



FOR LEASE

THE COURTYARDS AT TALEGA

1011 AVENIDA PICO | SAN CLEMENTE, CA 92673

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LEASING

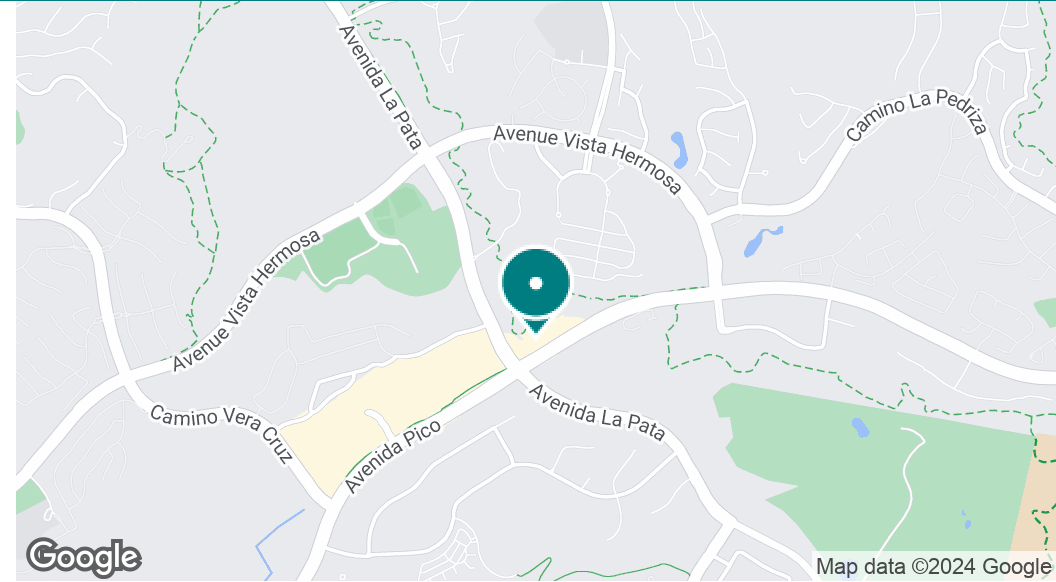
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (Est. \$1.15 NNN)
Building Size:	4,143 SF
Available SF:	1,343 - 3,547 SF
Lot Size:	6.37 Acres
Year Built:	2003
Zoning:	Talega Specific Plan
Market:	Orange County (California)
Submarket:	San Juan Cap/S Clemente/Dana Pt/Cap Bch
Traffic Count:	27,000

PROPERTY OVERVIEW

Embrace the opportunity to lease space in The Courtyards at Talega, a gem within a seven-building center showcasing upscale Santa Barbara architectural design. Currently available are a 1,343 SF inline space and a 3,547 SF end-cap space, both promising prime visibility and an atmosphere of sophistication. Positioned just 1.6 miles east of the San Diego I-5 Freeway, these spaces offer a strategic location for businesses aiming to capture a dynamic customer base. Join the ranks of esteemed tenants such as Starbucks, Quizno's, Z Pizza, and more, and become a part of this upscale retail experience in a bustling trade area.

LOCATION OVERVIEW

Discover the elegance of The Courtyards at Talega, a distinguished part of a seven-building center designed in an upscale Santa Barbara architectural style. Positioned at the corner of Avenida Pico and Avenida La Pata, just 1.6 miles east of the San Diego I-5 Freeway, this well-located site boasts both convenience and sophistication. The architectural aesthetics create a visually pleasing environment, setting the stage for a unique and upscale retail experience. With a prime location in a thriving area, The Courtyards at Talega are at the heart of an excellent retail trade area, making it a premier destination for businesses seeking to make a mark.

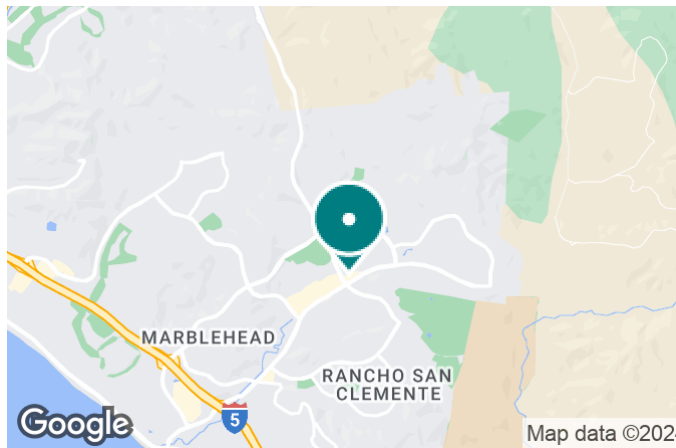
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FEATURES & AMENITIES

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FEATURES & AMENITIES

- **Prime Location:** The Courtyards at Talega are strategically positioned at the corner of Avenida Pico and Avenida La Pata, just 1.6 miles east of the San Diego I-5 Freeway, ensuring optimal accessibility and visibility.
- **Upscale Architectural Design:** The center boasts an upscale Santa Barbara architectural style, creating a visually pleasing and sophisticated environment for businesses and customers alike.
- **Excellent Retail Trade Area:** The location is at the heart of an excellent retail trade area, making it a prime destination for businesses seeking to thrive in a dynamic market.
- **Notable Tenants:** Join the prestigious lineup of tenants, including Starbucks, Quizno's, Z Pizza, and more, enhancing the appeal and vibrancy of The Courtyards at Talega.

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

1,859

18,153

30,778

Total Population

5,233

48,958

82,861

Average HH Income

\$132,157

\$115,202

\$118,048

EXCLUSIVELY REPRESENTED BY

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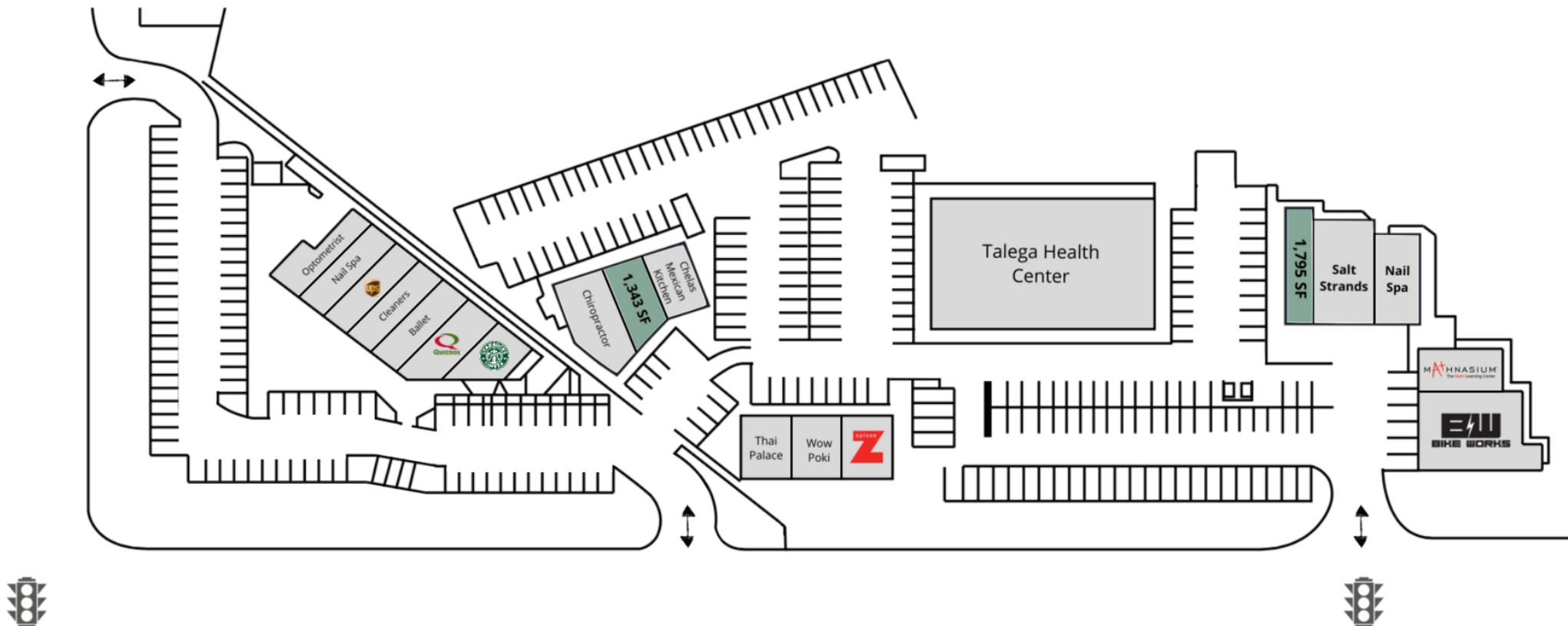
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SITE PLANS

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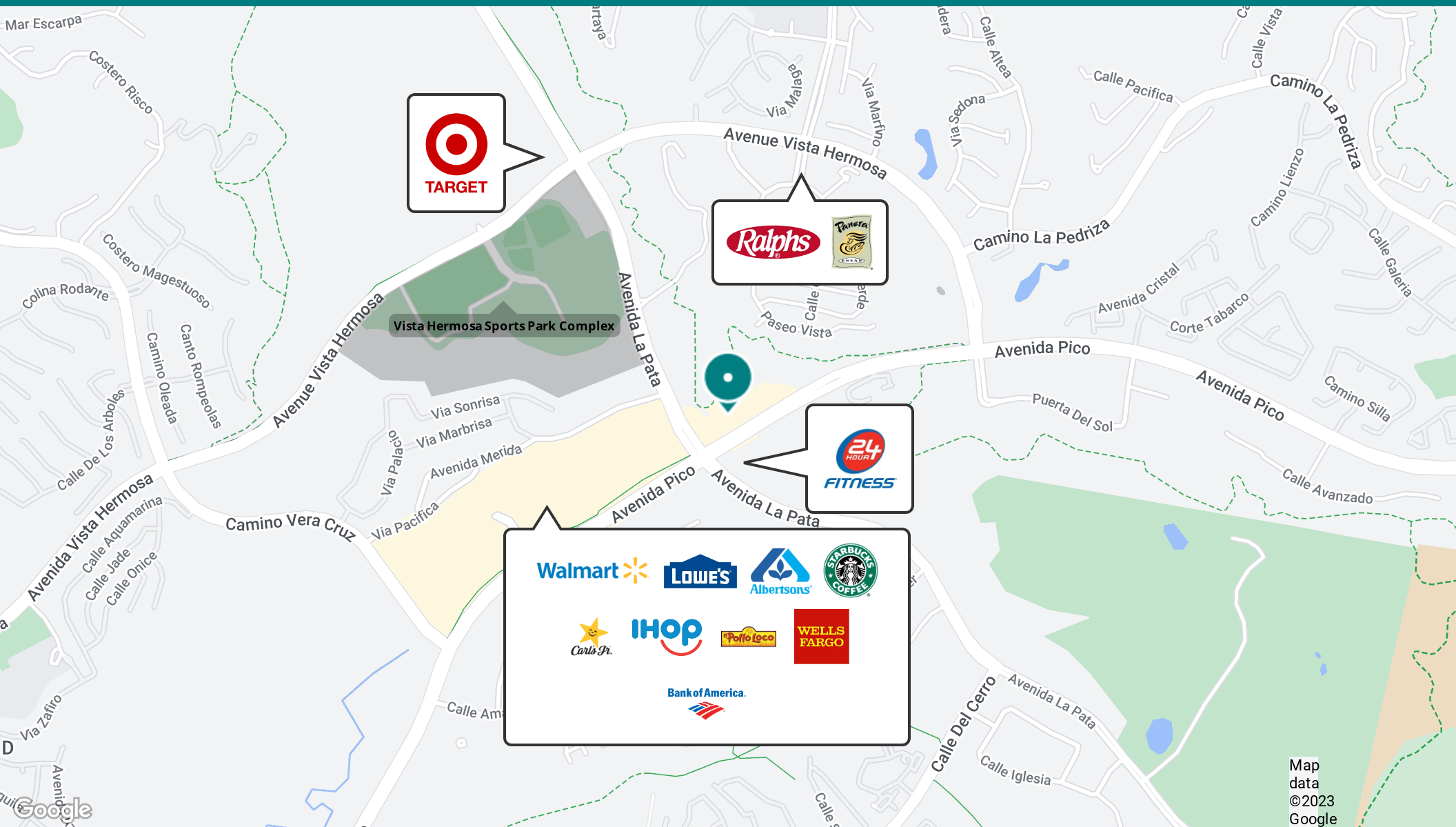
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,233	48,958	82,861
Average Age	38.2	40.1	40.5
Average Age (Male)	38.4	39.8	39.7
Average Age (Female)	38.1	40.2	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,859	18,153	30,778
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$132,157	\$115,202	\$118,048
Average House Value	\$824,917	\$848,426	\$808,253
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.8%	15.6%	16.8%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,232	39,418	67,270
Total Population - Black	6	390	868
Total Population - Asian	434	2,250	3,478
Total Population - Hawaiian	5	46	101
Total Population - American Indian	6	456	641
Total Population - Other	256	4,685	7,603

* Demographic data derived from 2020 ACS - US Census

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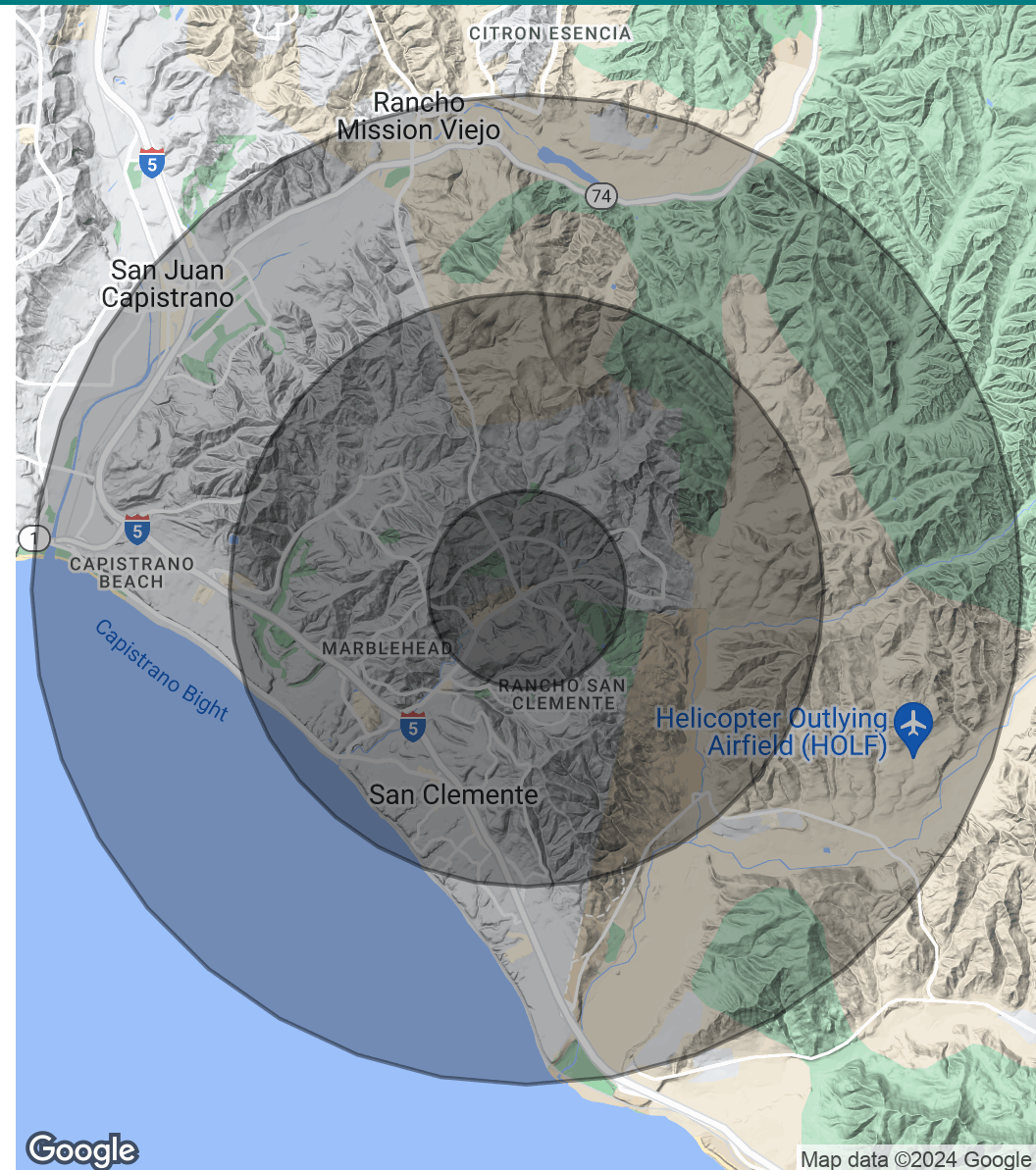
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MEET THE TEAM

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