

FOR LEASE | LOS PATRONES BUSINESS PARK

RANCHO MISSION VIEJO, CA

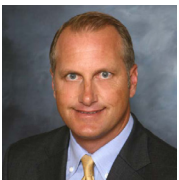
Unit Sizes From ±1,824 - 5,472 SF

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Rancho Mission Viejo and TheoPacific Corporation have partnered to develop one of Orange County's first multi-tenant commercial-industrial business parks in over a decade. Strategically located in South Orange County, Los Patrones Business Park consists of three brand new multi-tenant buildings, totaling 99,200 SF on 9.36 acres. Los Patrones Business Park was completed in October 2020 and serves the surrounding communities of Rancho Mission Viejo, Coto de Caza, Ladera Ranch, Rancho Santa Margarita, San Clemente, San Juan Capistrano and Mission Viejo. The business park is the first phase of Rancho Mission Viejo's newest master-planned commercial development. The 50-acre site, located at Los Patrones Parkway and Chiquita Canyon Drive, includes a variety of industrial, commercial, office, retail, residential, medical and recreational facilities to support South Orange County's growing residential and business communities. Individual suites range from 1,824 to 5,472 square feet and include a competitive tenant improvement package to optimize your workspace and warehousing needs. In today's low-vacancy environment, it could not have come along at a better time. If you are looking for a location that has it all, give us a call to learn more.



SAM OLMSTEAD
Vice President | Partner
Lic. #01186543
949.263.5337
solumstead@voitco.com



CHRIS DRZYZGA
Vice President
Lic. #01926212
949.263.5303
chrisd@voitco.com

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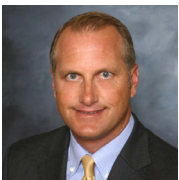
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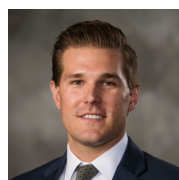


PROPERTY FEATURES:

- 3 buildings, totaling 99,200 SF
 - Building 1: 33,600 SF
 - Building 2: 32,000 SF
 - Building 3: 33,600 SF
- Flexible sizing, units ranging from 1,824 – 5,472 SF
- 16' - 18' warehouse clear height
- 200A, 3 phase 120/208V
- 4.0/1,000 parking
- Flexible zoning permits variety of uses (office, medical, light industrial, storage, warehousing, retail, etc.)
- Completed October 2020
- Part of larger 50 acre master plan; residential, retail, commercial project.
- Los Patrones Parkway frontage & visibility
- Easy Access to the 5 Freeway, Ortega Highway (74) & 241 Toll Road
- Located near the beautiful, new neighborhoods of Esencia (2,700 units) & Sendero (1,300 units)



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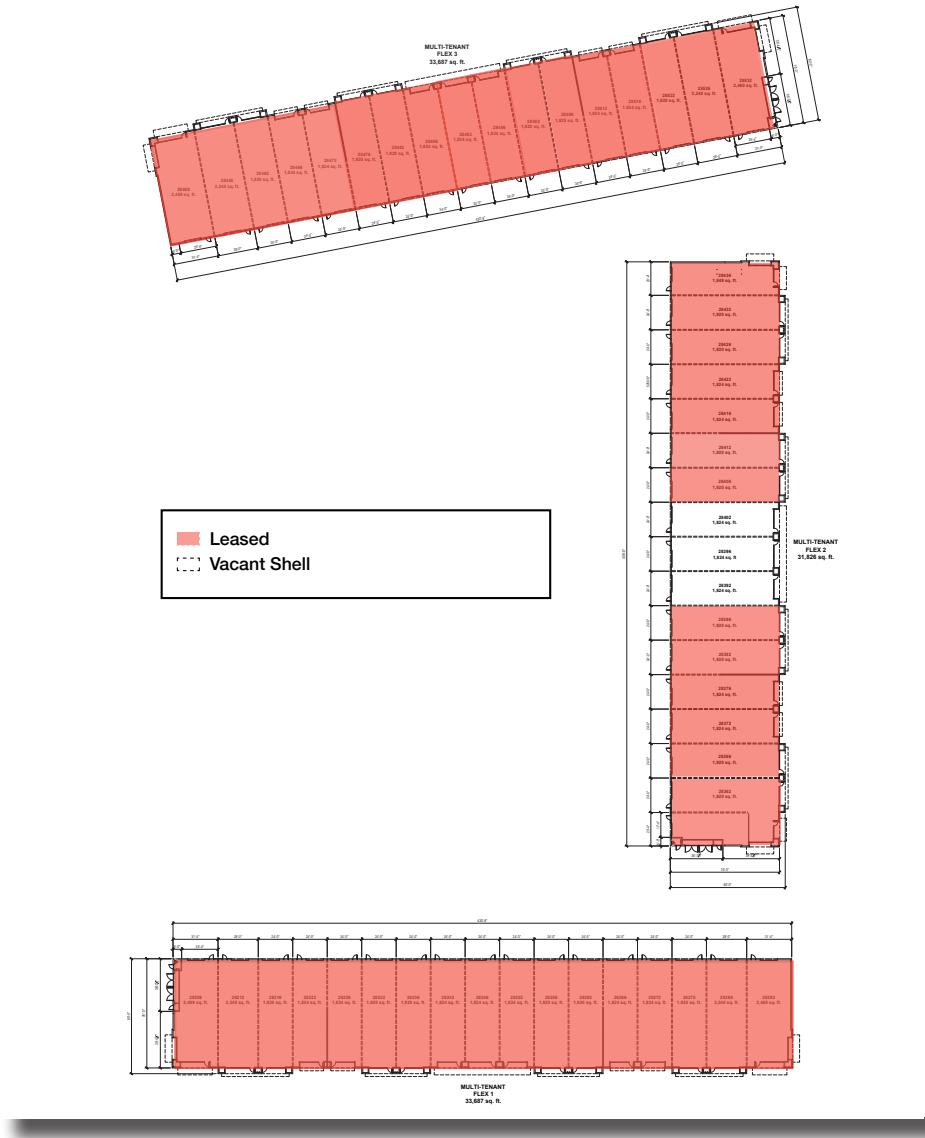


CHRIS DRZYZGA
Vice President
Lic. #01926212
949.263.5303
chrisd@voitco.com

2020 Main Street, Suite 100, Irvine, CA 92614
949.851.5100 • 949.261.9092 Fax • Lic #01991785 | www.VoitCo.com

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CURRENT AVAILABLE SUITES



BUILDING 1 – 100% LEASED

BUILDING 2

Suite	Square Feet	Base Rent	Condition	Notes:
28392	1,824	\$1.95/sf NNN nets are \$0.50/sf	Shell Condition	} Up to 5,472 SF Contiguous
28396	1,824	\$1.95/sf NNN nets are \$0.50/sf	Shell Condition	
28402	1,824	\$1.95/sf NNN nets are \$0.50/sf	Shell Condition	

BUILDING 3 – 100% LEASED



Oso Parkway
Bridge at 241
Now Open!



Presented By:

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Property Touring Guidelines >


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TheoPacific
CORPORATION

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Rancho Mission Viejo and
TheoPacific Corporation (Developer)
www.theopacific.com
www.ranchomissionviejo.com