

TALEGA VILLAGE CENTER

SWC AVENIDA VISTA HERMOSA &
AVENIDA TALEGA
SAN CLEMENTE, CA

1,021 & 1,326 SF SHOP SPACE AVAILABLE



FOR LEASE

PROPERTY FEATURES

- 103,000 square foot community center located in the heart of Talega, one of San Clemente's most affluent communities.
- Notable tenants include a Ralphs Fresh Fare, Anytime Fitness, Ballpark Pizza, Panera Bread, Las Golondrinas, Wells Fargo Bank and Mission Heritage Hospital.
- 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.
- With access to Interstate 5 Freeway from Vista Hermosa and Avenida Pico, the center is able to serve the communities of Talega, Rancho San Clemente, Marblehead and Forester Ranch.

TRAFFIC COUNTS (Costar, 2014)

- 13,676 Average Daily Traffic on Vista Hermosa
- 9,771 Average Daily Traffic on Avenida Talega

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	7,310	53,793	101,577
2019 FORECAST POPULATION	8,397	57,837	107,930
AVERAGE H.H. INCOME	\$139,656	\$118,744	\$110,694
DAYTIME POPULATION	1,409	17,401	35,782

Claritas, 2014



For more information, please contact:

KEVIN HANSEN
Associate
(949) 930-2471
kevin.hansen@cushwake.com
Lic. #1937047

CHRIS WALTON
Director
(949) 930-9206
chris.walton@cushwake.com
Lic. #1839264

CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.
Lic. #616335
2020 Main Street, Suite 1000
Irvine, CA 92614
www.cushmanwakefield.com

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SUITE	TENANT	SQ. FT.
1	Wells Fargo Bank	4,885
2	Available	1,021
3	Dana Point Grooming	1,136
4-6	Anytime Fitness	5,606
7	Sundried Tomato	3,864
8-9	Las Golondrinas	1,986
10	Inka Mama's Peruvian Cuisine	2,169
11	Ballpark Pizza	3,053
12-15	Mission Heritage Medical	7,845
16	Bar Arnoa	2,314
17	Sanctuary Salon & Spa	1,261
18	Talega Cleaners	1,409
19	Dr. Dana Gorab D.D.S.	1,300
20	Available	1,326
21-22	Phenix Salon Suites	4,034
23	Peet's Coffee & Tea	1,640
24	Panera Bread	4,204
25	Serenity Nail & Spa	2,004
26	National Taekwondo	1,300
27	Bella Pilates	1,300
28	V's Barbershop	1,275
29	State Farm Insurance	900
30	Ralphs Fresh Fare	46,000



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