

MEDICAL OFFICE SPACE

Investment Memorandum



30212 Tomas, Suite 365

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Rancho Santa Margarita CA 92688

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30212 Tomas, Suite 365

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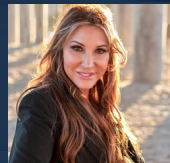
Advisor Profile

Market Analysis by



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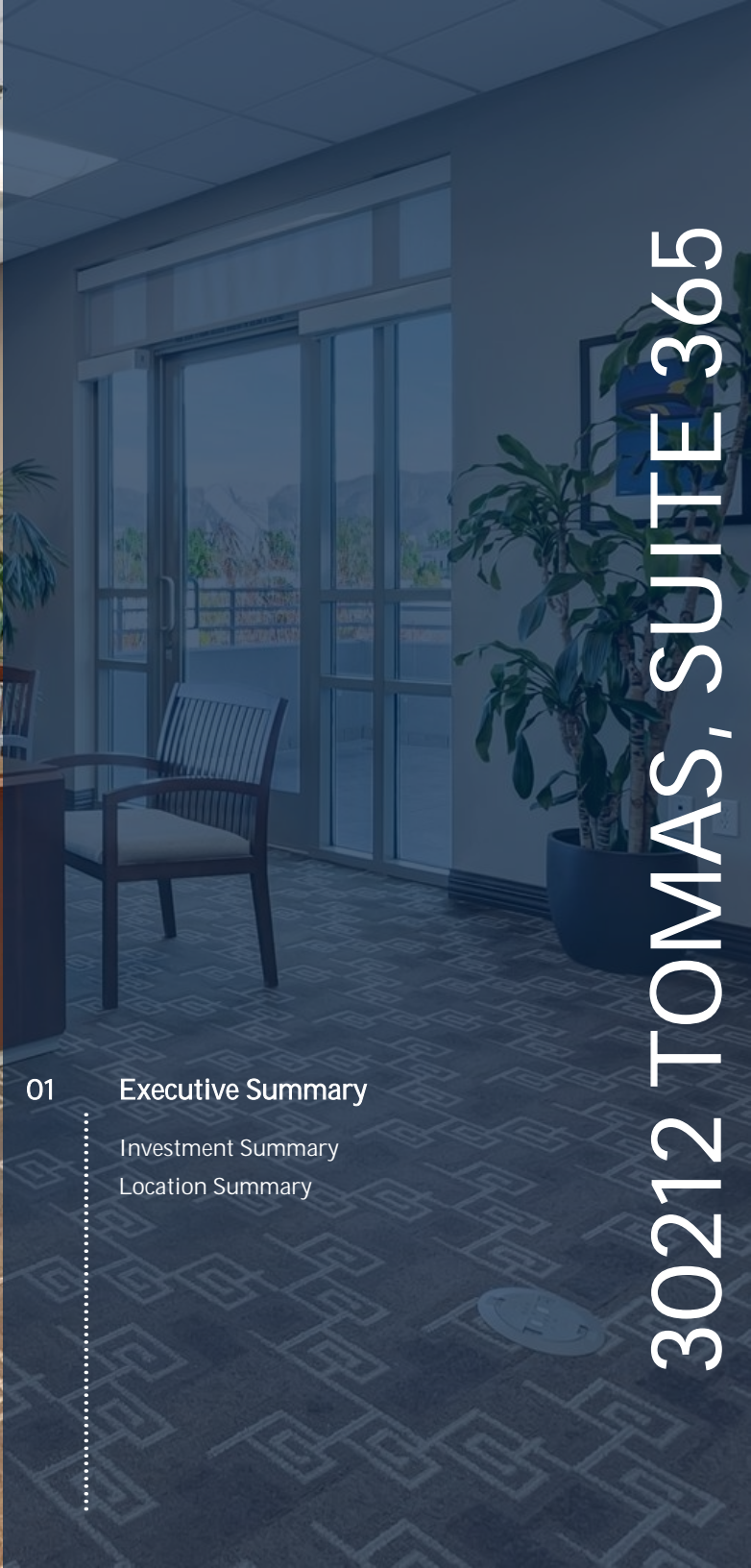


01 Executive Summary

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Investment Summary

Location Summary

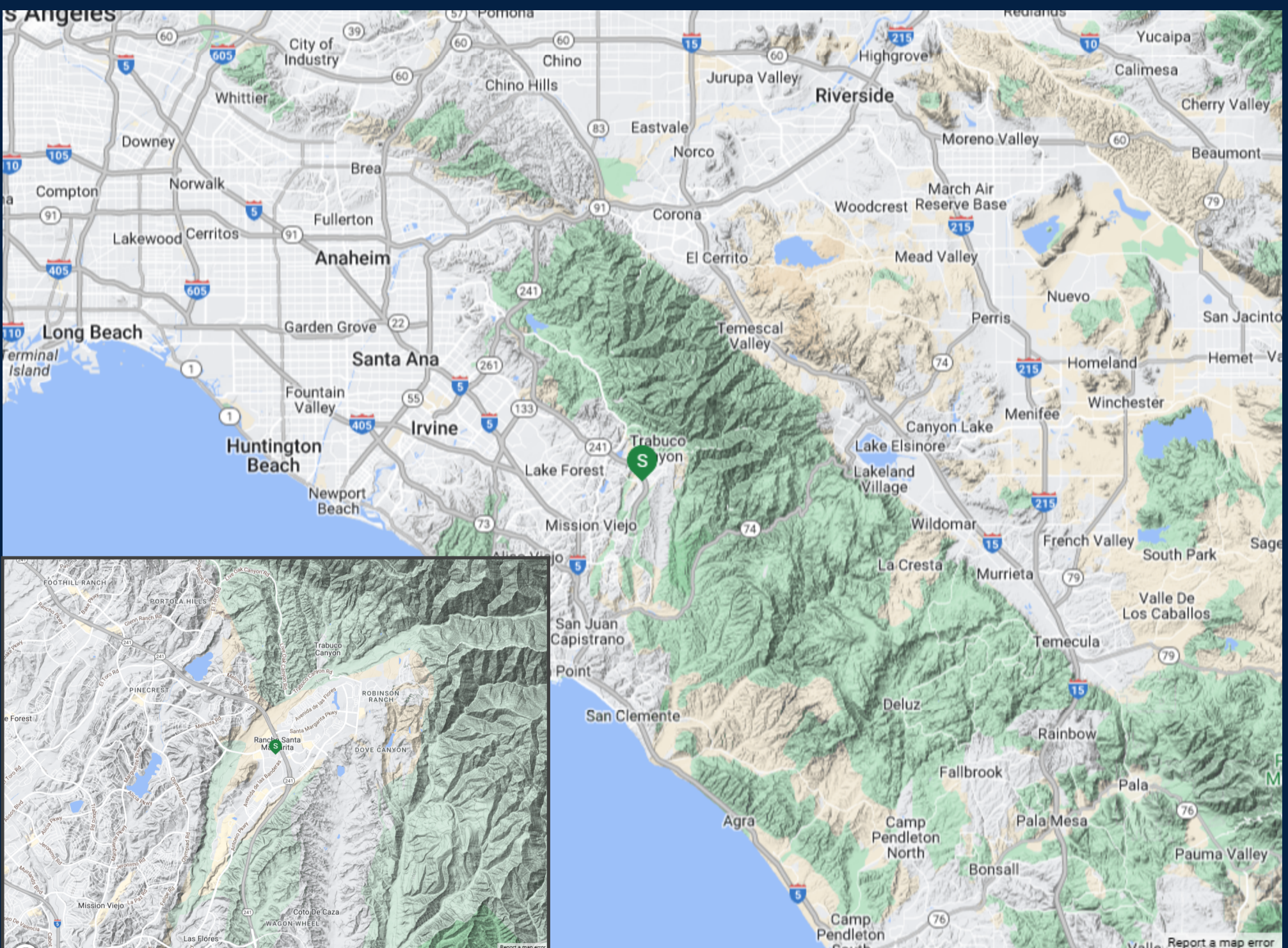


ADDRESS	30212 Tomas, Suite 365 Rancho Santa Margarita CA 92688
COUNTY	Orange
MARKET	Orange County
SUBMARKET	Rancho Santa Margarita
APN	938-839-72

PRICE	\$1,700,000
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2023 Population	12,492	88,589	196,551
2023 Median HH Income	\$116,473	\$137,988	\$138,786
2023 Average HH Income	\$161,001	\$184,311	\$181,477



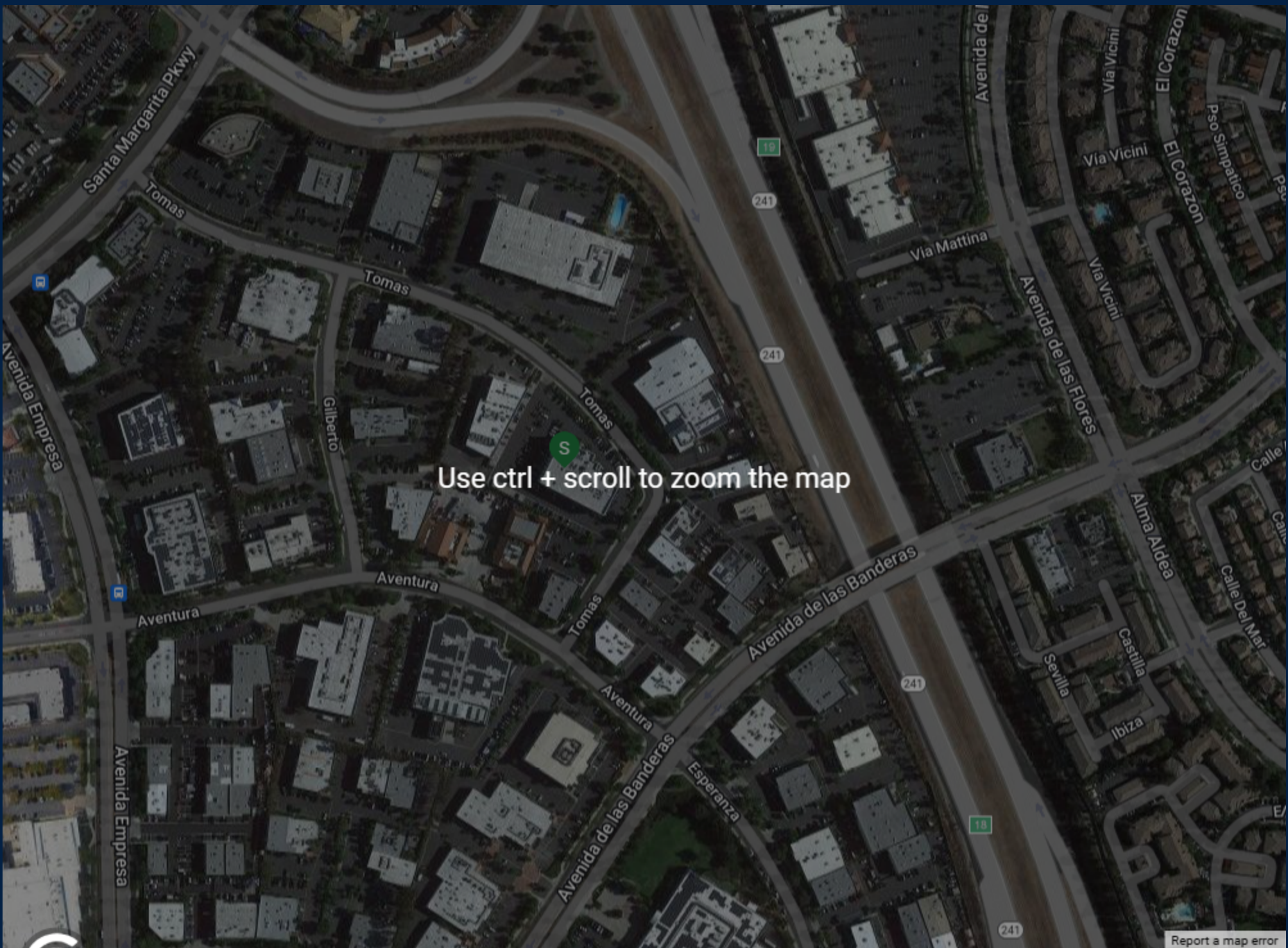




02

Property Description

Aerial Map



Use ctrl + scroll to zoom the map





03

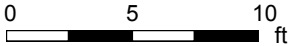
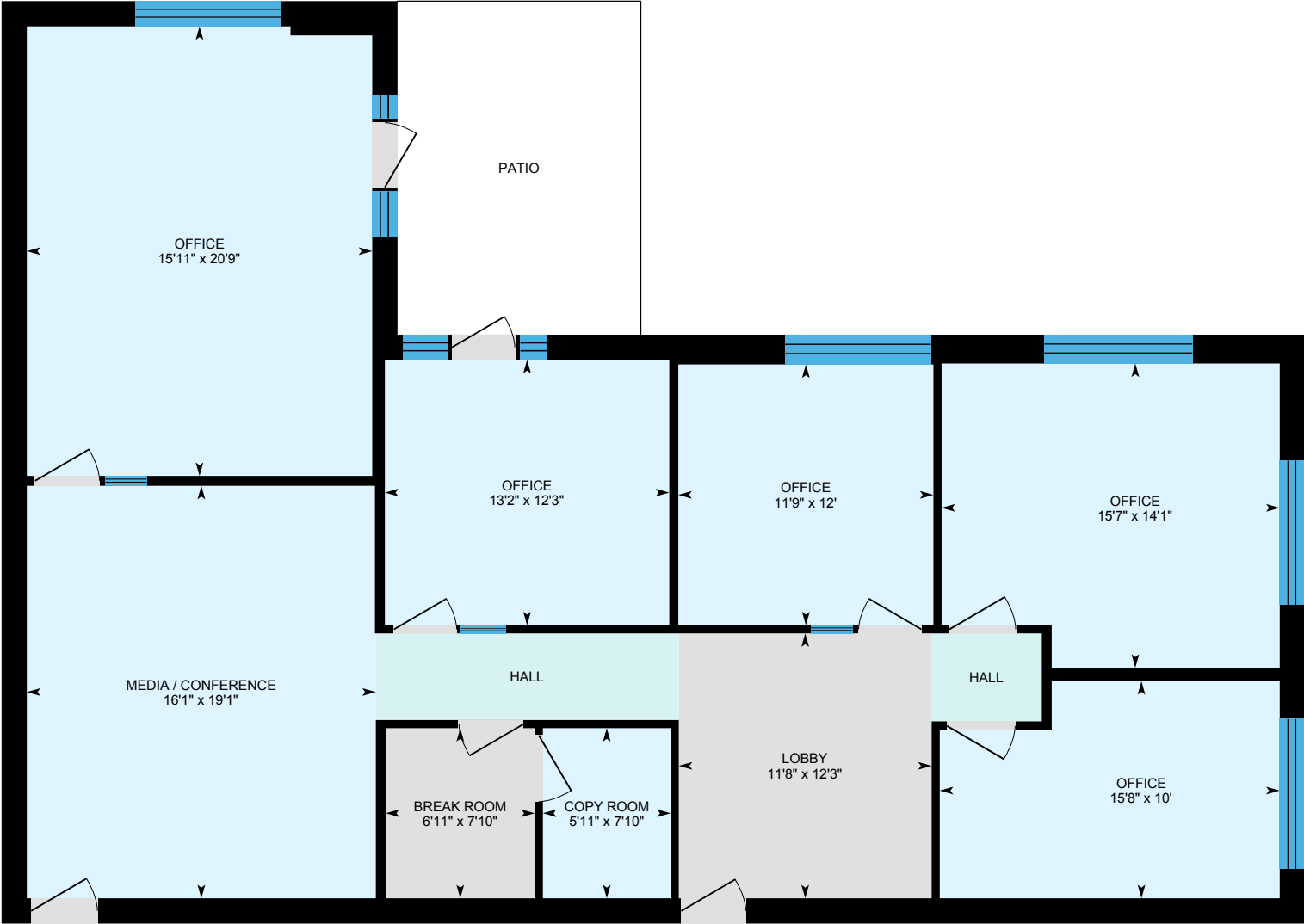
Additional Information

Floor Plan

30212 TOMAS, SUITE 365

Suite 365-30212 Tomas, Rancho Santa Margarita, CA

Main Floor Finished Area 1910.20 sq ft



PREPARED: 2023/12/15



Suite 365-30212 Tomas, Rancho Santa Margarita, CA

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Break Room: 7'10" x 6'11"

Copy Room: 7'10" x 5'11"

Lobby: 12'3" x 11'8"

Media / Conference: 19'1" x 16'1"

Office: 20'9" x 15'11"

Office: 12'3" x 13'2"

Office: 12' x 11'9"

Office: 14'1" x 15'7"

Office: 10' x 15'8"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Finished Area: 1910.20 sq ft

Unfinished Area: N/A

ANSI Z765-2021, Main Building

Above Grade Finished Area: 1910.20 sq ft

Above Grade Unfinished Area: N/A

Below Grade Finished Area: N/A

Below Grade Unfinished Area: N/A

Suite 365-30212 Tomas, Rancho Santa Margarita, CA

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>





04

Demographics

Demographics

Demographic Charts

2000 Population	11,328	86,075	184,803
2010 Population	12,128	87,087	187,919
2023 Population	12,492	88,589	196,551
2028 Population	12,459	87,849	195,206
2023 African American	228	1,480	3,017
2023 American Indian	78	447	1,214
2023 Asian	1,798	11,536	29,873
2023 Hispanic	3,318	17,664	41,180
2023 Other Race	1,178	5,566	14,020
2023 White	6,973	56,277	118,804
2023 Multiracial	2,209	13,127	29,286
2023-2028: Population: Growth Rate	-0.25 %	-0.85 %	-0.70 %
less than \$15,000	164	1,377	3,210
\$15,000-\$24,999	220	873	1,654
\$25,000-\$34,999	261	952	1,846
\$35,000-\$49,999	247	1,437	3,058
\$50,000-\$74,999	482	3,132	6,670
\$75,000-\$99,999	546	3,293	7,291
\$100,000-\$149,999	970	6,591	13,669
\$150,000-\$199,999	599	5,423	11,961
\$200,000 or greater	1,181	9,890	20,907
Median HH Income	\$116,473	\$137,988	\$138,786
Average HH Income	\$161,001	\$184,311	\$181,477

2000 Total Housing	4,380	31,391	65,180
2010 Total Households	4,561	31,591	65,487
2023 Total Households	4,669	32,967	70,266
2028 Total Households	4,693	32,985	70,357
2023 Average Household Size	2.67	2.68	2.79
2000 Owner Occupied Housing	2,793	24,757	51,034
2000 Renter Occupied Housing	1,499	5,896	12,977
2023 Owner Occupied Housing	2,564	24,792	53,065
2023 Renter Occupied Housing	2,105	8,175	17,201
2023 Vacant Housing	164	1,147	1,981
2023 Total Housing	4,833	34,114	72,247
2028 Owner Occupied Housing	2,602	24,970	53,408
2028 Renter Occupied Housing	2,091	8,015	16,950
2028 Vacant Housing	165	1,324	2,293
2028 Total Housing	4,858	34,309	72,650
2023-2028: Households: Growth Rate	0.50 %	0.05 %	0.15 %



Source: esri

2023 Population Age 30-34	951	5,777	13,557
2023 Population Age 35-39	944	5,579	12,859
2023 Population Age 40-44	963	5,744	13,038
2023 Population Age 45-49	901	5,901	13,042
2023 Population Age 50-54	927	6,939	15,230
2023 Population Age 55-59	843	6,860	15,145
2023 Population Age 60-64	688	6,418	13,853
2023 Population Age 65-69	447	4,959	10,689
2023 Population Age 70-74	298	3,722	8,138
2023 Population Age 75-79	190	2,290	4,936
2023 Population Age 80-84	142	1,581	2,898
2023 Population Age 85+	184	1,635	2,614
2023 Population Age 18+	9,571	69,695	153,965
2023 Median Age	37	42	41

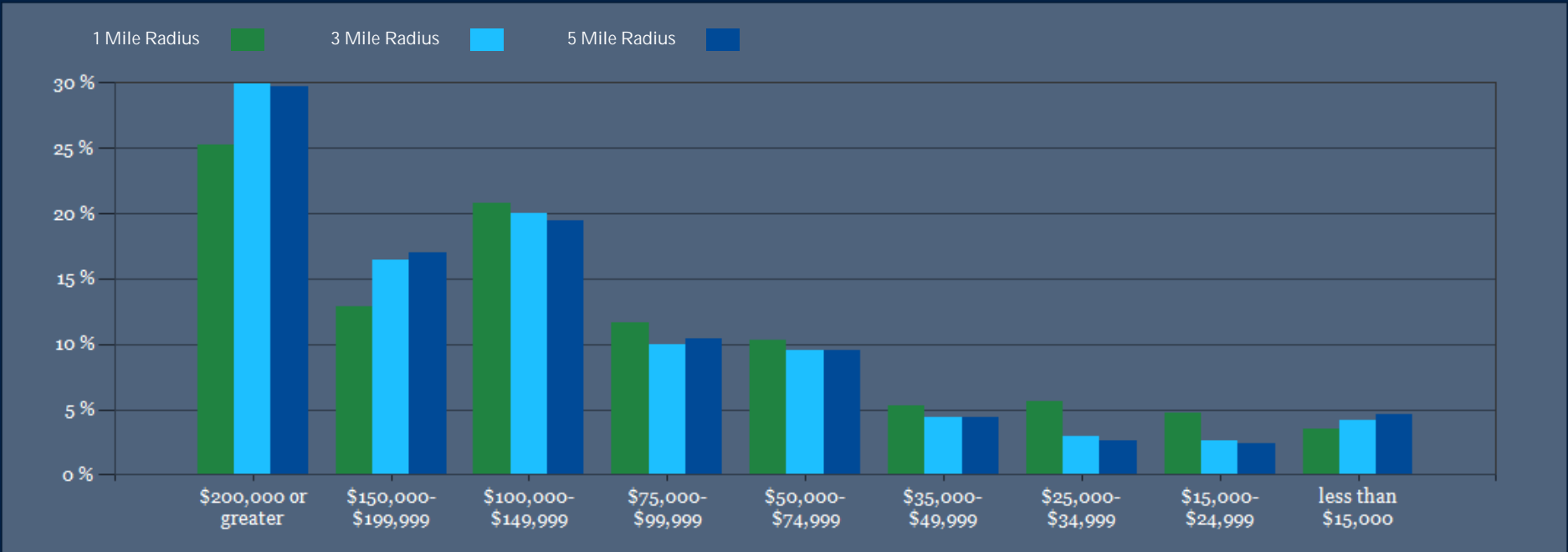
2028 Population Age 30-34	1,111	6,485	14,950
2028 Population Age 35-39	952	6,805	15,631
2028 Population Age 40-44	876	5,890	13,350
2028 Population Age 45-49	885	5,776	13,011
2028 Population Age 50-54	825	5,494	12,432
2028 Population Age 55-59	825	6,125	13,401
2028 Population Age 60-64	698	6,138	13,184
2028 Population Age 65-69	596	5,711	12,031
2028 Population Age 70-74	375	4,380	9,333
2028 Population Age 75-79	269	3,191	6,739
2028 Population Age 80-84	156	1,989	3,953
2028 Population Age 85+	214	1,827	3,106
2028 Population Age 18+	9,779	70,456	155,590
2028 Median Age	37	42	41

Median Household Income 25-34	\$106,695	\$117,732	\$115,995
Average Household Income 25-34	\$141,101	\$154,405	\$151,875
Median Household Income 35-44	\$135,876	\$152,509	\$151,971
Average Household Income 35-44	\$181,084	\$192,556	\$188,877
Median Household Income 45-54	\$153,727	\$178,687	\$176,223
Average Household Income 45-54	\$197,188	\$228,711	\$222,441
Median Household Income 55-64	\$148,303	\$173,126	\$169,798
Average Household Income 55-64	\$191,734	\$222,228	\$214,471
Median Household Income 65-74	\$70,052	\$105,233	\$104,305
Average Household Income 65-74	\$113,230	\$145,860	\$144,150
Average Household Income 75+	\$41,714	\$96,586	\$98,270

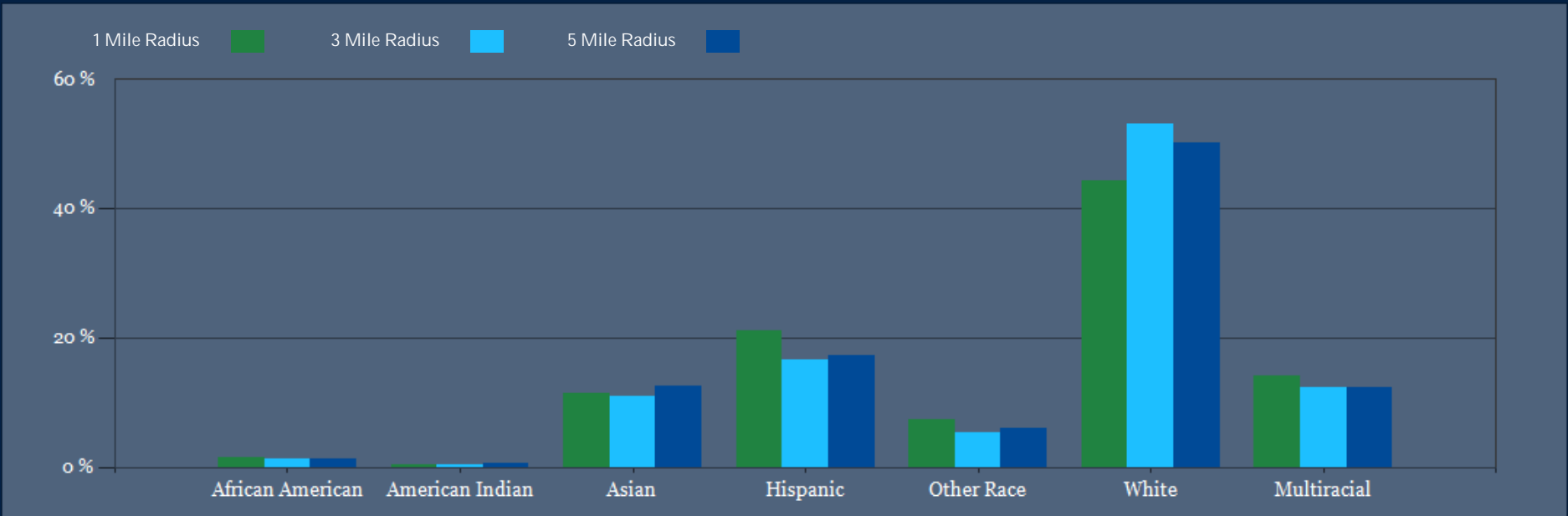
Median Household Income 25-34	\$115,960	\$129,565	\$127,582
Average Household Income 25-34	\$161,653	\$174,607	\$171,564
Median Household Income 35-44	\$156,142	\$170,063	\$168,375
Average Household Income 35-44	\$210,235	\$225,512	\$220,152
Median Household Income 45-54	\$161,120	\$187,299	\$185,540
Average Household Income 45-54	\$215,431	\$249,374	\$243,256
Median Household Income 55-64	\$169,639	\$191,566	\$188,155
Average Household Income 55-64	\$222,437	\$250,857	\$243,689
Median Household Income 65-74	\$101,764	\$123,793	\$122,956
Average Household Income 65-74	\$151,918	\$180,134	\$176,924
Average Household Income 75+	\$56,145	\$119,488	\$122,607



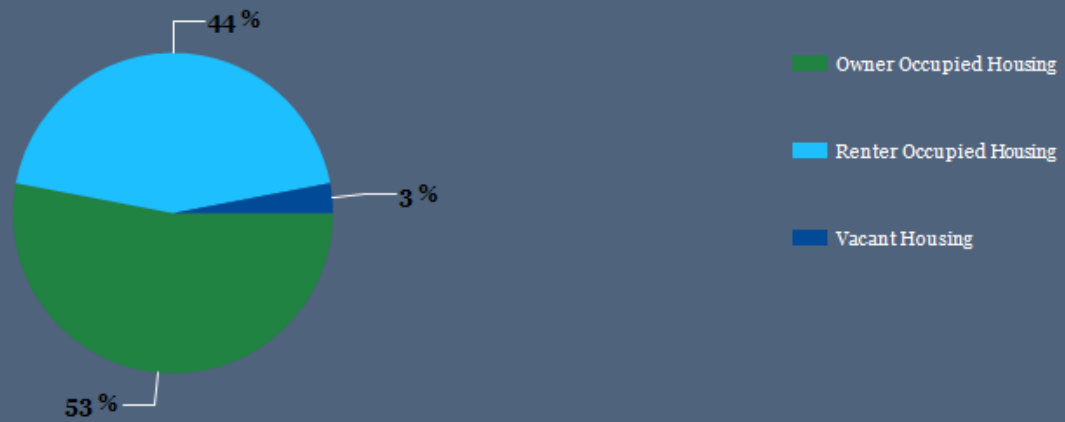
2023 Household Income



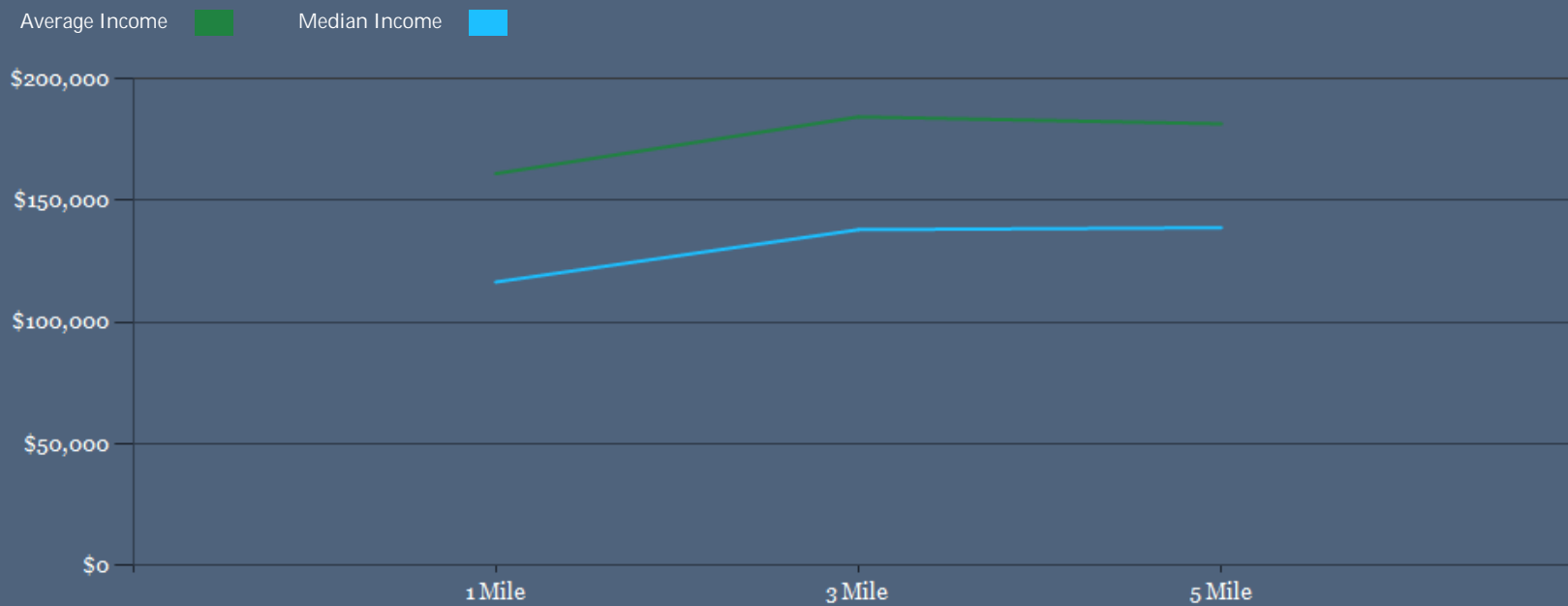
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





05 Company Profile
Advisor Profile



Jerry Henberger

President

"Jerry Henberger: The Business Innovator Changing the Game in Commercial Real Estate"

Through innovative use of proprietary technology and years of experience in the real estate industry, HRE Commercial, Inc leverages the latest market data, and trends, that create new opportunities. They use this information to help you make informed decisions and maximize your returns.

Whether you are looking to buy, sell, or lease commercial property, HRE Commercial, Inc's agents have a deep understanding of the real estate market and can provide valuable insights and guidance to help you make informed decisions.

At HRE Commercial, Inc they understand that every client has unique needs and preferences. That's why they take the time to listen to your needs, understand your goals, and tailor their services to meet your specific requirements. Their personalized approach ensures that you receive the highest level of service and attention, no matter how large or small your project may be.

With their extensive network of industry contacts and years of experience, Jerry and his team can help you navigate the complexities of commercial real estate transactions. They will work closely with you every step of the way, providing guidance, support, and expert advice to help you achieve your objectives.

It's through this expertise in commercial real estate, Jerry and his team are known for their integrity, honesty, and professionalism. They treat every client with the utmost respect and care, and they will go above and beyond to ensure your satisfaction. With Jerry's extensive experience, expertise, and commitment to giving back to the community, you can trust that HRECommercial is dedicated to providing exceptional service and delivering excellent results.

Don't settle for just any real estate agency – choose HRE Commercial, Inc and experience the difference that comes with working with a team of true professionals. Contact them today to get started.





Janet Anderson

Vice President, Broker
Associate

CA License # 01102875

Office & Healthcare Specialist

Janet is a broker and an experienced affiliate agent with HRE Commercial, Inc. From the moment you meet Janet, you understand why she is a leader in real estate. Combining her genuine passion for working with people and her innate ability to bring her clients to their ideal space, Janet delivers honesty and integrity to each of her real estate transactions.

Janet's passion for real estate is deeply rooted. She comes from a long line of land developers and investors and has been around the real estate business for her entire life. Janet's father, the late John P. Eliopoulos, founded J.P. Eliopoulos Enterprises, Inc., a premier real estate development company in the Antelope Valley. He was the mastermind behind the successful development of thousands of homes and commercial properties there since 1957. Her brother, Andrew J. Eliopoulos, chief executive of J.P. Eliopoulos Enterprises, and founder of his own land development company, is a successful home builder. As pioneers in real estate land development, the Eliopoulos name adorns a pavilion at the Antelope Valley Fairgrounds, a theater at the Lancaster Performing Arts Center and the John P. Eliopoulos Hellenic Center in Lancaster.

Inspired by her family's passion for real estate, Janet began her own ascent in the industry soon after attaining her Bachelor of Liberal Arts and Sciences degree in Communications from the University of Southern California. As a real estate agent, Janet quickly became known throughout the luxury real estate marketplace for her ability to deliver results. She successfully sold residential properties throughout the Antelope Valley and Central Valleys with J.P. Eliopoulos Enterprises, then later ventured into the elite Los Angeles County communities of Beverly Hills and Brentwood. Driven to expand her abilities, Janet opened her own private real estate brokerage firm, Janet Eliopoulos Anderson Realty, which later became one of the largest in California. Her outstanding capabilities have resulted in over 150 million in closed residential and commercial real estate transactions to date.

In her spare time, Janet loves spending time with her husband, Dave Anderson, a former Los Angeles Dodger and 1988 World Series Champion. The two love staying active. As parents to 9 year old twin girls, they are constantly on the go. Janet and Dave believe in giving back to their community and donate much of their free time to various charitable endeavors.



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from HRE Commercial, Inc. and it should not be made available to any other person or entity without the written consent of HRE Commercial, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to HRE Commercial, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. HRE Commercial, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

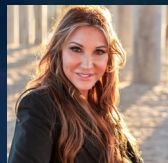
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, HRE Commercial, Inc. has not verified, and will not verify, any of the information contained herein, nor has HRE Commercial, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Market Analysis by



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