

FOR LEASE

Capistrano Collection

27184 Ortega Hwy | San Juan Capistrano, CA 92675



Excellent Retail/Office/Medical Opportunity!



Property Highlights

- **250 SF Executive Office Spaces Available**
- **3,136 SF Second Floor Space Available**
- Strategically positioned just off the I-5 freeway along Ortega Highway, which is the main arterial for commuters and community members
- Affluent demographics with average household incomes of over \$150,000 within a 5 mile radius
- Prime frontage and visibility to **over 49,000 cars per day**
- Multiple convenient points ingress/egress from both directions
- Dedicated parking garage with over 100 stalls

Contact

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Demographics

EST. 2019	1 MILE	3 MILE	5 MILE
Population	14,409	74,546	123,503
Average Household Income	\$129,267	\$154,390	\$159,981
Daytime Population	9,555	14,107	53,300

Source: Esri 2019

TRAFFIC COUNT

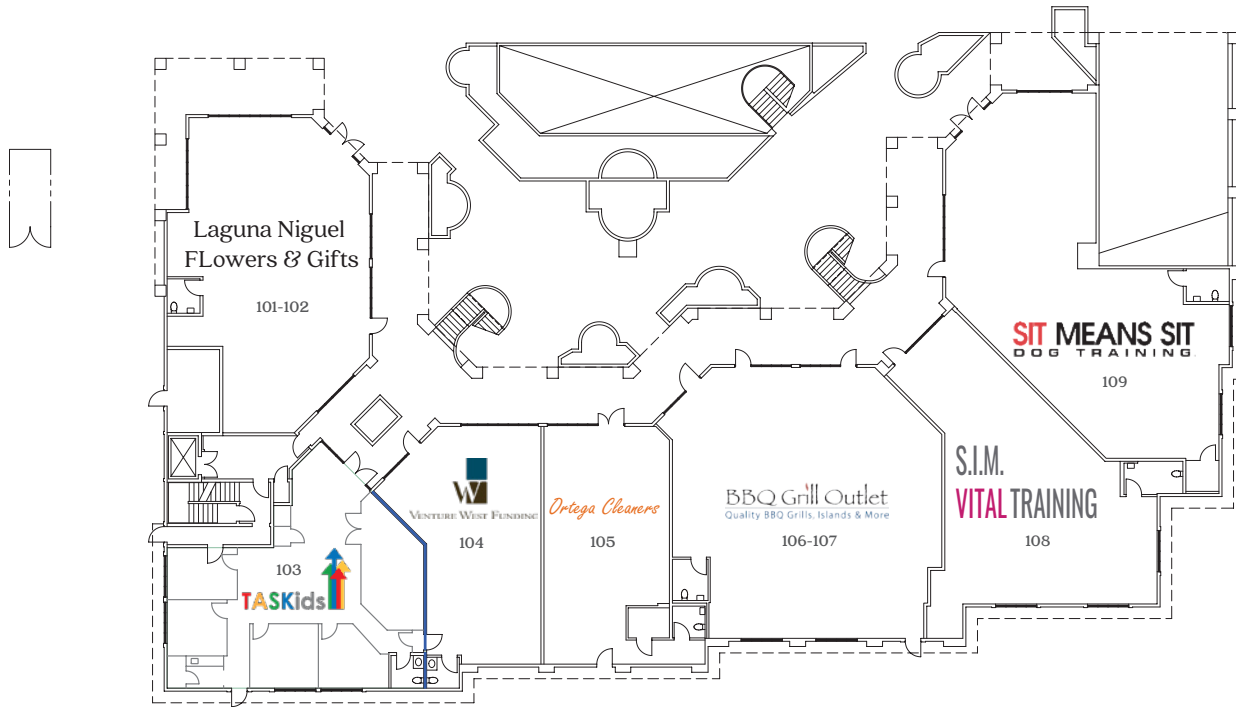
Ortega Highway	approx. 49,000 cars per day
Rancho Viejo Road	approx. 12,200 cars per day
I-5 Freeway	approx. 284,000 cars per day

Source: CoStar 2018

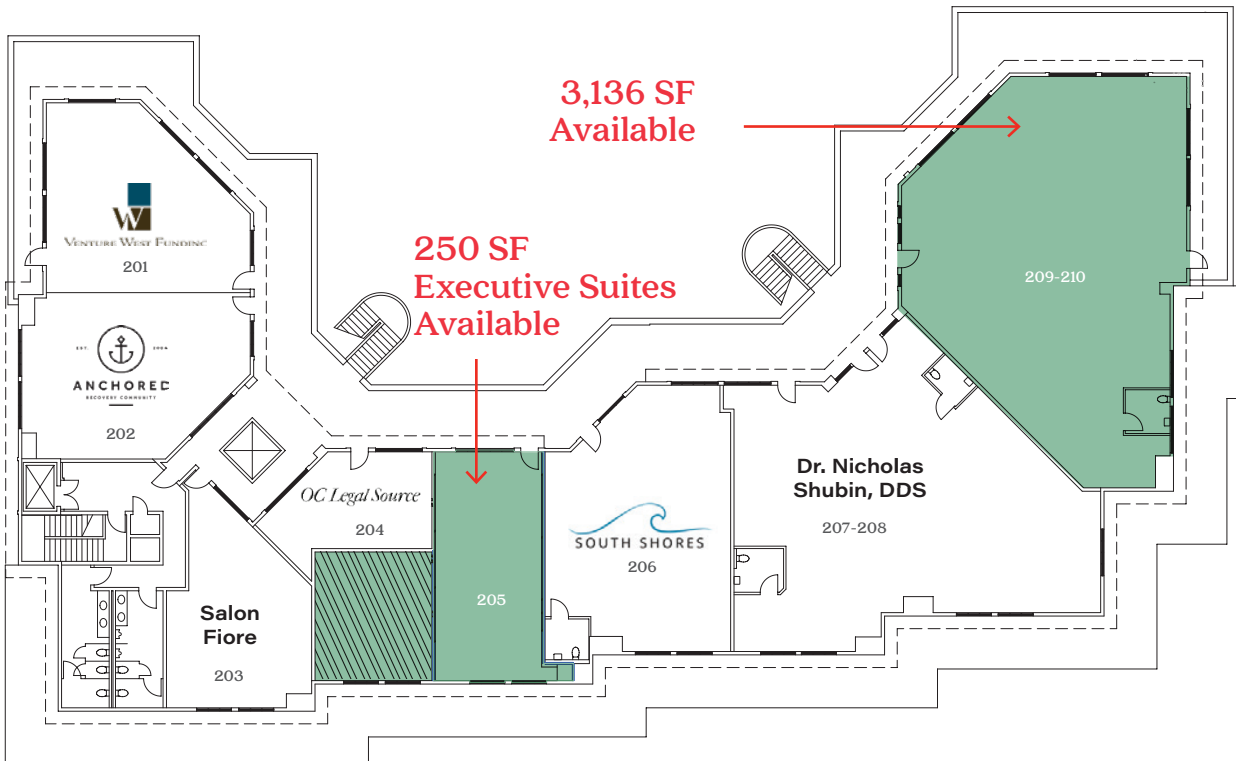
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First Floor Site Plan



Second Floor Site Plan





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