



FOR SALE

31645 RANCHO VIEJO RD
SAN JUAN CAPISTRANO, CA

MULTI-USE PROPERTY WITH A-1 ZONING



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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AERIAL

CAPISTRANO BUSINESS CENTER



SEASONS SENIOR APARTMENT HOMES

31645 RANCHO VIEJO
SAN JUAN CAPISTRANO, CA



ORTEGA RANCH BUSINESS PARK:
147,000 SF OFFICE/R&D/RETAIL

ORTEGA BUSINESS CENTER

FORSTER MANSION

SJC MISSION CEMETERY

ST. MARGARET'S HIGH SCHOOL
& EPISCOPAL SCHOOL

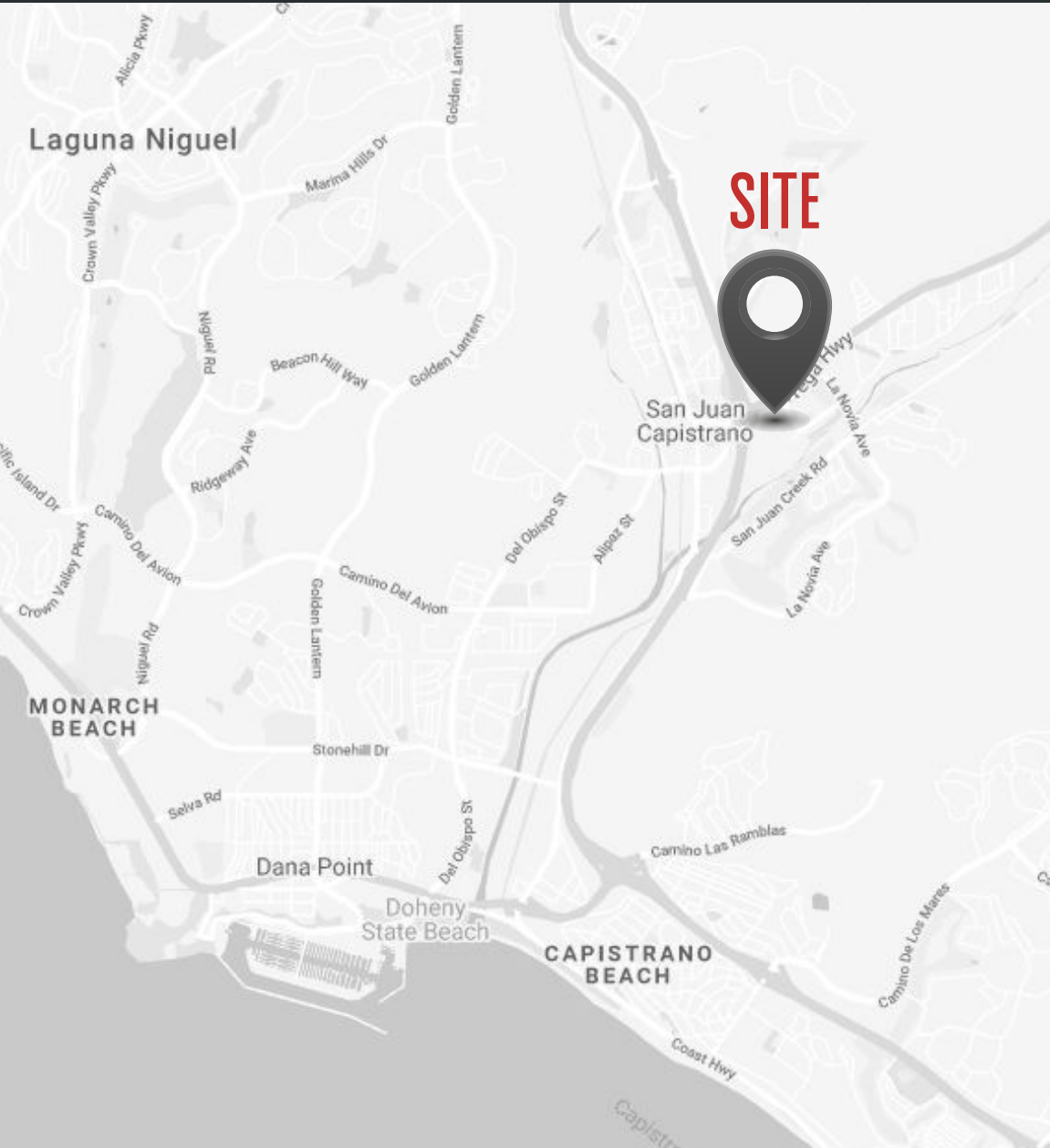
CAPISTRANO COLLECTION
SHOPPING CENTER

ORTEGA CAR WASH & LUBE

RANCHO VIEJO RD



31645 RANCHO VIEJO RD



PROPERTY DESCRIPTION

0.34 acre lot located in San Juan Capistrano. San Juan Capistrano Planning Sector A-1 which allows for Gen. Retail, Commercial Services, Food & Lodging, Business Offices, Medical/Dental Offices, Senior Apartments, and/or Single Family Residence. Conditional Uses; Veterinary Office/Clinic, Interior Decorators Office. Great opportunity and a Panoramic View of the Valley City Lights. Building will be vacant upon the close of escrow and has no current income stream. Great live/work location.

Property is located near the intersection of Rancho Viejo Road and Ortega Highway. To view the property enter the Seasons Senior Apartment complex off Rancho Viejo Rd south of Ortega Hwy. Turn left once you enter the parking lot and follow the road to the turn around. The drive way is on the left end of the turn around and has a gate to the entrance. To gain access to the building call Listing Agent.

PROPERTY HIGHLIGHTS

- Panoramic View
- Convert to Offices
- Ideal for Small Business Owner/User
- Great For Accountant or Artist
- Medical/Dental Office
- Build Senior Apartments/Redevelopment Opportunity

PROPERTY PHOTOS





DEMOGRAPHICS

	POPULATION	1-MILE	3-MILE	5-MILE
	2019 Estimate	13,268	88,003	211,564
	2024 Projection	13,641	90,501	217,583

	INCOME	1-MILE	3-MILE	5-MILE
	Avg. Household Income	\$126,496	\$161,658	\$173,143
	Median Household Income	\$83,114	\$122,851	\$134,194

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CONTACT FOR MORE INFO



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