



FOR SALE

TARGET-ANCHORED
OUTPARCEL OPPORTUNITY

990 AVENIDA VISTA HERMOSA | SAN CLEMENTE, CA



CBRE



PROPERTY HIGHLIGHTS

- **2.86 Acre Parcel Fully entitled (a 3 year process) for ±8,380 SF of premier retail/ restaurant/ medical space adjacent to TARGET**
- **Rare San Clemente Commercial Development Opportunity is 'Shovel Ready' with plans ready to be finalized for building permits**
- Leases are available for portion of project with 1st class users
- Target anchored location in the heart of San Clemente, everyone shops at this Target
- Limited retail competition—area tenants thrive
- Going to work side of the street from Talega Master Planned Residential Community
- Strong and stable demographics with high household incomes
- Adjacent to the Talega planned community, which is home to approximately 9,000 residents
- Easy access from Interstate 5, La Pata & Pico Avenue with strong traffic counts by the site
- Directly across the street from the Vista Hermosa Sports Park and Aquatic Center
- Over 3 million square feet of business parks nearby, helping to provide daytime population of over 58,000 people within 3 miles
- Property is entitled for multiple tenants to be on the two monument signs granted to project
- La Pata extension connecting to Ortega Highway has significantly increased traffic at this intersection
- Zoning allows for many uses; property can be developed for other purposes than as currently entitled
- **Offering price \$3,750,000**
- **Call Broker for detail on existing leases/entitlements/other**



A DIVERSE MIX

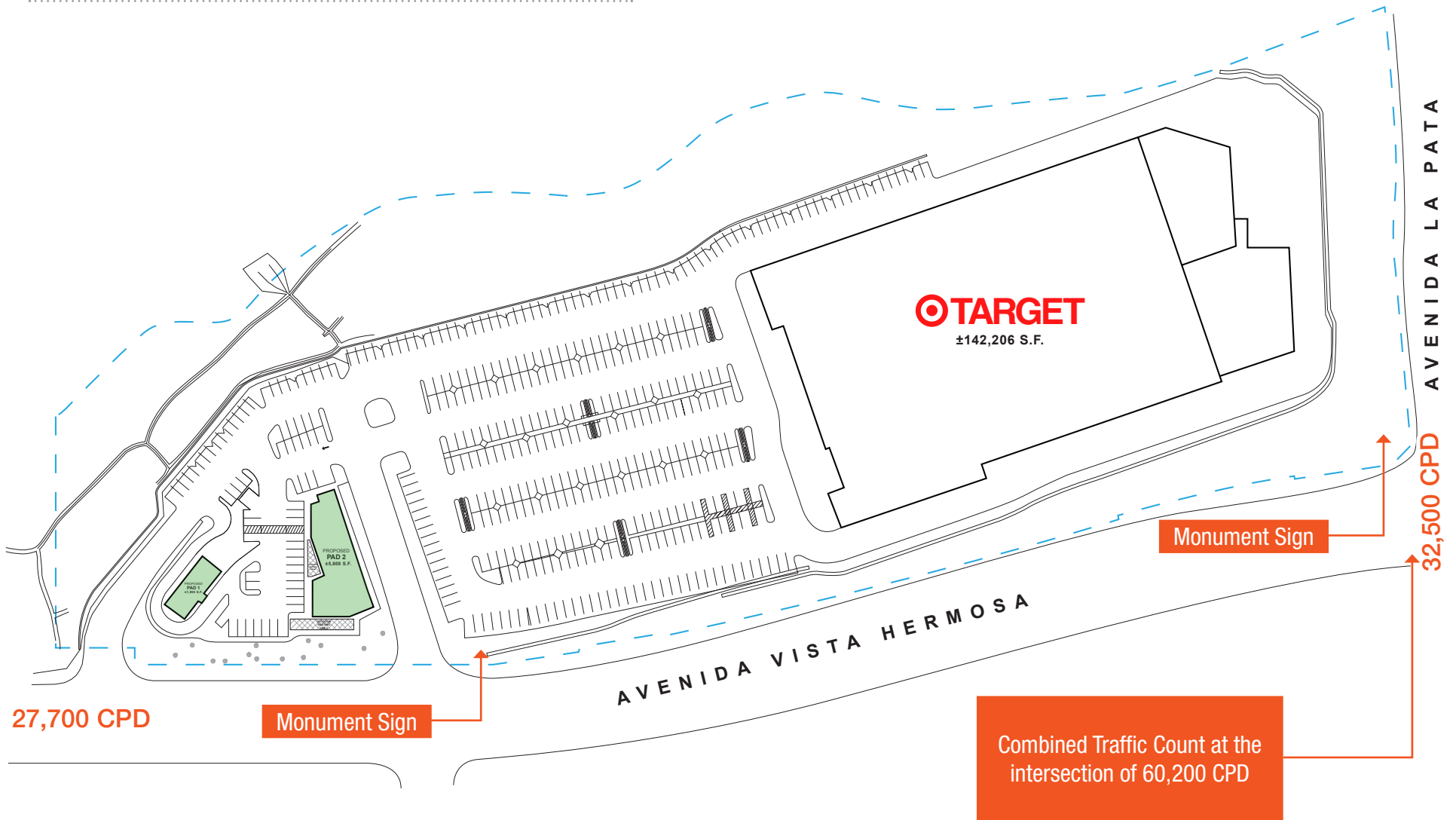
2022 KEY DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
POPULATION	6,718	32,000	61,331	118,508
AVG. HOUSEHOLD INCOME	\$239,567	\$214,872	\$190,203	\$180,324

TRAFFIC COUNTS

AVENIDA VISTA HERMOSA AT LA PATA	60,200 CPD
AVENIDA PICO AT AVENIDA LA PATA	23,000 CPD
I-5 AT AVENIDA PICO	199,500 CPD

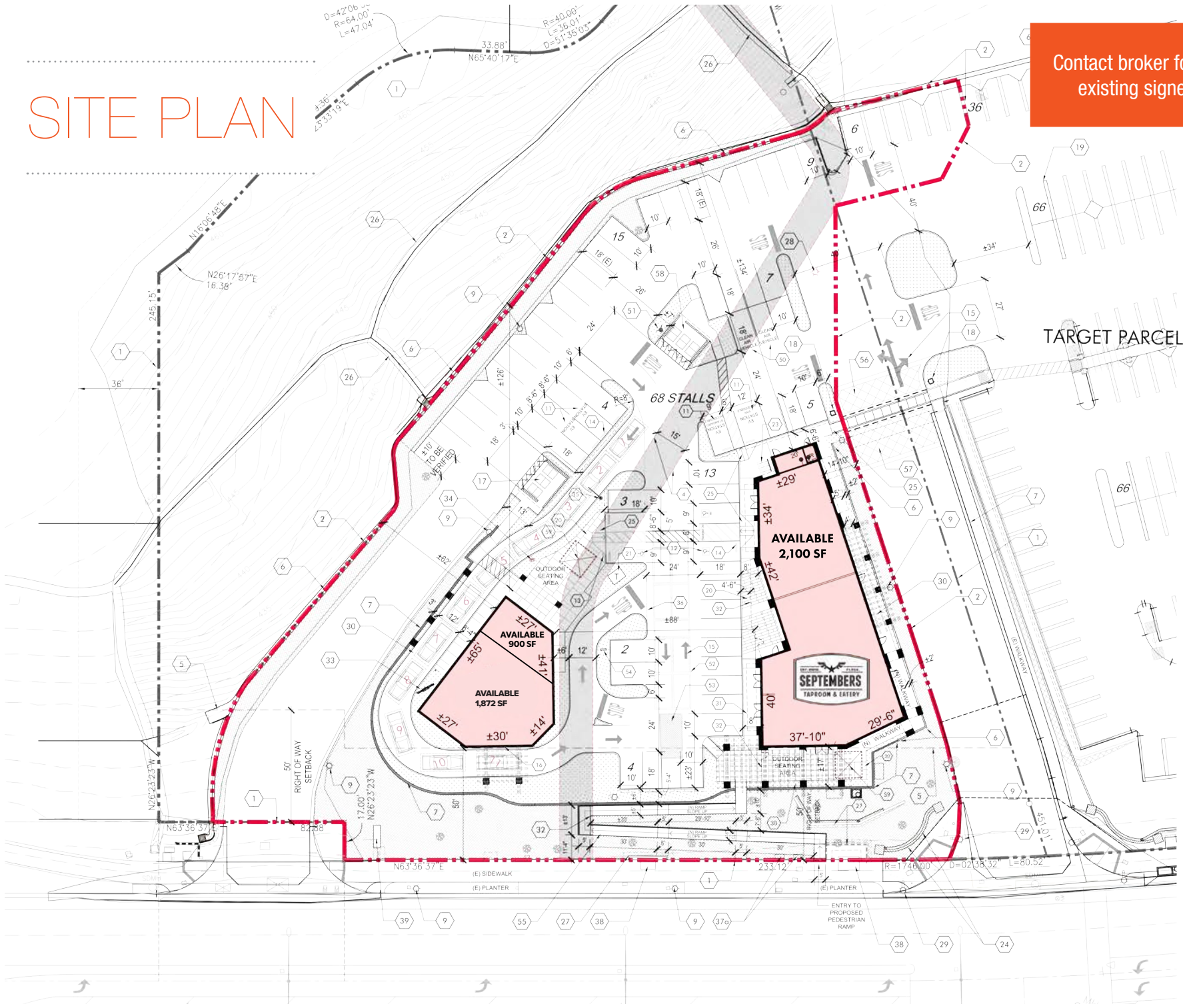
OVERALL SITE PLAN



Square footages, dimensions and conceptual renderings are estimates only.

SITE PLAN

Contact broker for details on existing signed leases

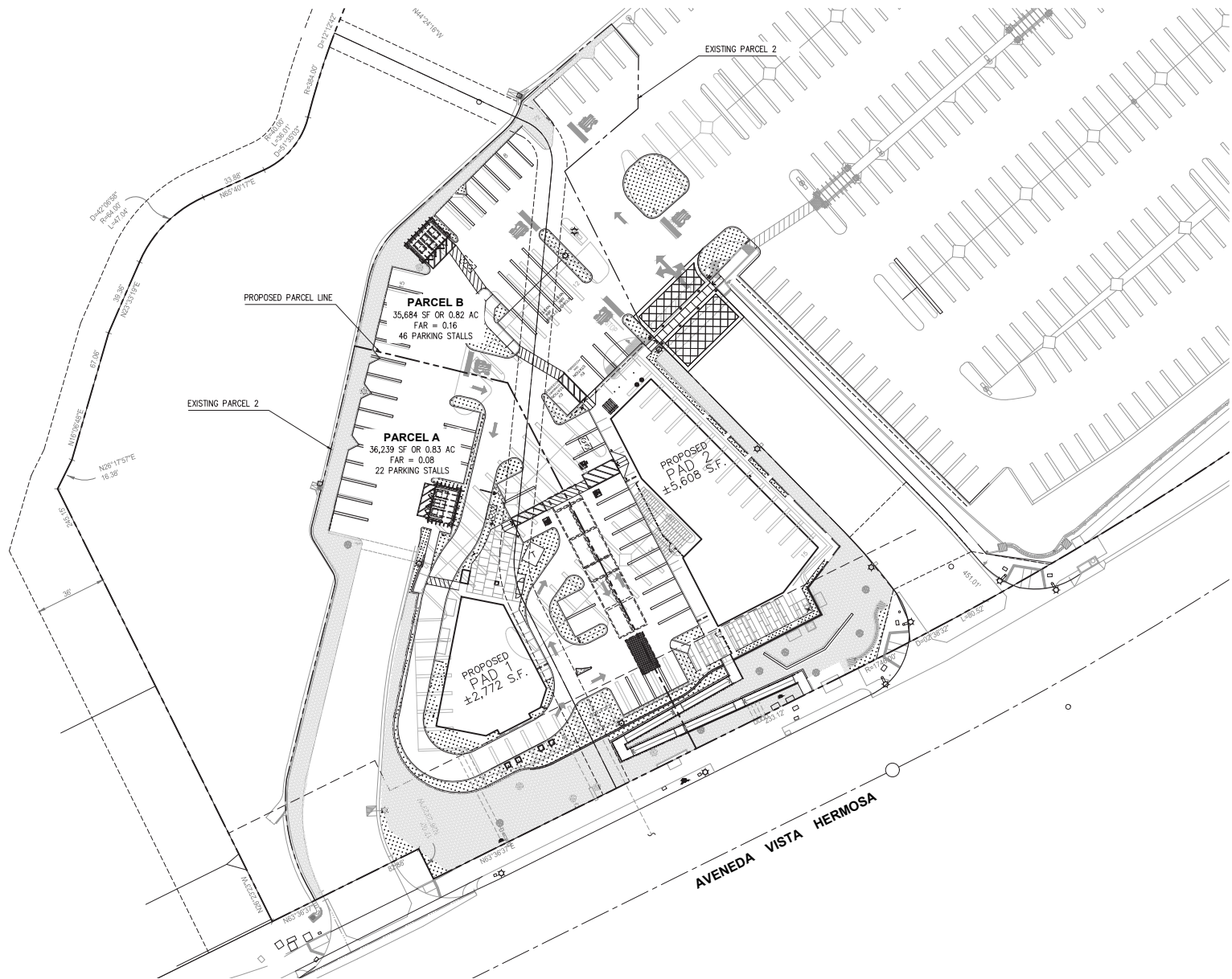


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TENTATIVE PARCEL MAP

Contact Broker for More Details on
Tentative Parcel Map Feasibility



ENTITLED ELEVATIONS



WEST ELEVATION (APPROVED)

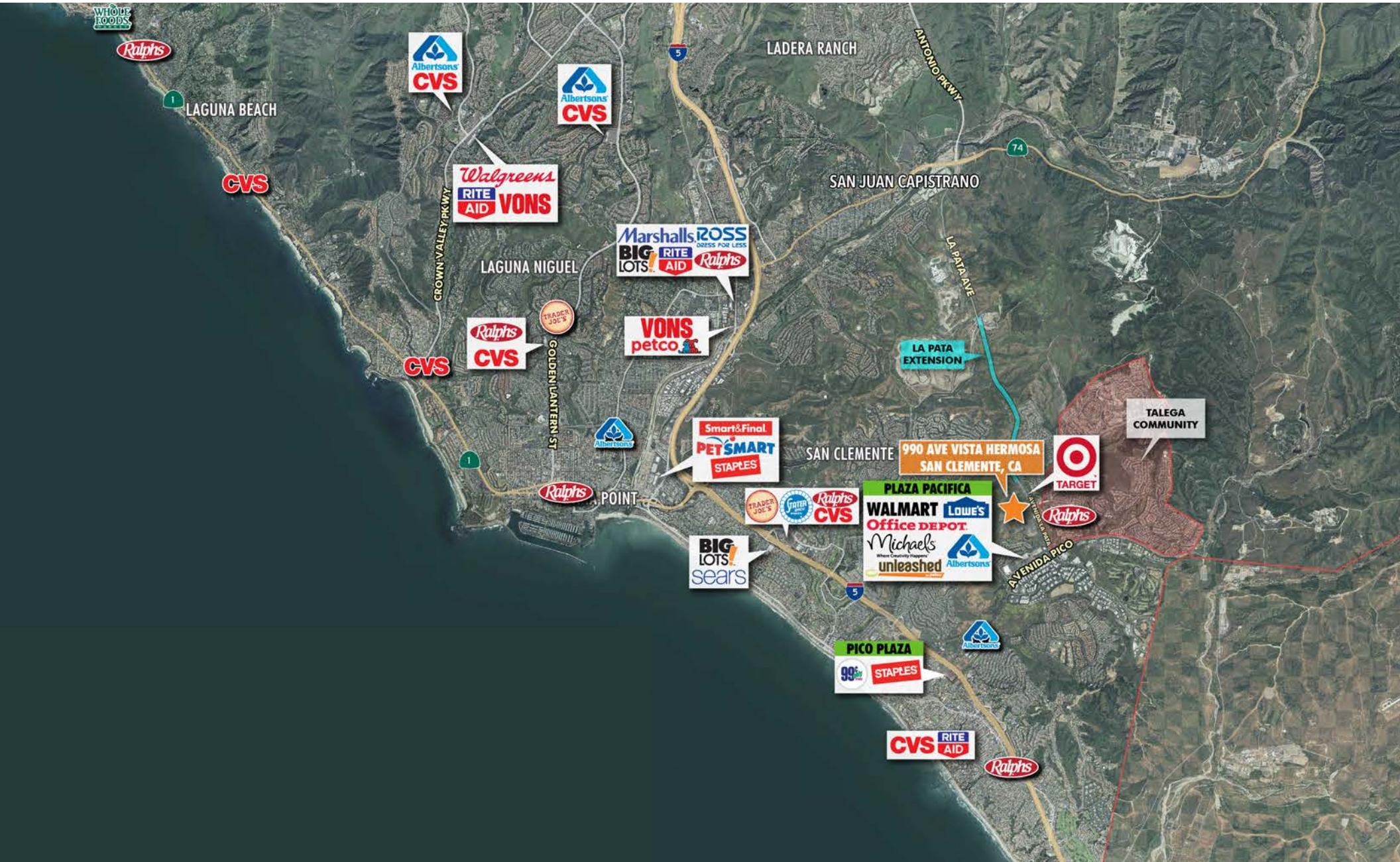
1/8"=1'-0" (1)



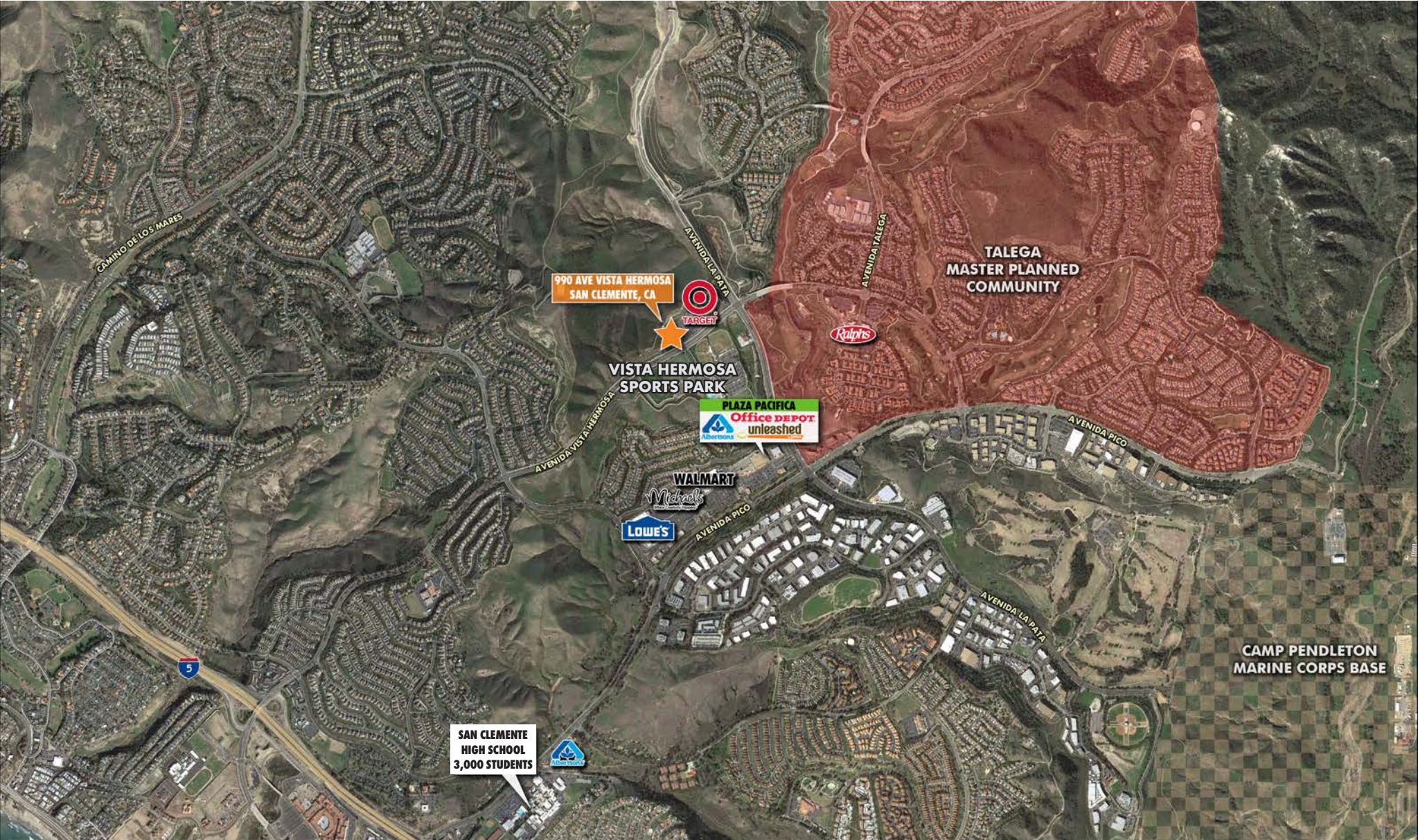
WEST ELEVATION (PROPOSED)

1/8"=1'-0" (2)

MACRO AERIAL



MICRO AERIAL



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