

TALEGA VILLAGE

801 AVENIDA TALEGA | SAN CLEMENTE, CA

FOR LEASE

±2,169 - 4,204 SF Restaurant



PROPERTY HIGHLIGHTS

- 103,000 SF community center located in the heart of Talega, one of San Clemente's most affluent communities
- With access to Interstate 5 from Avenida Vista Hermosa and Avenida Pico, the Center is able to serve the communities of Talega, Rancho San Clemente, Marblehead and Forester Ranch
- Center is adjacent to 3.1 million square feet of business parks, Talega Golf Club, Vista Hermosa Sports Park and Vista Del Mar Elementary School
- Notable tenants include Ralphs Fresh Fare, Ballpark Pizza, Panera Bread, Las Golondrinas, Wells Fargo Bank and Mission Heritage Hospital

TRAFFIC COUNTS

- ±14,000 average daily traffic on Avenida Vista Hermosa
- ±10,000 average daily traffic on Avenida Talega



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

KEVIN HANSEN
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CURRENT AVAILABILITIES

STE.	TENANT	SF
1-101	Available	4,204
1-102	Serenity Nail & Spa	2,004
1-103	Outfit Golf Carts	1,300
1-104	Club Pilates	1,300
1-105	V's Barbershop	1,275
1-106	State Farm Insurance	900
2-101	Peet's Coffee & Tea	1,640
2-102	Phenix Salon Suites	4,034
2-104	SoCal Surf Shop	1,326
2-105	Dr. Dana Gorab D.D.S	1,300
2-106	Talega Cleaners	1,409
2-107	Sanctuary Salon & Spa	1,261
3-101	Ballpark Pizza	3,053
3-102	Mission Heritage Medical	7,845
3-106	Bar Arnoa	2,314
4-101	Sundried Tomato	3,864
4-102	Las Golondrinas	1,986
4-104	Available	2,169
5-101	Anytime Fitness	5,606
6-101	Dana Point Grooming	1,136
6-102	Kumon Math & Reading Center	1,021
6-103	Wells Fargo Bank	4,885
M0001	Ralph's Fresh Fare	46,000

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SAN CLEMENTE SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2019 Estimated Population	6,506	53,069	104,247
	2024 Projected Population	6,637	54,567	108,009
	2010 Census Population	6,272	49,517	96,346
	2000 Census Population	855	36,024	82,901
	Growth 2010-2019	0.40%	0.75%	0.86%
	Growth 2019-2024	0.40%	0.56%	0.71%
	2019 Estimated Median Age	37.8	39.9	41.5
	Total Businesses	750	3,304	6,291
	Total Employees	5,430	20,907	41,645
	HOUSEHOLDS	2019 Estimated Households	2,159	18,663
2024 Projected Households		2,183	19,053	39,131
2010 Census Households		2,131	17,758	35,749
2000 Census Households		267	13,322	30,940
Growth 2010-2019		0.14%	0.54%	0.67%
Growth 2019-2024		0.22%	0.41%	0.58%
2019 Est. Average Household Size		3.01%	2.83%	2.70%
INCOME	2019 Est. Median Household Income	\$160,169	\$115,808	\$104,390
	2024 Prj. Median Household Income	\$178,655	\$132,652	\$119,068
	2019 Est. Average Household Income	\$196,911	\$157,362	\$147,740
	2024 Prj. Average Household Income	\$221,242	\$179,161	\$169,213
	2019 Estimated Per Capita Income	\$65,257	\$55,758	\$53,898
HOUSING	2019 Estimated Housing Units	2,225	19,603	40,724
	2019 Est. Owner Occupied Units	78.4%	62.5%	59.4%
	2019 Est. Renter Occupied Units	18.6%	32.8%	34.0%
	2019 Estimated Vacant Units	3.0%	4.8%	6.7%
	2019 Est. Median Housing Value	\$930,199	\$894,584	\$888,811
	2019 Est. Average Housing Value	\$1,027,620	\$979,876	\$1,006,100



66,527
Total Population



24,631
Total Households



\$152,548
Avg. H.H. Income



91,144
Daytime Population

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