

# LAB/R&D FACILITY AVAILABLE

OWNER/USER OR VALUE-ADD LEASED INVESTMENT

**YOUR NAME HERE**

31

31 JOURNEY | ALISO VIEJO | CALIFORNIA



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**Voit**  
REAL ESTATE SERVICES

## OFFERING SUMMARY

VOIT REAL ESTATE SERVICES AS EXCLUSIVE ADVISOR, IS PLEASED TO OFFER THE EXCEPTIONAL OPPORTUNITY TO ACQUIRE 31 JOURNEY (THE "PROPERTY"), AN ±18,105 SQ. FT, FREESTANDING, TWO-STORY HIGH-IMAGE OFFICE BUILDING LOCATED IN ALISO VIEJO, CALIFORNIA. BUILT IN 1991 AND RENOVATED IN 2015, THE PROPERTY IS 51% AVAILABLE (100% POSSIBLE), OFFERING AN OWNER/USER THE ABILITY TO ACQUIRE A CASH FLOWING ASSET IN A DYNAMIC MILLENNIAL FOCUSED SOUTHERN CALIFORNIA LOCATION WITH STRONG MARKET FUNDAMENTALS, AMENITIES, AND HOUSING SUPPLY.



## 31 JOURNEY | ALISO VIEJO | CALIFORNIA



## BUILDING DESCRIPTION

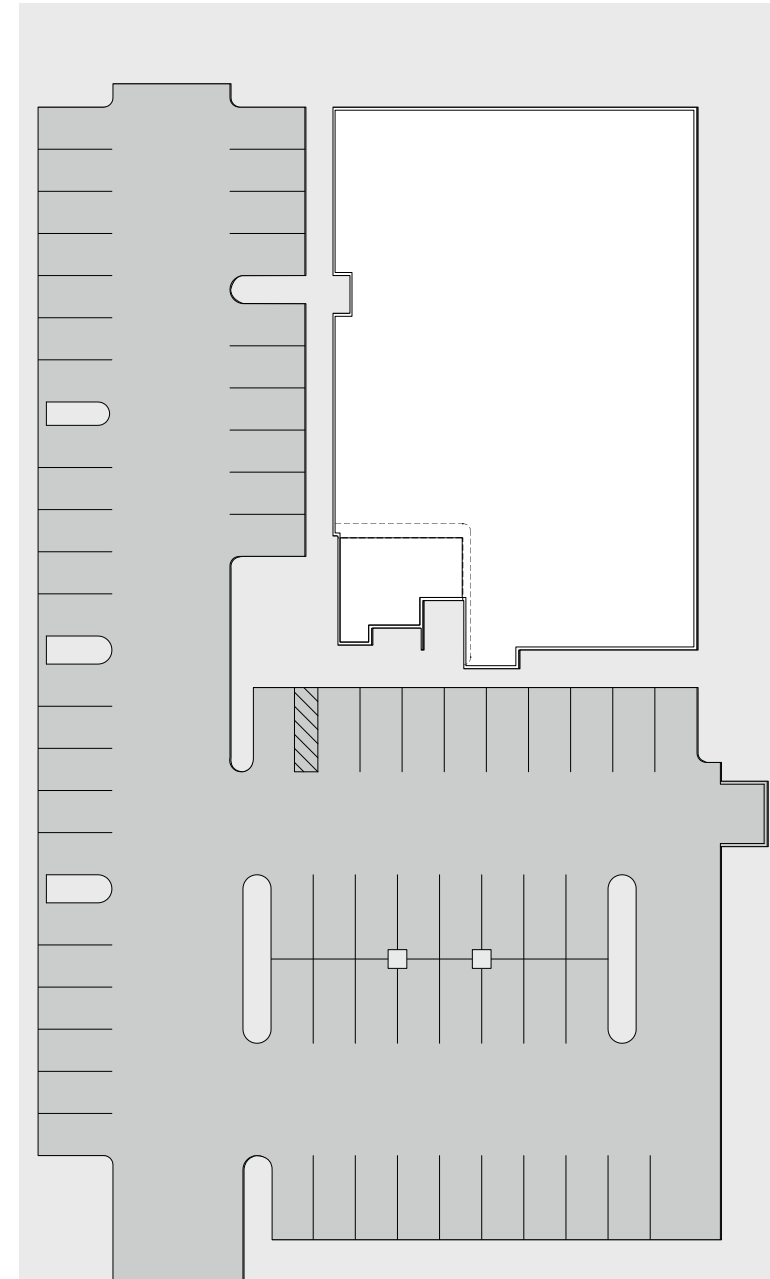
- 31 Journey, Aliso Viejo, CA, 92656
- Property Type: Office / R&D / Lab / Flex
- Building Size: ±18,105 SF
- Land Size: 1.20 Acres (±52,336 SF)
- APN: 632-134-05
- Construction Type: Concrete Tilt-Up
- Roof: Replaced in 2020 with an Eight-Year Warranty
- HVAC: Recently Replaced Rooftop Package Units
- Sprinklers: Monitored Sprinkler System
- 4.0/1000, Free Parking (verify)

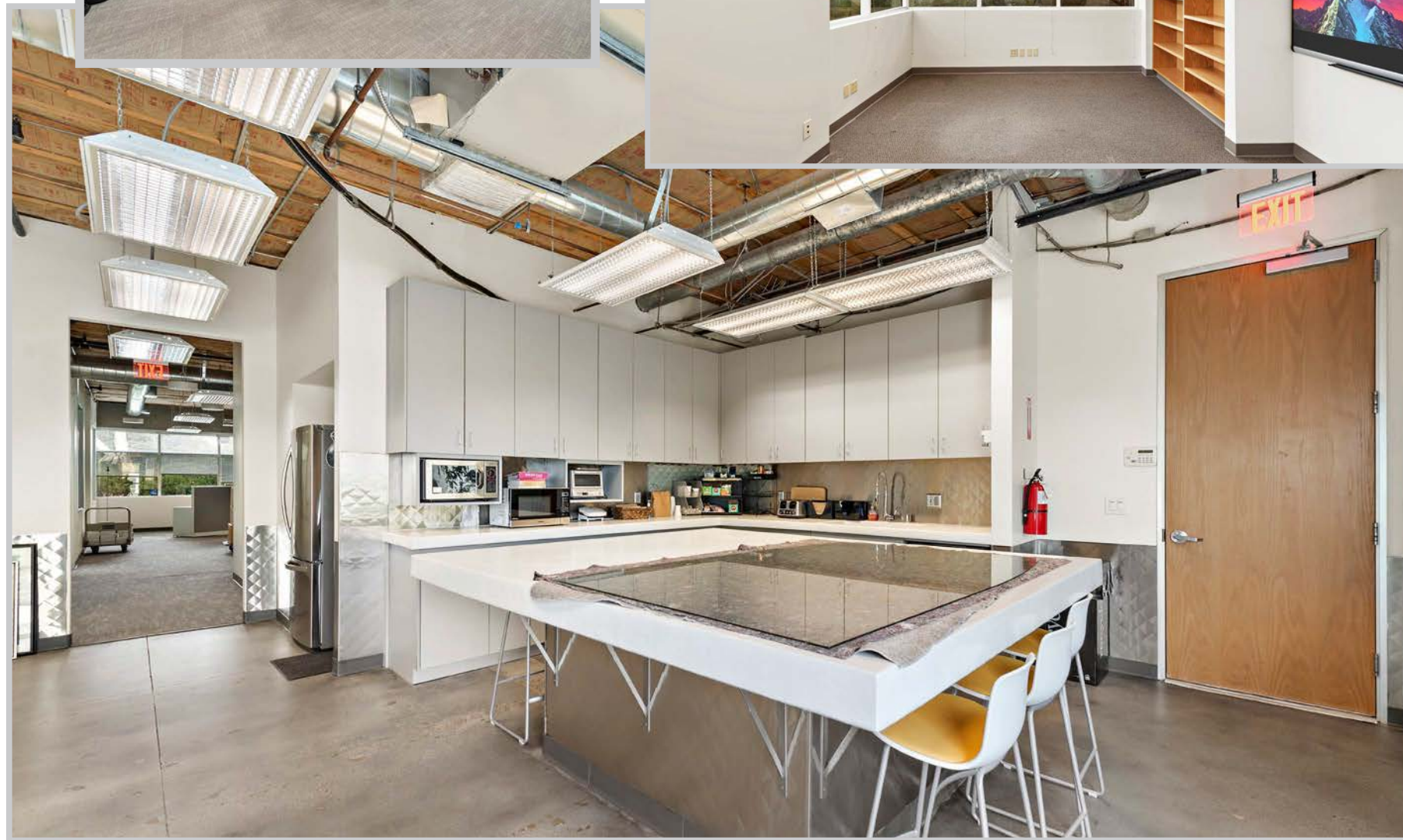
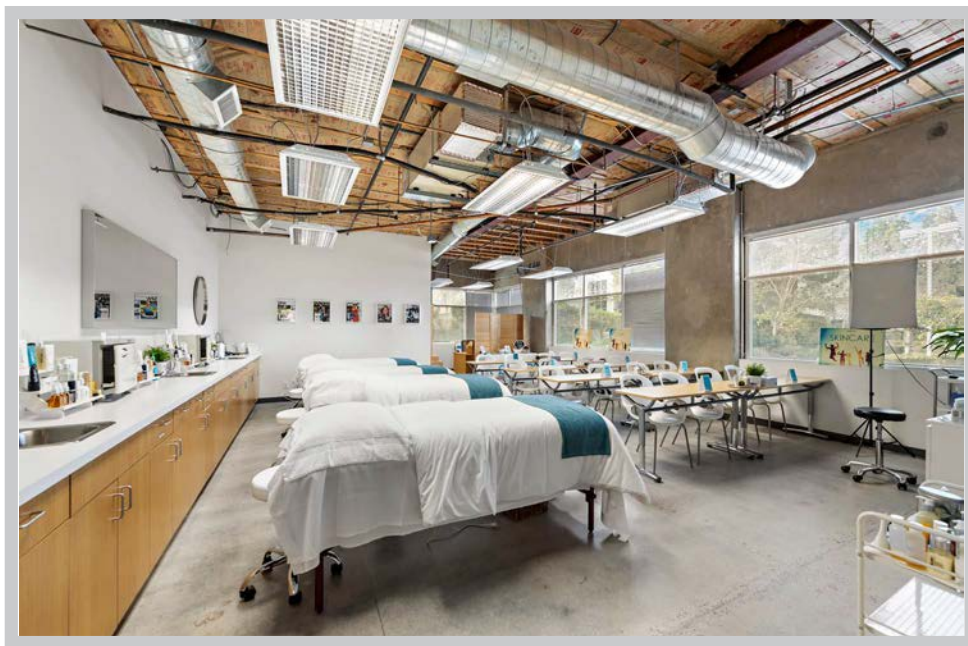
## PROPERTY FEATURES

- Freestanding Building
- Expansive Window Line Provides Ample Natural Light & Impressive Views
- Flexible Zoning Permits Variety of Uses (verify)
- Top Building Signage



## SITE PLAN





# RENT ROLL

TENANT NAME	LEASED	% OF BLDG.	BEGIN	END	TERM	RENT PSF/ YEAR	INCREASE DATE	RATE PSF	MONTHLY RATE	%	ANNUAL RENT
Epicuren Discovery, LLC	8,955 SF	49%	2/1/20	1/31/27	84 Months	\$18.00	----	\$1.50	\$13,433	----	
						\$18.54	6/01/21	\$1.55	\$13,835	3%	
						\$19.10	6/01/22	\$1.59	\$14,251	3.0%	
						\$19.67	6/01/23	\$1.64	\$14,678	3.0%	\$176,136
						\$20.26	6/01/24	\$1.69	\$15,118	3.0%	
						\$20.87	6/01/25	\$1.74	\$15,572	3.0%	
					\$21.49	6/01/26	\$1.79	\$16,039	3.0%		
2nd Floor Proforma	9,151 SF	51%	6/1/23	5/31/28	60 mos.	\$23.88	-----	\$1.99	\$18,210	3.5%	\$218,525



PROFORMA NOI: \$394,661  
CURRENT OPEX: \$0.64

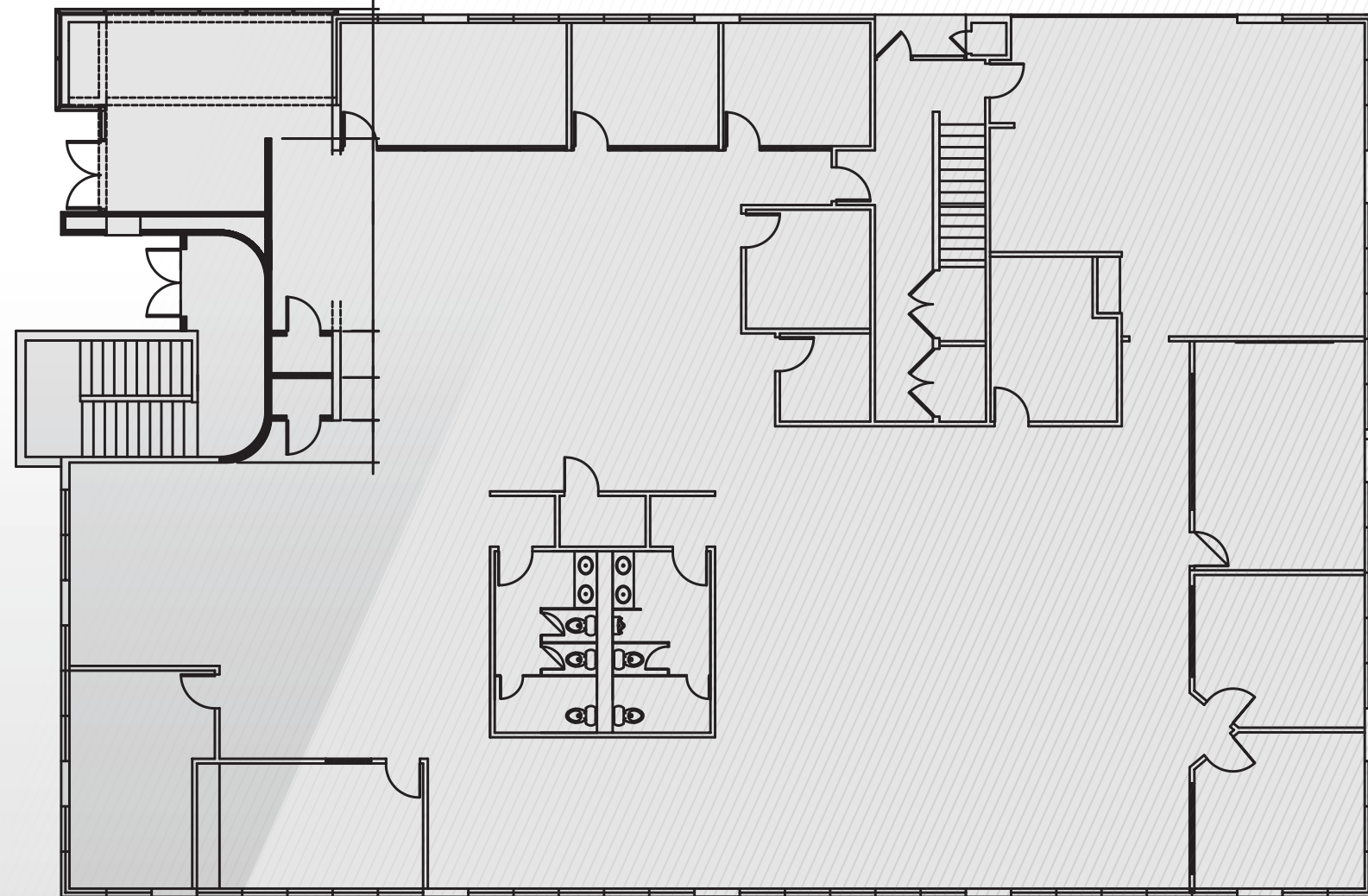


# FIRST FLOOR



Entire First Floor Leased through January 31, 2027  
**(Contact Broker for undisclosed details)**

±8,955 RSF

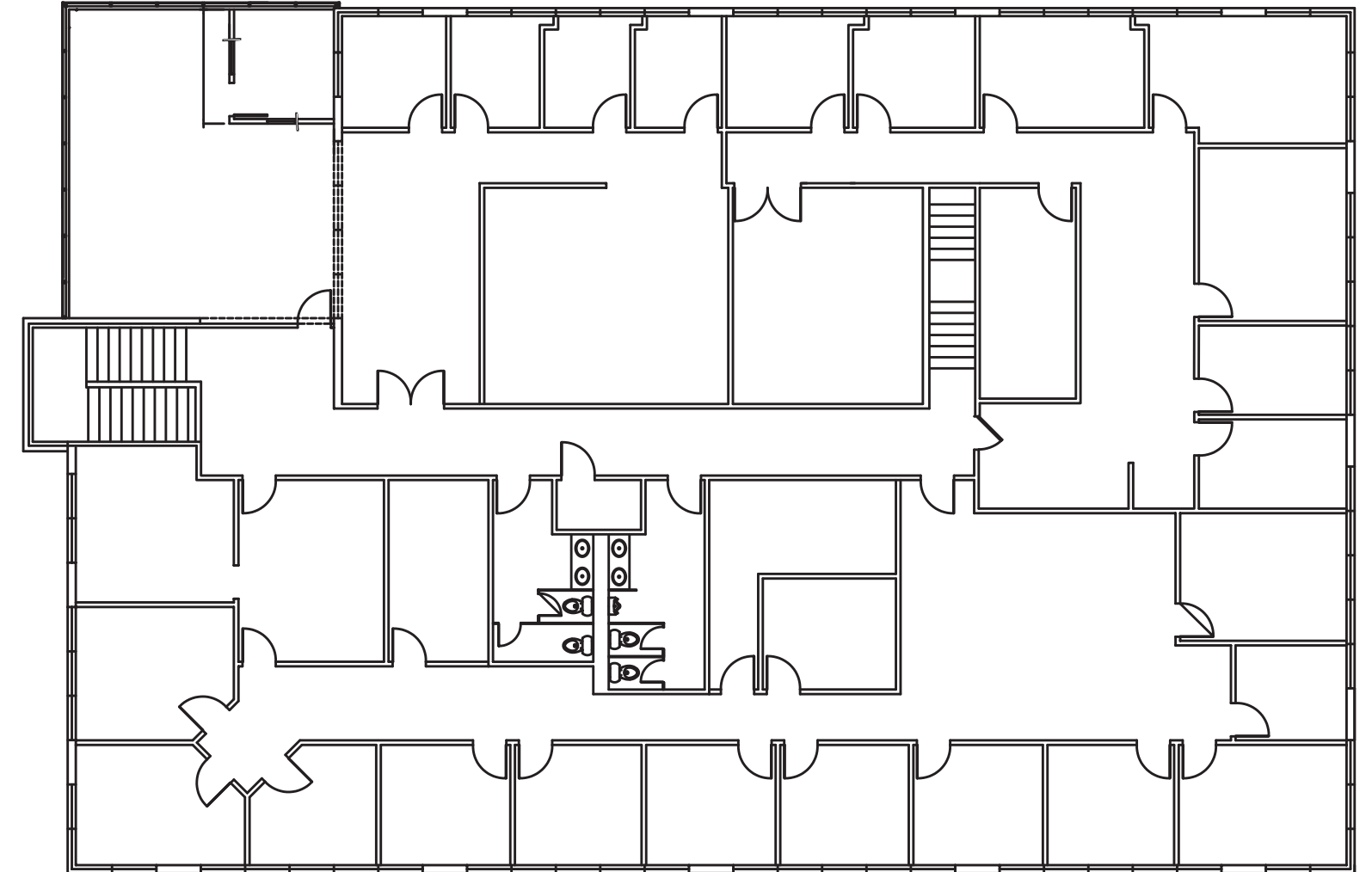


# SECOND FLOOR

±9,151 RSF



- Occupy 2nd Floor
- Re-Tenant 2nd Floor





# TENANT PROFILE



## LEASE DETAILS

Tenant	Epicuren Discovery, LLC
Sq. Ft. Leased	8,955
Start Date	2/1/20
Expiration Date	1/31/27
Lease Rate PSF / NNN	\$1.50
Term	84 months
Annual Increases	3%

## ABOUT EPICUREN DISCOVERY

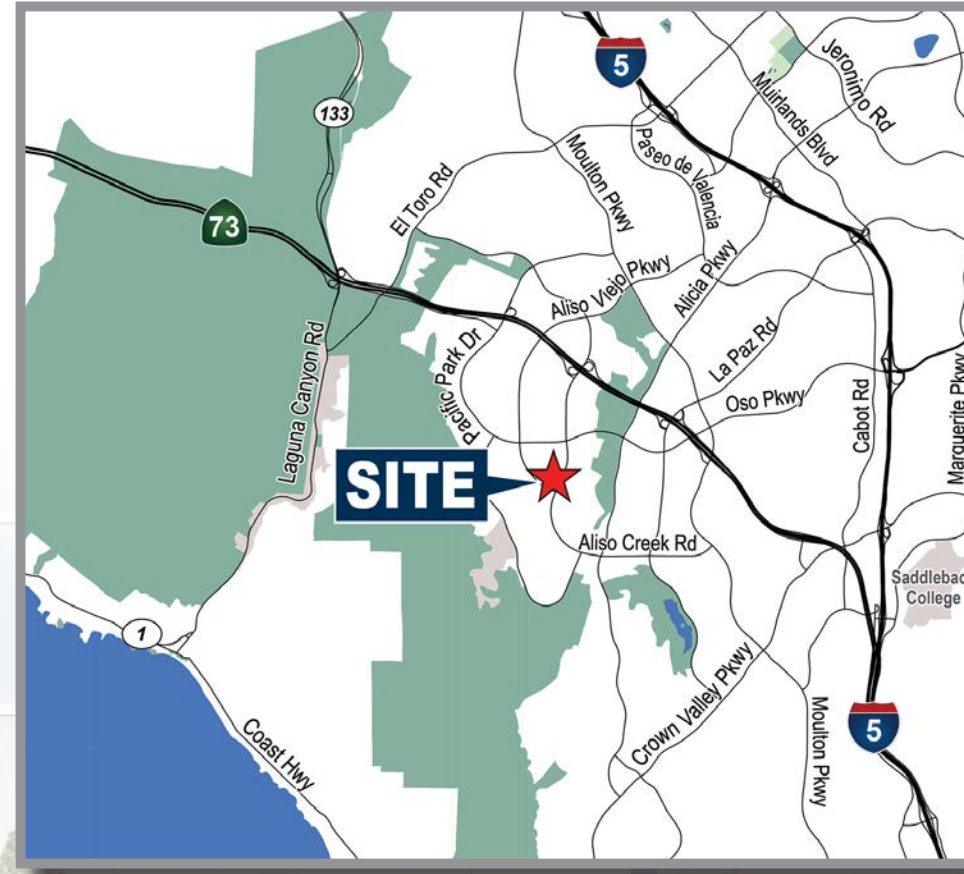
The history of Epicuren Discovery® skin care products is derived from pharmaceutical enzyme research performed for decades on severely damaged skin ranging from sun damage, burn victims, to other environmental and toxic exposures. The protein enzyme formulas encouraged healing and assisted in the appearance of more youthful skin.

Today, Epicuren® continues our cutting-edge approach by incorporating those findings into our entire natural skin care line for consumers and professional alike. Our natural wellness products can be found around the world to support ageless beauty and natural wellbeing.



## LOCATION

South Orange County has quickly become the premier location within Orange County for younger individuals and corporations alike. Catalyzed by the rise of the Irvine Spectrum, the county's premier live-work-play environment, access to world class beaches, and most of the County's new master planned residential and retail developments, South Orange County has become a demanded location requirement for any competitive company in the region.







**Aliso Viejo Town Center**

**Plaza de la Paz Shopping Center**

### Major Office Tenants

- Pacific Life - Life Insurance
- MicroVention - Health Care / Life Science
- Glaukos Labs - Health Care / Life Science
- Metagenics - Health Care / Life Science
- Ambry Genetics - Health Care
- Covenant Care Ca. - Health Care / Skilled Nursing
- Quest Software - IT Services
- UST Global - IT Services
- Flour - Engineering
- Microsemi - Semiconductors
- US Web - Telecommunication
- QLogic - Computer Networking
- Apex Parks Group - Technology
- Acetel - Technology
- New Home Co - Home Builder

### Part of Aliso Viejo's Pacific

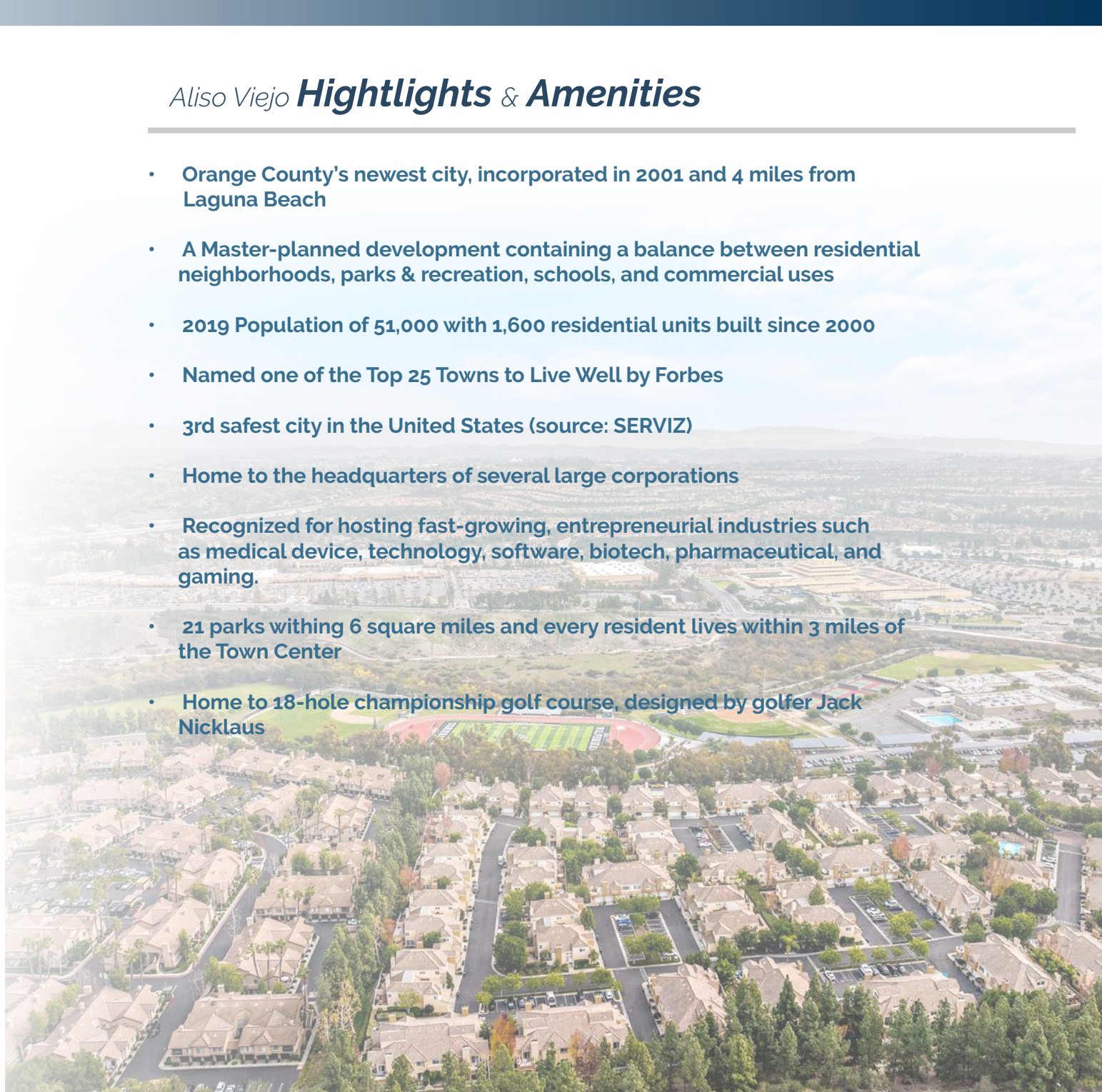
The Property is situated in Aliso Viejo's master planned Pacific Park, offering an irreplaceable coastal location off SR-73 and with quick access to I-5, I-405, and SR-133. Pacific Park's plan incorporates an all-encompassing live-work-play environment with over 5,500 resort style apartment units, large shopping centers, and multiple single-family residential communities.

### Strong South Orange Market

The property is part of the 20.7 million square foot South County office submarket which continues to experience extraordinary demand and has become the new center of Orange County regarding both office and housing dynamics. The Submarket is host to Orange County's tech ecosystem, led by both long established companies and start-ups looking to attract within the areas high-skilled talent pool. South Orange County is the driving force behind Orange County's ranking as the 15th fastest growth market for tech job growth in the U.S. and is expected to be the primary beneficiary of the growing life science and medical industries.

## Aliso Viejo *Highlights & Amenities*

- Orange County's newest city, incorporated in 2001 and 4 miles from Laguna Beach
- A Master-planned development containing a balance between residential neighborhoods, parks & recreation, schools, and commercial uses
- 2019 Population of 51,000 with 1,600 residential units built since 2000
- Named one of the Top 25 Towns to Live Well by Forbes
- 3rd safest city in the United States (source: SERVIZ)
- Home to the headquarters of several large corporations
- Recognized for hosting fast-growing, entrepreneurial industries such as medical device, technology, software, biotech, pharmaceutical, and gaming.
- 21 parks withing 6 square miles and every resident lives within 3 miles of the Town Center
- Home to 18-hole championship golf course, designed by golfer Jack Nicklaus



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