

**±25,343 RSF FOR SALE**

**PERMIT READY**

FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD



**32891/32901 CALLE PERFECTO  
SAN JUAN CAPISTRANO, CA**

## PROPERTY SUMMARY

Extremely rare opportunity for Investor/Owner to build: This state-of-the-art industrial building with a fenced yard in the heart of San Juan Capistrano, California. Positioned for easy access to Interstate 5, this property boasts top-tier "Class A" facility with fenced yard.

For more information, please contact:



**TIM WALKER**

office: 949.724.4741  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**

cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**

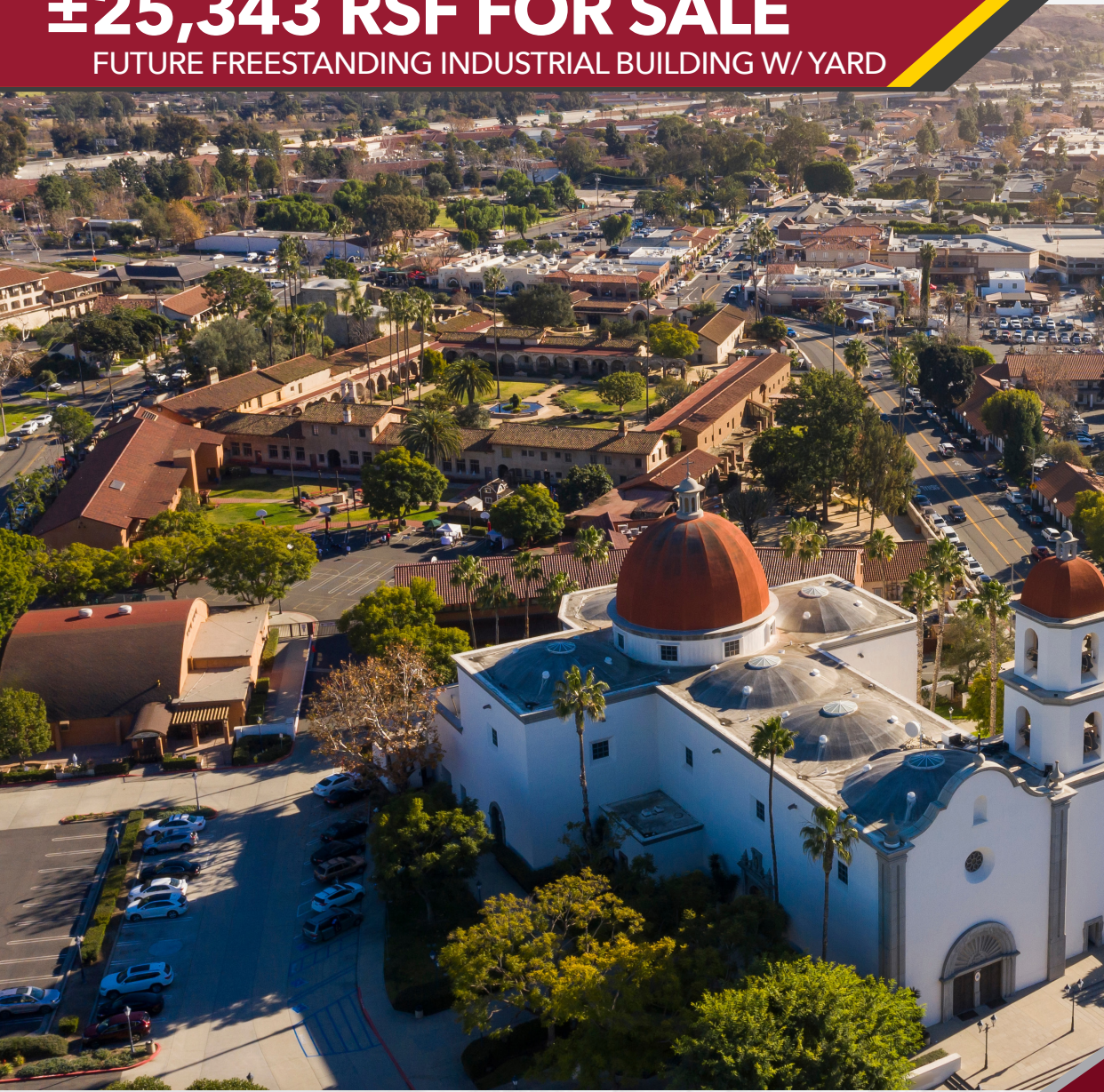
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# ±25,343 RSF FOR SALE

FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD



## PROPERTY FEATURES



- » Single Story ±25,343 Sq. Ft. Freestanding
- » ±2,998 Sq. Ft. Office
- » Direct Access to San Diego (5) Freeways
- » Industrial with Fenced Yard
- » Permit Ready to Build

**32891/32901 CALLE PERFECTO  
SAN JUAN CAPISTRANO, CA**

For more information, please contact:



**TIM WALKER**  
office: 949.724.4741  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**  
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# ±25,343 RSF FOR SALE

FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD

**AERIAL**



**CALLE PERFECTO**

**32891/32901 CALLE PERFECTO  
SAN JUAN CAPISTRANO, CA**

For more information, please contact:



**TIM WALKER**  
office: 949.724.4741  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**  
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740

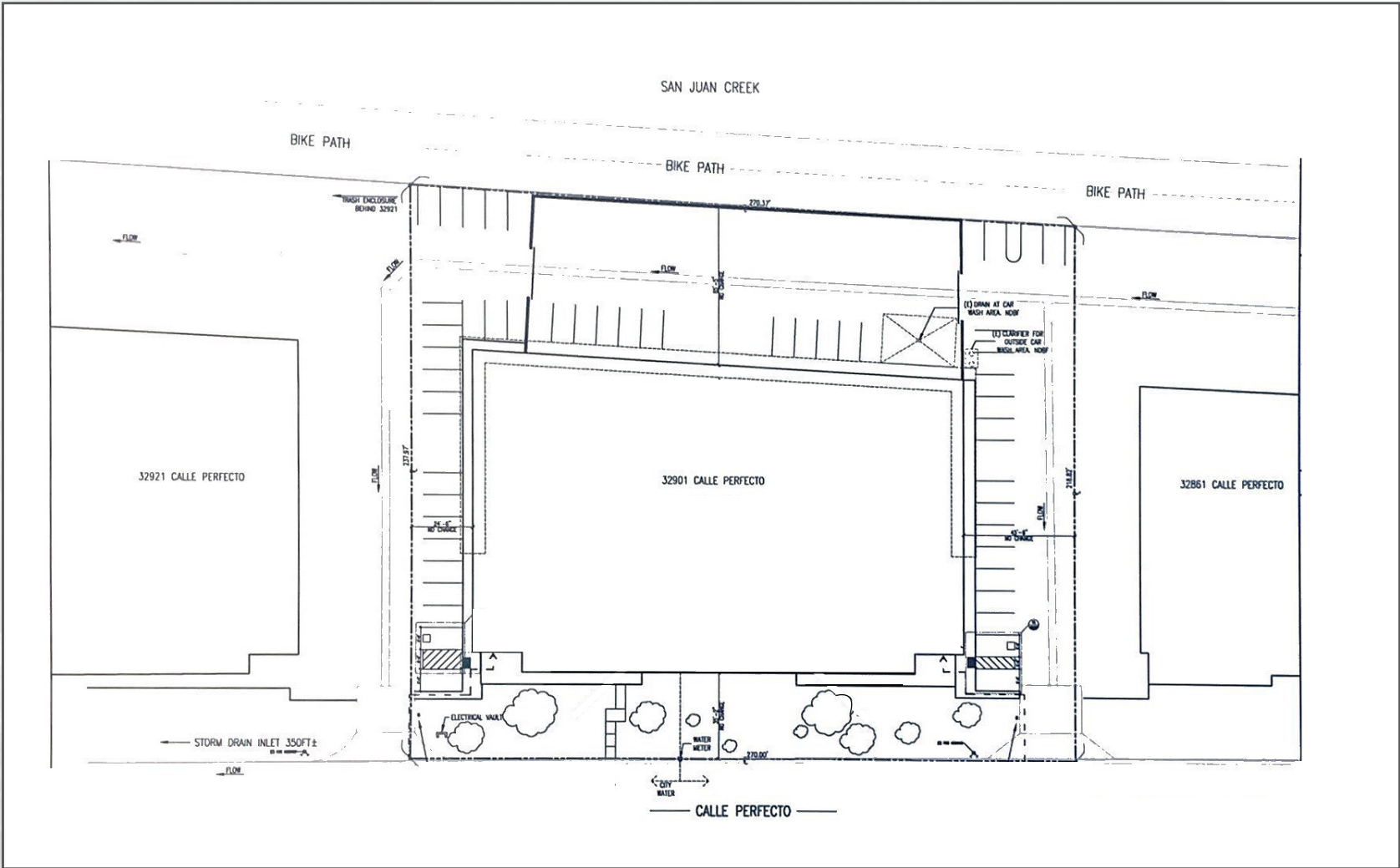


The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# ±25,343 RSF FOR SALE

FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD

## SITE PLAN



For more information, please contact:



**TIM WALKER**  
office: 949.724.4741  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**  
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740

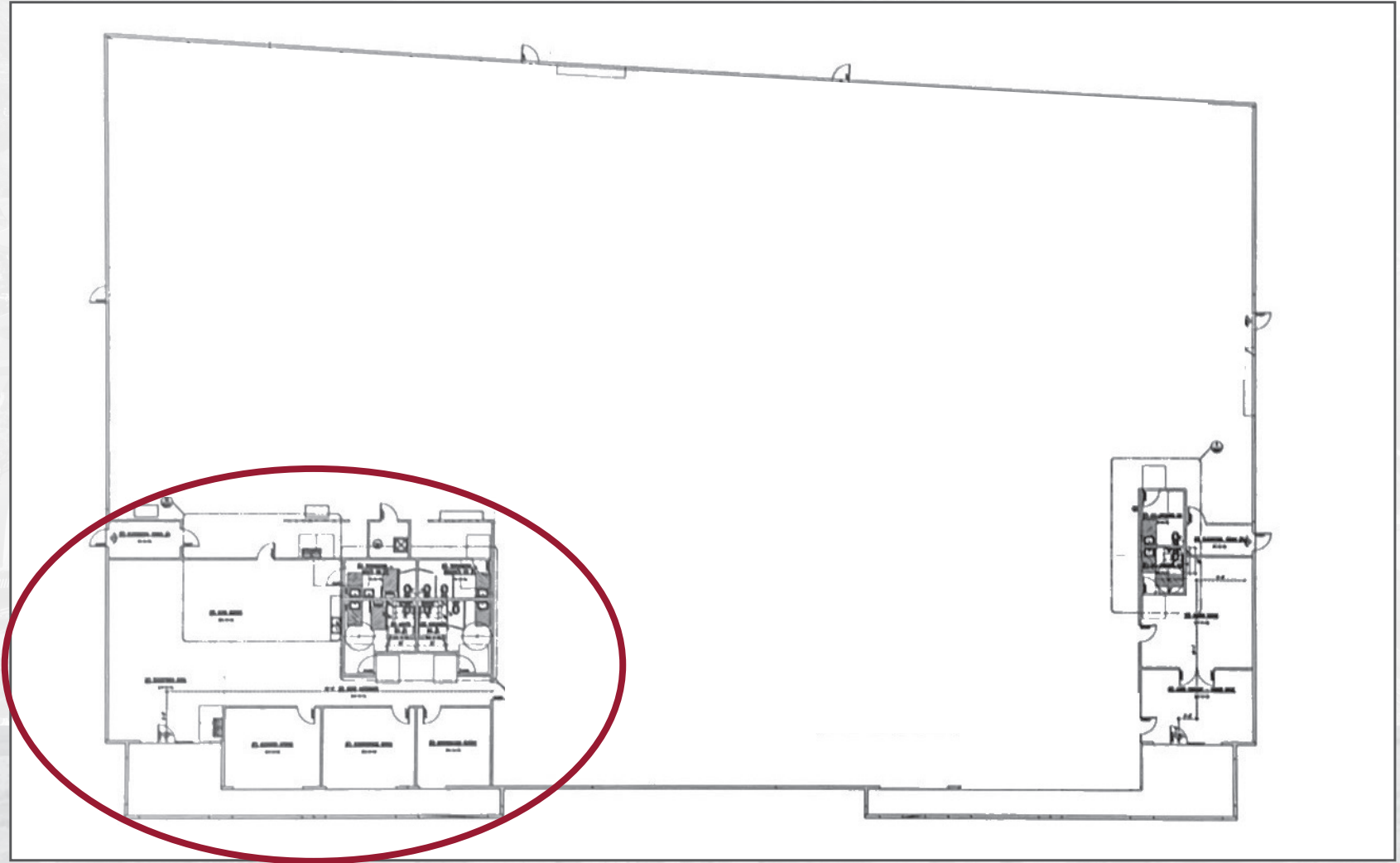


The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# ±25,343 RSF FOR SALE

FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD

## FLOOR PLAN



For more information, please contact:



**TIM WALKER**  
office: 949.724.4741  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**  
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740

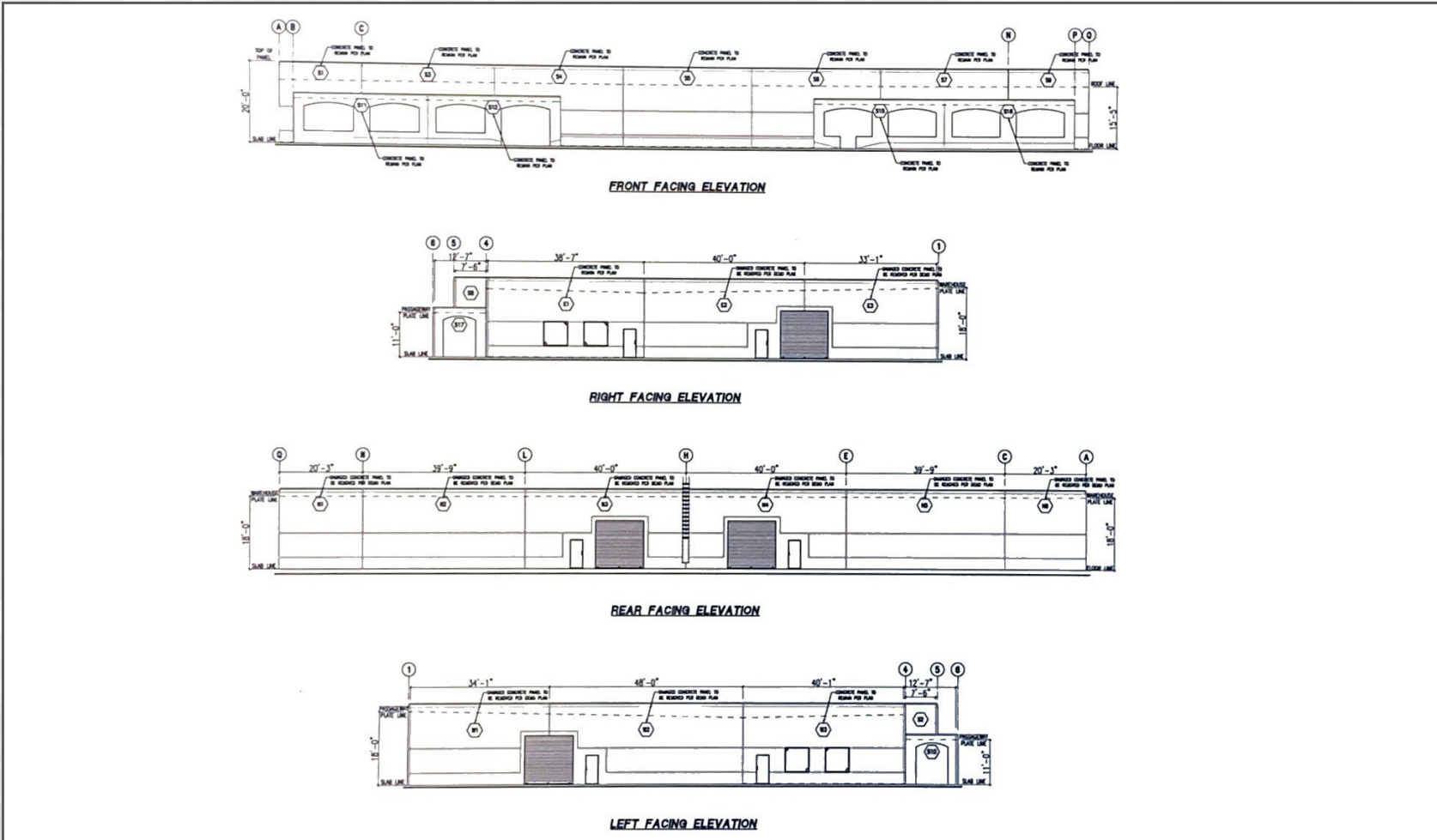


The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# ±25,343 RSF FOR SALE

FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD

## ELEVATIONS



For more information, please contact:



**TIM WALKER**  
office: 949.724.4741  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**  
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# ±25,343 RSF FOR SALE

FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD



## SAN JUAN CAPISTRANO

San Juan Capistrano, California is a historic city in Orange County, California that is renowned for its cultural heritage and ideal coastal location. San Juan Capistrano was founded by the Spanish in 1776 when St. Junipero Serra established Mission San Juan Capistrano. Following the Mexican secularization act of 1833, the mission village officially became a town. San Juan remained a small, rural town until the 20th Century; the restoration of the mission in the 1910-20s transformed the town into a tourist destination and a backdrop for Hollywood films. Today, San Juan boasts a population of over 35,000 people and is home to over 1,700 thriving businesses.



**32891/32901 CALLE PERFECTO  
SAN JUAN CAPISTRANO, CA**

For more information, please contact:



**TIM WALKER**  
office: 949.724.4741  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



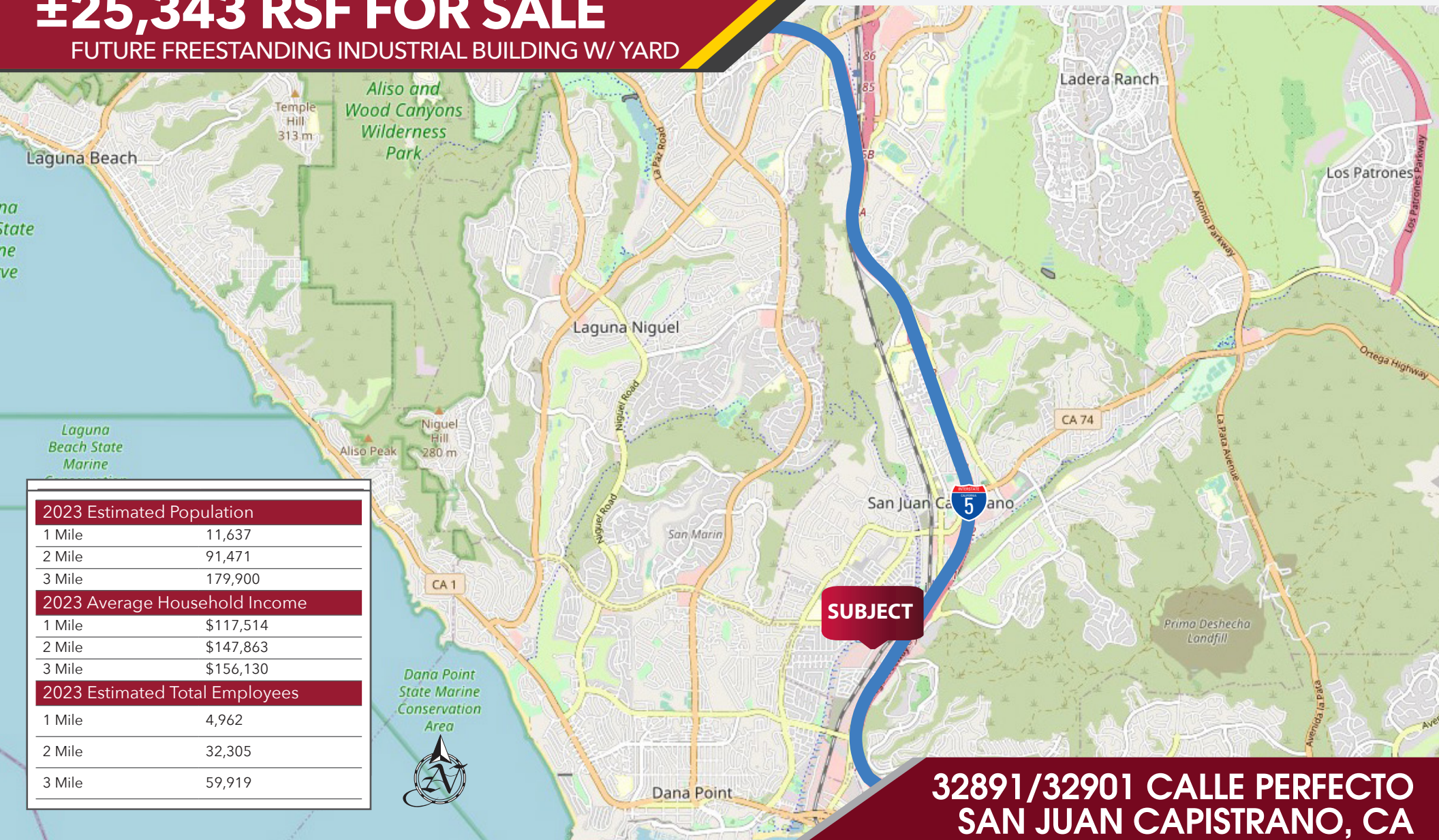
**MILES TOLAND**  
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# ±25,343 RSF FOR SALE

FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD



### 2023 Estimated Population

1 Mile	11,637
2 Mile	91,471
3 Mile	179,900

### 2023 Average Household Income

1 Mile	\$117,514
2 Mile	\$147,863
3 Mile	\$156,130

### 2023 Estimated Total Employees

1 Mile	4,962
2 Mile	32,305
3 Mile	59,919

**SUBJECT**

**32891/32901 CALLE PERFECTO  
SAN JUAN CAPISTRANO, CA**

For more information, please contact:



**TIM WALKER**

office: 949.724.4741  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**

cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**

cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.