 07 Immediate access to I-5 and I-405 freeways
- 08 A separate legal parcel per unit, held in fee simple
- 09 90% SBA financing available to qualified buyers



No More Landlord

A commercial condominium carries its own parcel number and fee-simple title, so the space is yours to customize, refinance, lease out or sell.

	OWN YOUR SPACE	CONTINUE LEASING
EVERY PAYMENT	Builds your equity	Builds your landlord's
EVERY YEAR	A fixed mortgage	An annual rent escalation
EVERY APRIL	Interest and depreciation deductions	Rent is a straight expense
ANY CHANGE	Customize the space at will	Landlord approval required
ANY TIME	Sell, lease out or refinance	Locked into the lease term
IN THE END	An asset to keep or pass on	Nothing to show for it

90% SBA Financing

Qualified owner-occupants can finance up to 90% of the purchase price.
With as little as 10% down, owning your space is within reach.

SBA 504 Program

LOWEST FIXED COST OF CAPITAL

- 10% buyer down payment
- 50% first mortgage from participating bank
- 40% SBA-guaranteed second mortgage
- Below market 20 or 25 yr fixed rate, no balloon
- Can include property improvements and equipment
- Lease out up to 49% of space you do not occupy

SBA 7(a) Program

MOST FLEXIBLE, ONE LENDER

- Up to 90% financing on real estate
- Adjustable rates, up to 25-year amortization
- One lender, one loan, faster processing
- Bundles tenant improvements and working capital
- Secondary assets can bridge a collateral shortfall
- Prepayment penalty burns off after 3 years

SBA CONTACT

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Buy the Shell. Build It Your Way.

SHELL UNITS AVAILABLE

C-3	
SQ. FT.	±1,464
C-4	
SQ. FT.	±1,481
C-5	
SQ. FT.	±1,230
C-6	
SQ. FT.	±1,242

COMBINED
All four adjacent: up to ±5,417 SF

YOU SPECIFY

Units C-3, C-4, C-5 and C-6 are delivered as new shells with new roofs and walls. Commit early and the interior is yours to design from scratch, with bespoke layouts, systems and finishes selected to your standard.



- 01

Office layout

Private offices, open plan, or a combination, positioned where your operation needs them.
- 02

Conference rooms

Number, size and placement of meeting space.
- 03

Design and finishes

Flooring, lighting, millwork, glazing and paint specified to your standard.
- 04

Systems

New plumbing, electrical and HVAC run to suit the layout you choose.
- 05

Restrooms and break areas

Fixture count and placement to match your headcount.
- 06

Signage and frontage

Your own building signage space and entry treatment.

Site Plan

Discounts & Credits Available to early buyers. Call the CBRE team and learn about your options before the remaining units are sold.



CONTACT

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Units range from ±907 to ±6,895 SF with pricing starting at \$537,000.