

# MEDICAL/GENERAL OFFICE CONDOS FOR SALE

Development by:



## BR METRO OFFICE

330 East Lambert Road, Brea, CA 92821

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(C) 626-354-8843

## AL Capital, Inc.

17877 Von Karman Ave #388  
Irvine CA 92614

Tel: 949-885-8073

CalBRE #01930922

# Great Property Condition & Location

**Building Size: 43,349 SF**

**Use: General Office**

**Conditional Use: Medical Office**

**Stories: 2 + Basement**

**Construction: Reinforced Concrete**

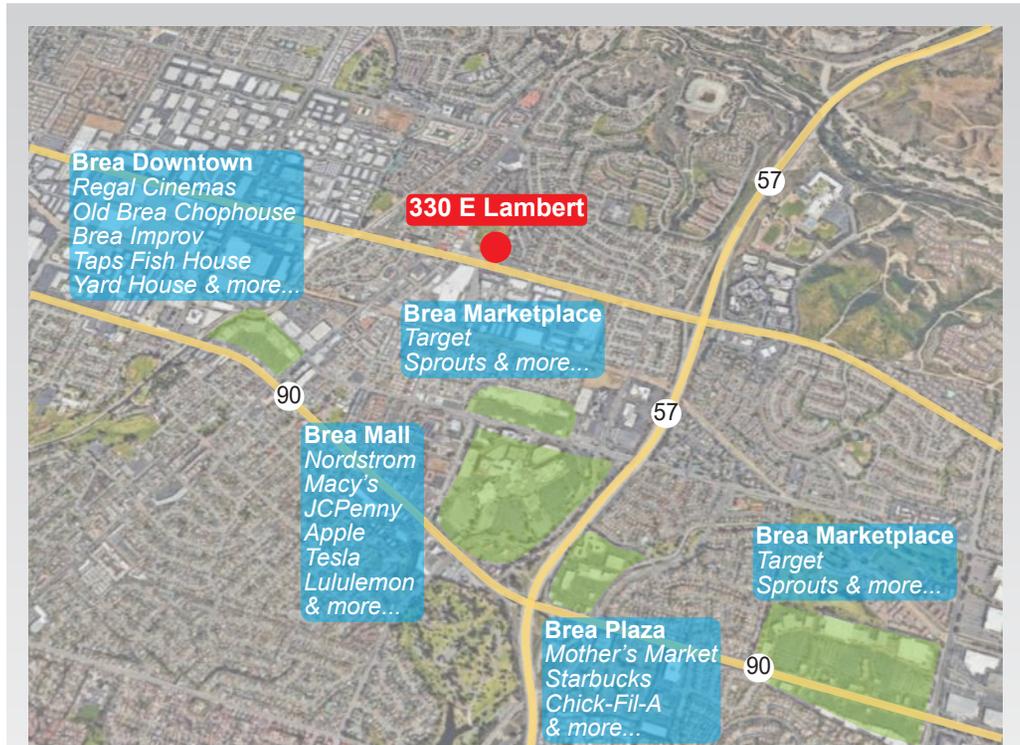
**Year Built: 1988**

**Renovated: 2023**

**Parking: 208**

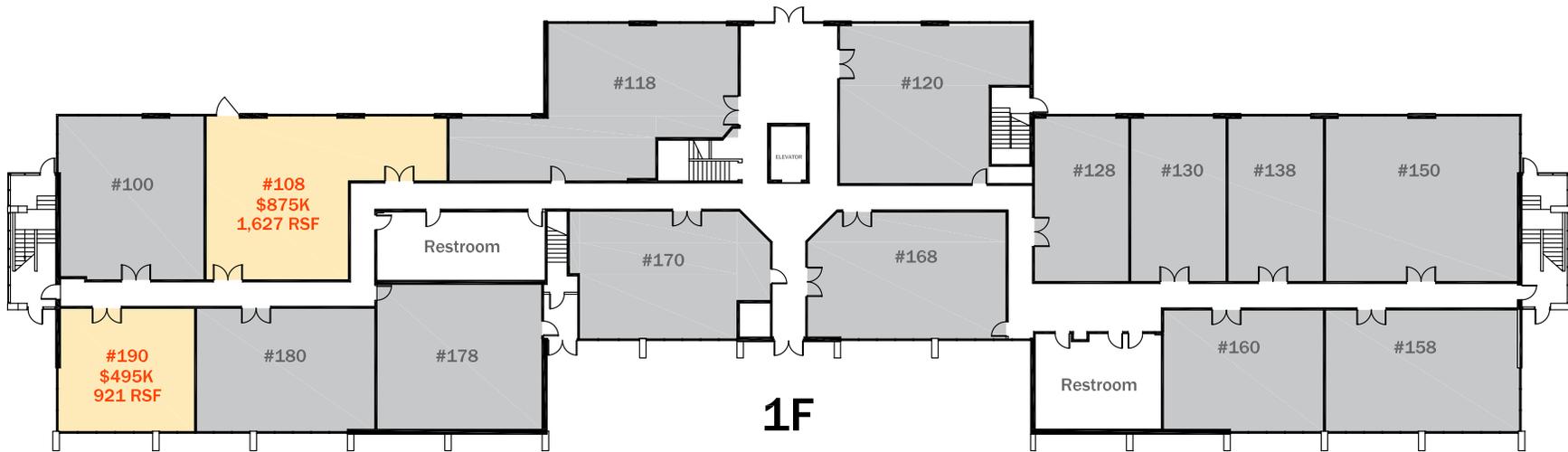
**ADA: Compliant**

**Broker cooperation: 3%**



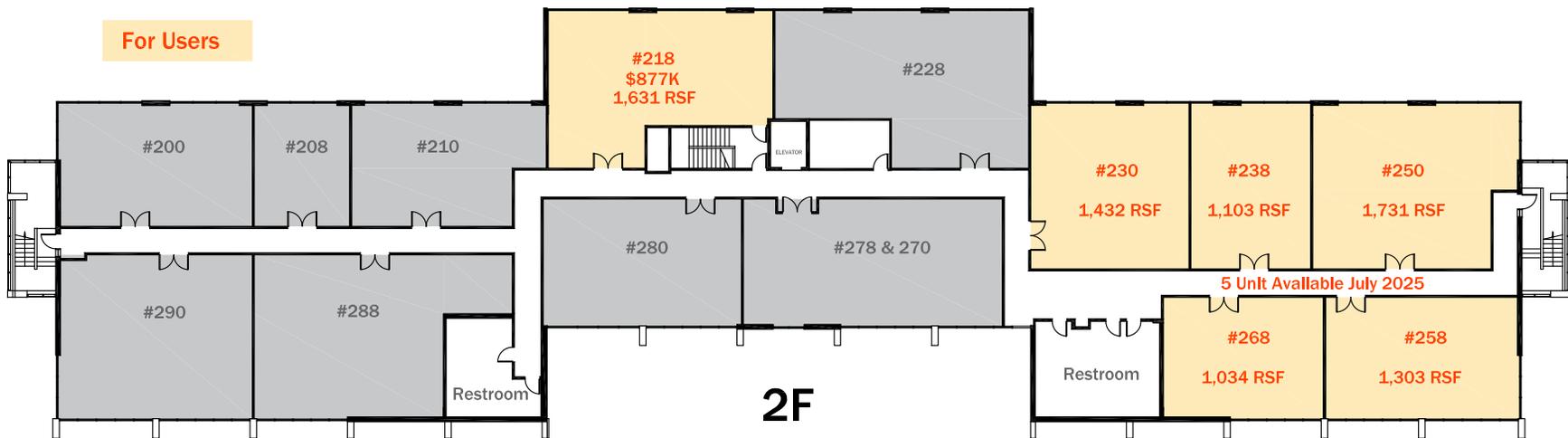
- 0.9 miles from Brea Downtown
- Abundance of restaurants nearby
- Prime location near Brea Mall, Target, Whole Foods Market, Walmart, Trader Joe's and other large retailers
- Located off the 57-Freeway
- Affluent area with over \$90,000 average household income

# Condo Plan & Pricing



Space Sold / For Investors

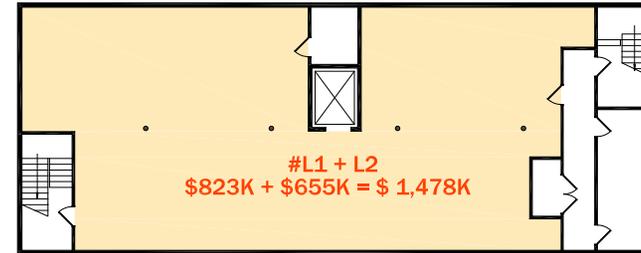
For Users



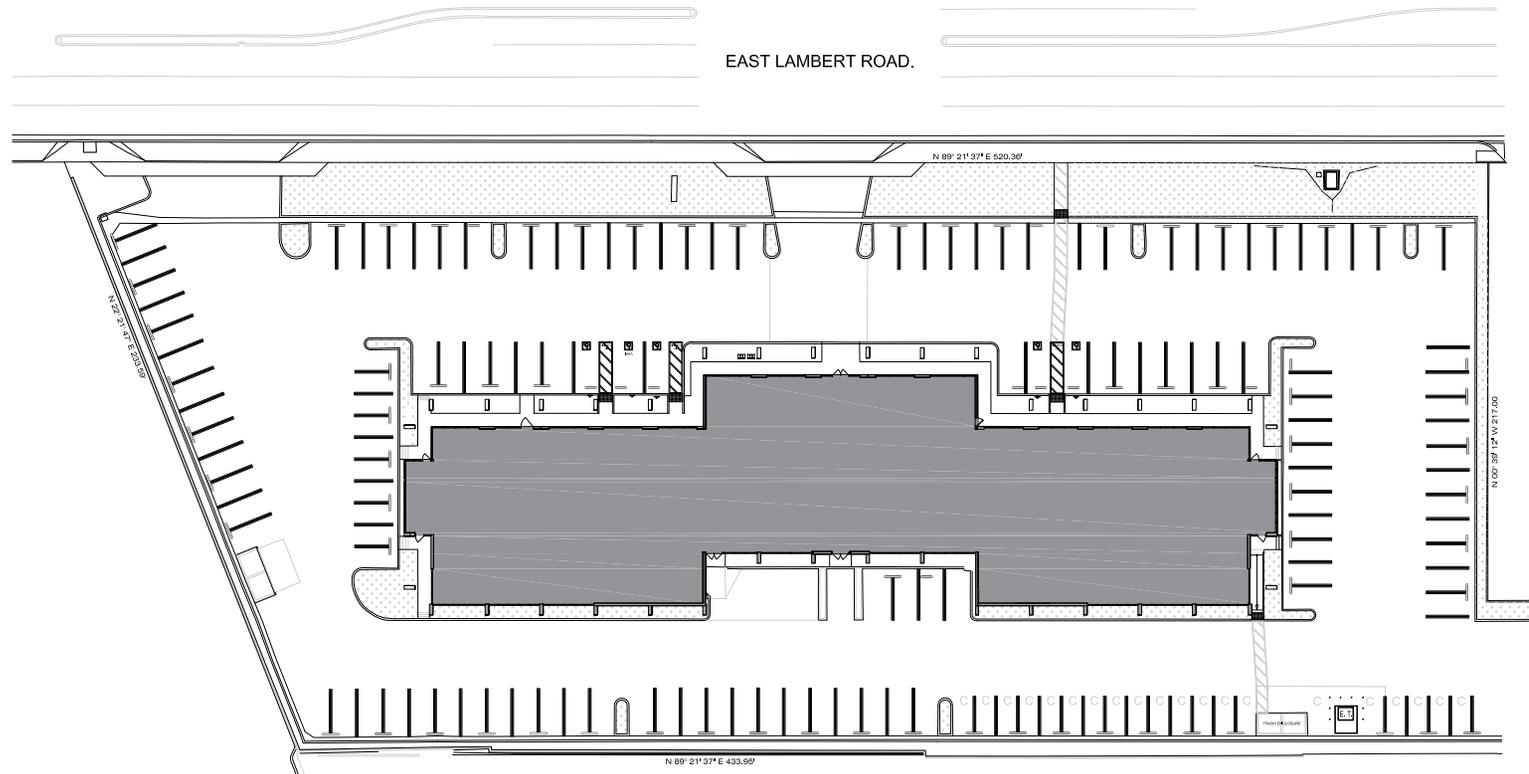
Asking price \$538/sf is for "as-is".

Units can be combine for larger spaces.

# Basement & Site Plan



Asking price for basement \$438/sf is for "as-is".  
L1 & L2 available together with extra space at no extra cost.



# User Analysis

- Build up your own equity through mortgage payments.
- Enjoy the property value appreciation.
- Pride of ownership, with great location & quality.
- Owner occupy or income property with good return on investment.
- No more tedious landlord relationship and surprise rent increases.
- Flexibility to sell or lease at any time.

## SAMPLE USER ANALYSIS: UNIT 218

$$\$538/\text{SF} \times 1,631\text{SF} = \$877,478$$

Down Payment	15%	25%	35%	
Mortgage Interest (6%)	\$ 3,729	\$ 3,290	\$ 2,851	
Property Tax (~\$0.16/sf)	\$ 848	\$ 848	\$ 848	
Association Fee (\$0.3/sf)	\$ 489	\$ 489	\$ 489	
<b>Total Monthly Payments</b>	<b>\$ 5,066</b>	<b>\$ 4,628</b>	<b>\$ 4,189</b>	
Depreciation Tax Benefit	\$ 1,312	\$ 1,312	\$ 1,312	
				Trash Disposal \$0.023 Water \$0.035 Phone / Internet \$0.007 Gardening / Landscaping \$0.015 Insurance - Liability & Fire \$0.028 Janitorial Services, Cleaning, & Supplies \$0.026 Management Fee \$0.071 Repair and Maintenance \$0.057 Supplies \$0.002 Elevator Maintenance \$0.004 Fire Monitoring Services \$0.002 Pest Control \$0.005 Gas \$0.002 Legal & Professional Fee \$0.002 Federal and State Tax (INC Tax) \$0.002 Reserve for Major Maintenance \$0.021

All information contained herein has been obtained from sources believed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty or representation about it. Any estimates, projections, opinions or assumptions used are for example only. All information may be subject to change.

# Frequently Asked Questions

**What types of office use are allowed?** Any professional office use is allowed by the city. Medical use is also allowed for certain units.

**Can I get medical use provisions for my unit?** Yes, please contact us to see if there are still quotas available for medical square footage. The cost would be an extra \$30/sf on top of the \$538/sf purchase price.

**Monthly association fees** include property insurance (fire and liability), utilities, and CAM charges; fees are estimated to be \$0.30/sf/mo, excluding electricity.

**What other utilities do I need to pay for?** Only electricity; it is not included in association fees.

**Who pays for the HVAC maintenance?** The association will pay for it and will replace filters 3 times a year.

**Ceiling height** in each unit is at least 9'.

**What are the public transportation options available?** A 2-minute walk from the State College Blvd & Lambert Rd S bus stop (Stop ID: 636; Bus #286).

**Is there enough parking space?** Yes, there are sufficient parking spots per the city's requirement based on the traffic and transportation studies.

**Are there assigned parking spaces for owners?** No, parking is allowed on a first-come, first-served basis.

**What is the electrical panel size for the units?** 100 or 200 amps; sufficient for professional office use.

**Can you build out the interior for us?** Yes, our design team/general contractor can help buyers with their custom design and construction (tenant improvement). The entire process takes 4-6 months.

**If you have any questions about purchasing the property or touring, please contact Peichin Lee now at 626-354-8843.**

Nogales Plaza - Medical



Diamond Star - Medical



Brea Canyon Business Park - Industrial



ON MARKET

Laguna Hills Medical Art Building



ON MARKET

DB Office Condo

