

6 Journey

ALISO VIEJO . CA

FOR SUB-LEASE // ±3,432 SQUARE FEET



EXCLUSIVELY LISTED BY:

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COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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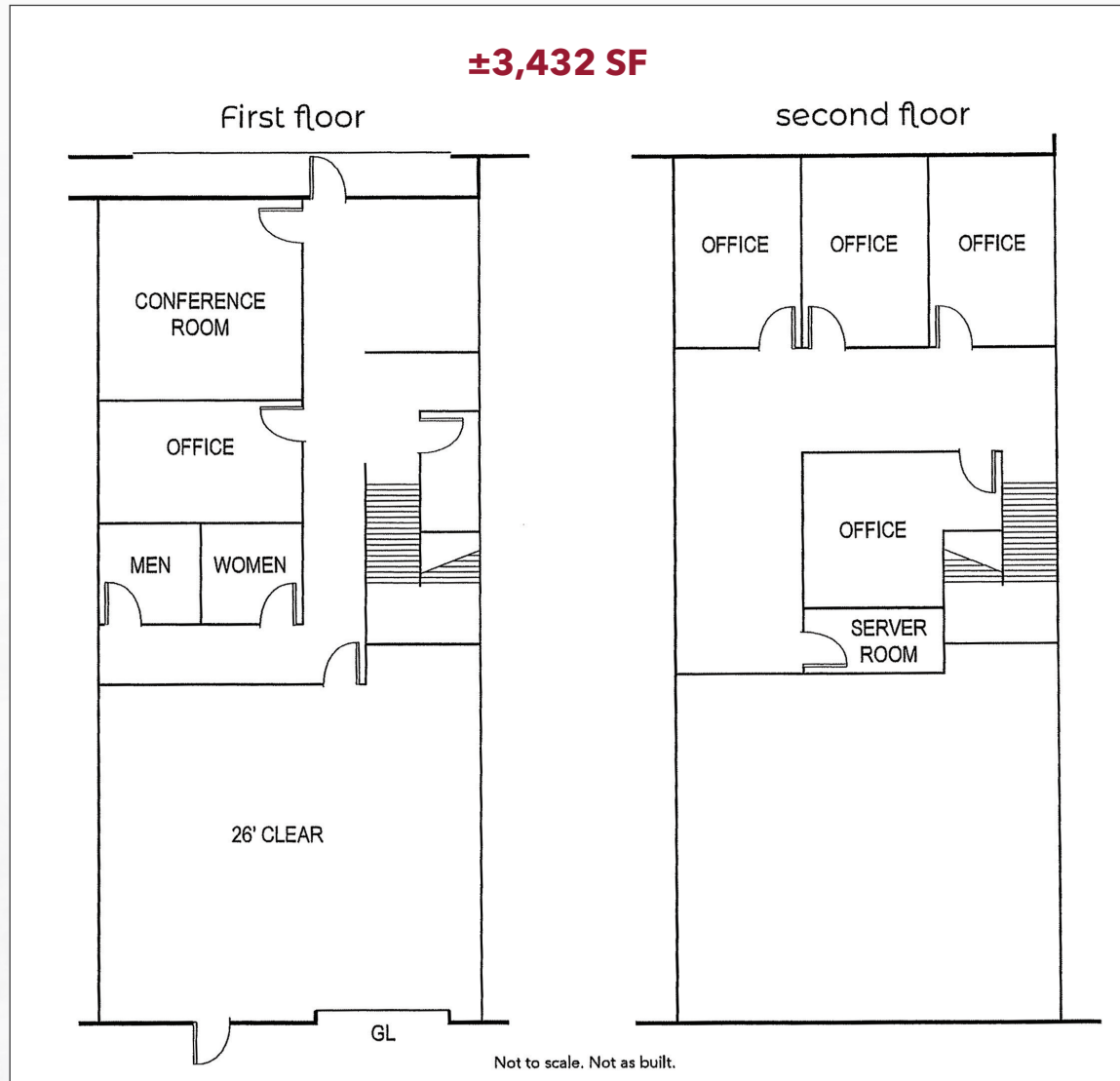
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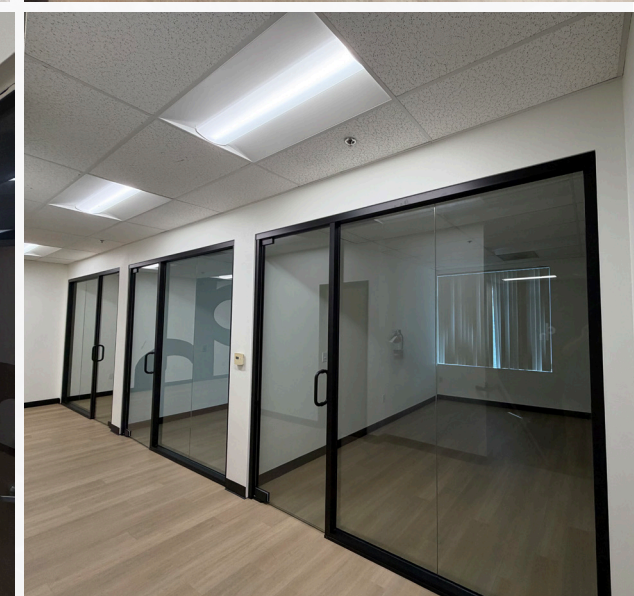
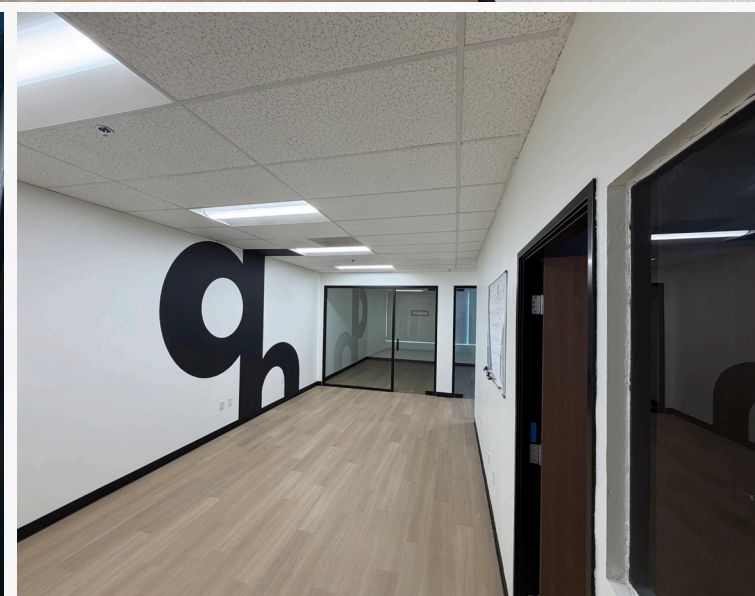
PROPERTY FEATURES

- State of the Art Office Space
- ±3,432 Total Available
- ±2,400 SF Office Space
- ±1,000 SF Warehouse Space
- (5) Private Office
- (1) Ground Level Door
- High Clearance Warehouse
- 3.4:1,000 Parking Ratio (Verify)
- 200 Amps (Verify)
- Sublease Available - Term through February 2027

±3,432 SF



Not to scale. Not as built.



ALISO VIEJO, CA

Aliso Viejo, California is a well-planned, master-designed community located in South Orange County, positioned within one of the region's most affluent and business-friendly submarkets. With convenient access to the I-5 and SR-73 toll road, Aliso Viejo provides strong regional connectivity to Irvine, Newport Beach, and other major employment hubs throughout Orange County.

The city benefits from its proximity to a highly educated workforce, supported by nearby institutions and a dense base of professional, technology, and healthcare employers. Aliso Viejo's modern infrastructure, high quality of life, and strong demographics make it particularly attractive for office, medical, and service-oriented users seeking a stable and prestigious location.

With limited available land for new development and a focus on maintaining its balanced live-work environment, Aliso Viejo offers a supply-constrained market that supports long-term asset stability. These fundamentals, combined with continued demand from high-income residents and businesses, position Aliso Viejo as a desirable market for commercial real estate investment



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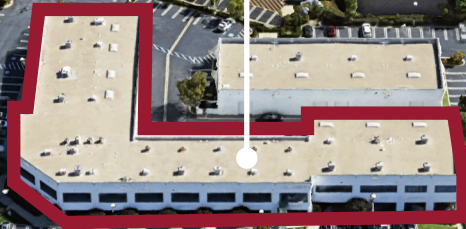
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PROPERTY AERIAL

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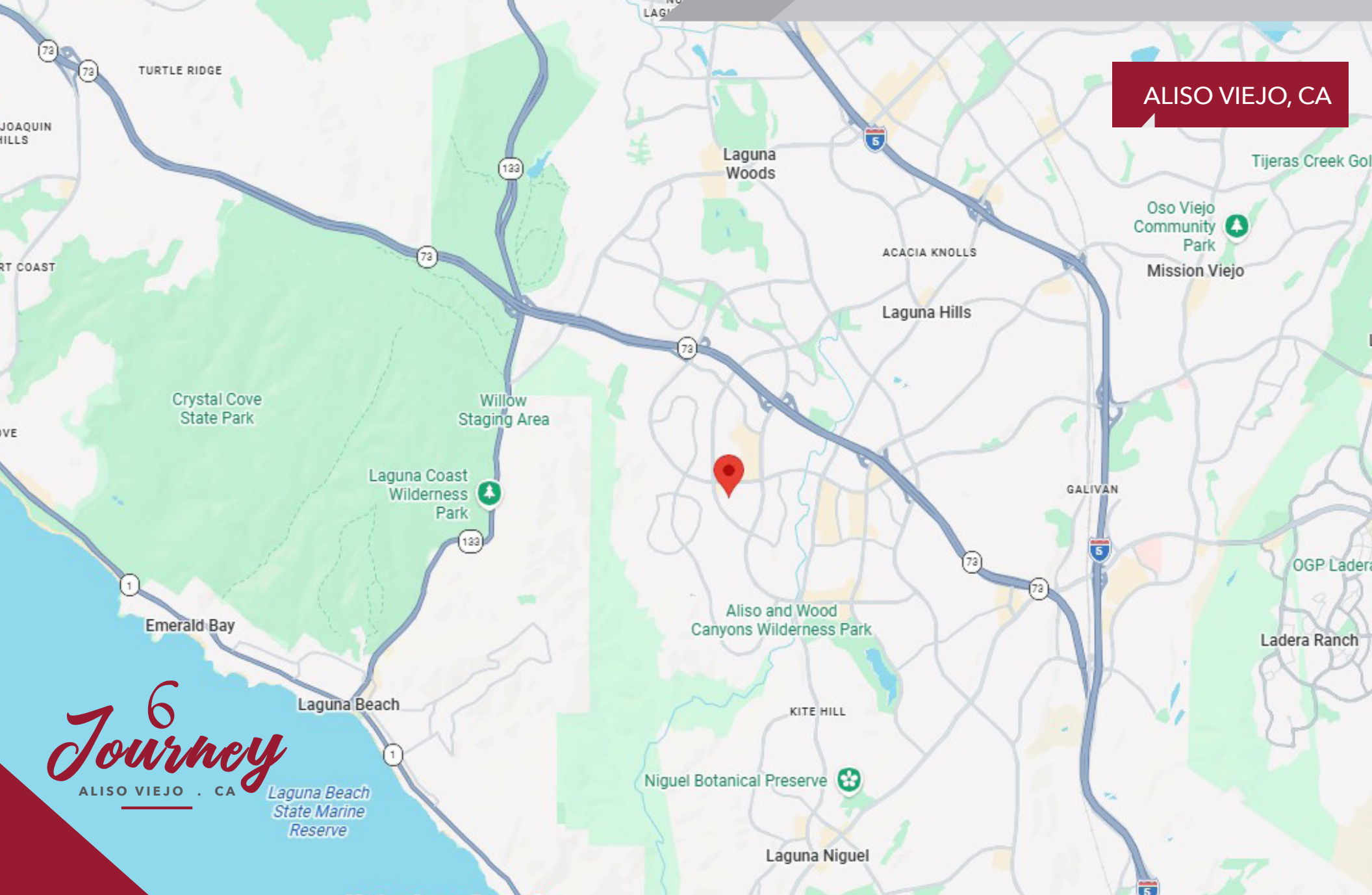
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Laguna Beach
State Marine
Reserve

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