



30555 - 30575 Trabuco Canyon Rd, Trabuco Canyon, CA 92679

\$24/SF/YR

\$2/SF/MO

Live Oak Center

Retail | 7 spaces available | 560 sq. ft. - 15,866 sq. ft.



Mike Kashani
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Listing Added: 08/30/2024

Listing Updated: 10/23/2024

Building Details

Property Type	Retail, Office	Subtype	Medical Office
Tenancy	Multiple	Total Building SQFT	18,348
Minimum Divisible SQFT	560	Max Contiguous SQFT	4,000
Land Acres	4	Class	C
Year Built	1961	Buildings	2
Stories	2	Total Parking Spaces	50
Zoning	General Commercial	APN	125-035-07
County	Orange	Submarket	Trabuco Canyon

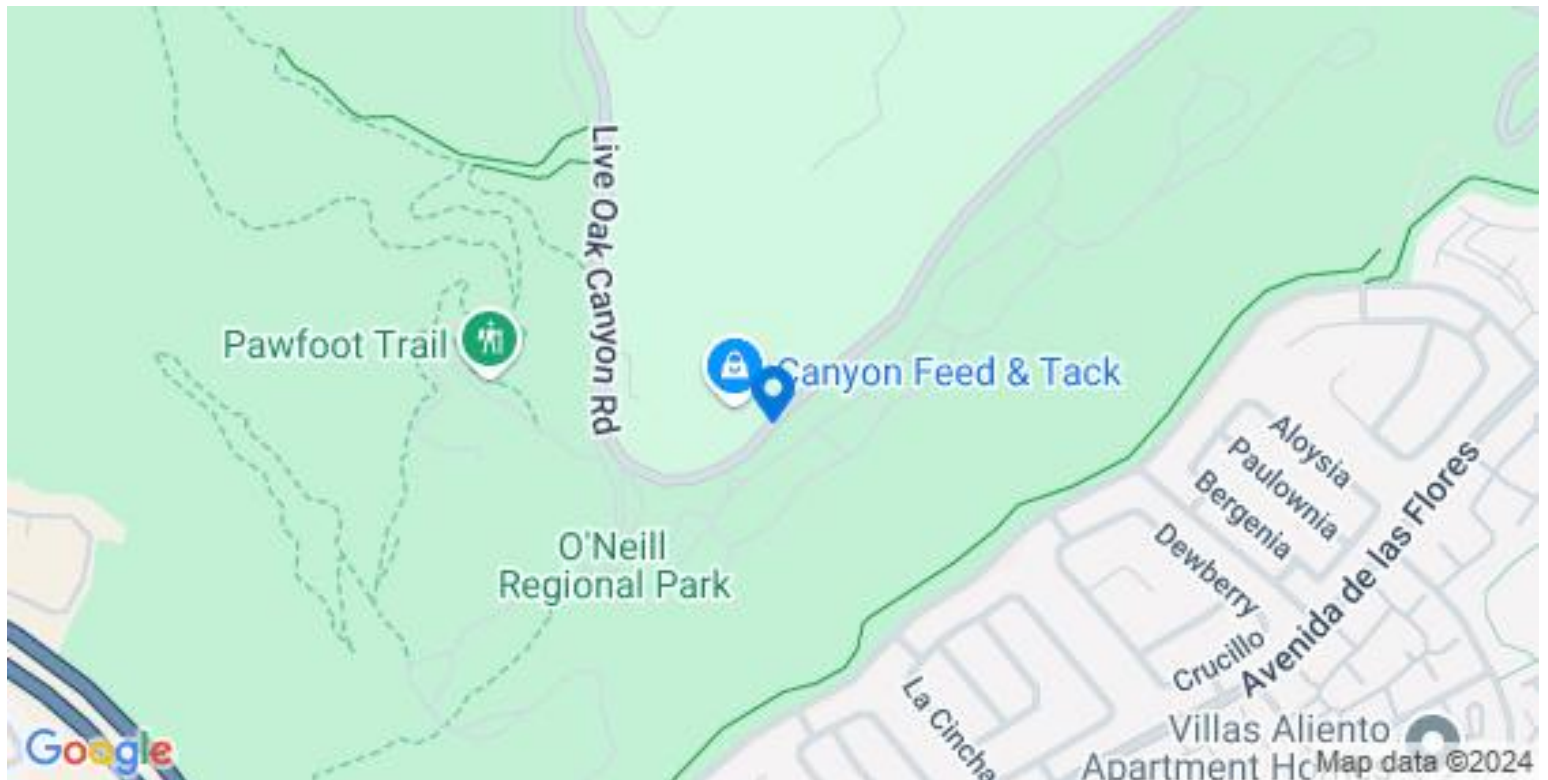
Building Description

A rural style mixed-use commercial shopping center consisting of approx. 18,348 SF of retail and office space surrounded by lush biking and hiking trails, parks with playgrounds located in the Trabuco Canyon with a beautiful natural setting, that makes it perfect for those enjoying the outdoor work environment. A rural retreat nestled on approx. 4 acres of picturesque landscape Property is located adjacent to the high-traffic U.S Post Office across from the O'Neill Park with its famous horse, mountain hiking trail leading directly from the property to nearby O'Neill Park conveniently located near the 5 FWY and 241 toll road. Schedule a tour today and discover the magic of countryside working spaces.

Building Highlights

Building mixed-use consists total of 18,348 SF of retail and office space

Building Location (1 Location)



Unit #105 Details

Retail space available may range from 1,058 SF to 7,240 SF and office space range from 847 SF to 1584 SF. Variety of use available. Please check with the city.

Listing Type	Direct	Space Subtype	Medical Office
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RSF	1,038 SF	Min Contiguous SF	1,158 SF
Max Contiguous SF	7,240 SF	Space Available	9/1/24
Parking	2:1000	Rate (Per SF)	\$2 / SF / MO
Lease Type	Gross	Lease term	Negotiable
Days on Market	0 days		

Office Suite #200 Details

500 - 1,584 SF divisible Office space with private bathroom and shower and kitchenette.

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,584 SF	Min Contiguous SF	600 SF
Max Contiguous SF	1,584 SF	Parking	2:1000
Rate (Per SF)	\$2 / SF / MO	Lease Type	Gross
Lease term	Negotiable	Days on Market	0 days

Unit #101 Details

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,403 SF	Max Contiguous SF	7,240 SF
Space Available	9/1/24	Parking	2:1000
Rate (Per SF)	\$2 / SF / MO	Lease Type	Gross
Lease term	Negotiable	Days on Market	0 days

Unit #106 Details

Retail space for variety of uses. Check with the city.

Listing Type	Direct	Space Subtype	Medical Office
RSF	15,866 SF	Min Contiguous SF	1,580 SF
Max Contiguous SF	7,240 SF	Space Available	9/1/24
Parking	2:1000	Rate (Per SF)	\$2 / SF / MO
Lease Type	Gross	Lease term	Negotiable
Days on Market	0 days		

Office Suite #201 Details

Listing Type	Direct	Space Subtype	Medical Office
RSF	847 SF	Space Available	9/1/24
Parking	2:1000	Rate (Per SF)	\$2 / SF / MO
Lease Type	Gross	Lease term	Negotiable
Days on Market	0 days		

Unit #102 Details

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,028 SF	Min Contiguous SF	1,350 SF
Max Contiguous SF	7,240 SF	Space Available	9/1/24
Parking	2:1000	Rate (Per SF)	\$2 / SF / MO

Lease Type Gross Days on Market 0 days

Unit # 103 Details

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,028 SF	Min Contiguous SF	1,350 SF
Max Contiguous SF	7,240 SF	Space Available	9/1/24
Rate (Per SF)	\$2 / SF / MO		

Property Photos (2 photos)

