



FOR SALE | ±9.5 AC

Unique opportunity to acquire a highly visible freeway location in Orange County

29402 RANCHO VIEJO RD, SAN JUAN CAPISTRANO, CA 92675

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29402 Rancho Viejo Rd

SAN JUAN CAPISTRANO, CA 92675

Property Features

±420,354 SF gross terraced parcel
with I-5 visibility

LOCATED in San Juan Capistrano on
Rancho Viejo Rd off the Avery exit

UNIQUE OPPORTUNITY to acquire an
exceptional, highly visible freeway
location in Orange County

EASY ACCESS to I-5 and CA-73 allowing
convenient access to all of
Orange County

250,000 average daily traffic count

DIRECTLY ADJACENT to Westcore
Executive Center

FEE SIMPLE INTEREST in 9.65 gross acres
undeveloped land

APNS 650-011-34 & 650-011-39

PRICE NEGOTIABLE

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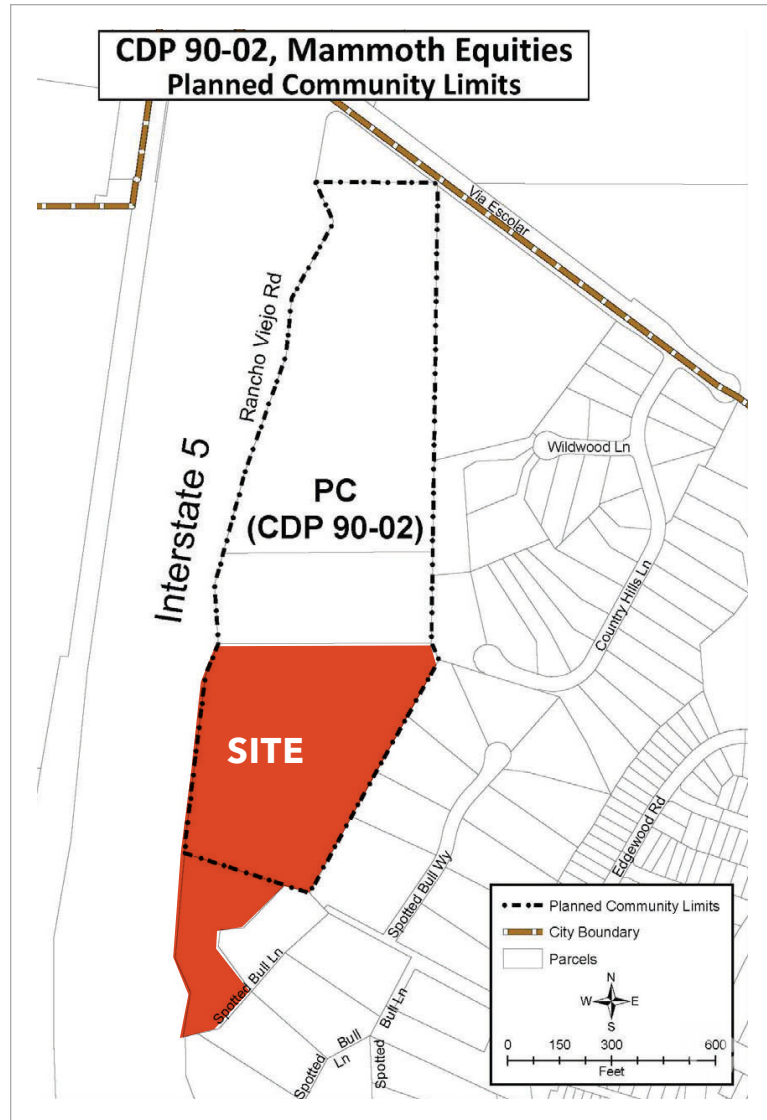
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Permitted zoning uses

- General office uses such as business, professional & similar office uses.
- Public and semi-public buildings, services, and facilities including governmental buildings, public utility offices and exchanges, but excluding public school, police stations, etc.
- Architecture, engineering, design and consulting firms who provide a service to other business firms.
- Real estate brokerage, mortgage banking, insurance firms.
- Large offices, such as corporate headquarters.
- Offices of nonprofit and civic organizations.
- Libraries, museums and art galleries.
- Financial, insurance, legal and accounting services & travel agencies.
- Small-scale personal services incidental to the above office uses, including snack bars, delicatessens, business supplies & printing and reproduction services, excluding newspaper/other publications. Such uses shall be permitted only in conjunction with the principal permitted office uses & shall not exceed a total of five percent of the total gross square feet of the project.
- Potential Affordable Housing Use-By-Right per CA Legislation.

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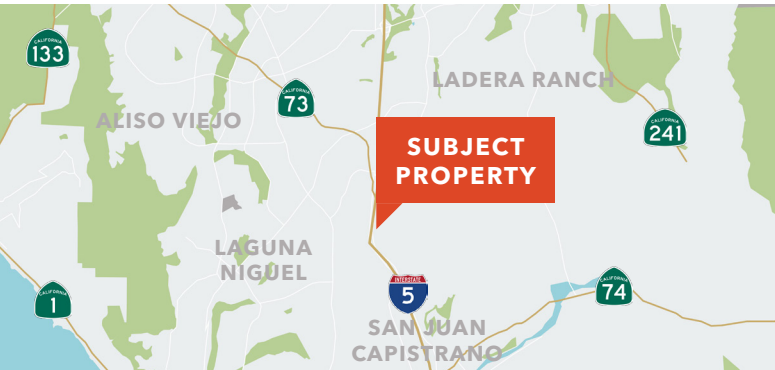
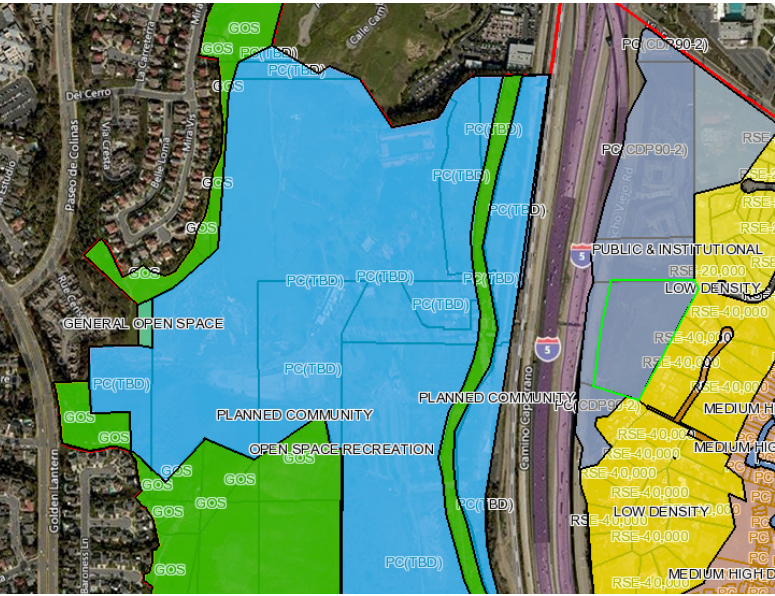
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