

**FOR SALE**

**±25,787 or ±13,156 & ±12,631 RSF**

**UNDER CONSTRUCTION**



**UNDER CONSTRUCTION INDUSTRIAL BUILDING W/ YARD**

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

## PROPERTY SUMMARY

An exceptionally rare opportunity for an owner-user or investor to acquire a state-of-the-art Single Story Class A industrial facility in the heart of San Juan Capistrano, California. This modern asset features a secure, fully fenced yard and superb access to Interstate 5.

For more information, please contact:



**TIM WALKER**  
Cell: 949.230.7649  
timwalker@lee-associates.com  
DRE #: 01218076



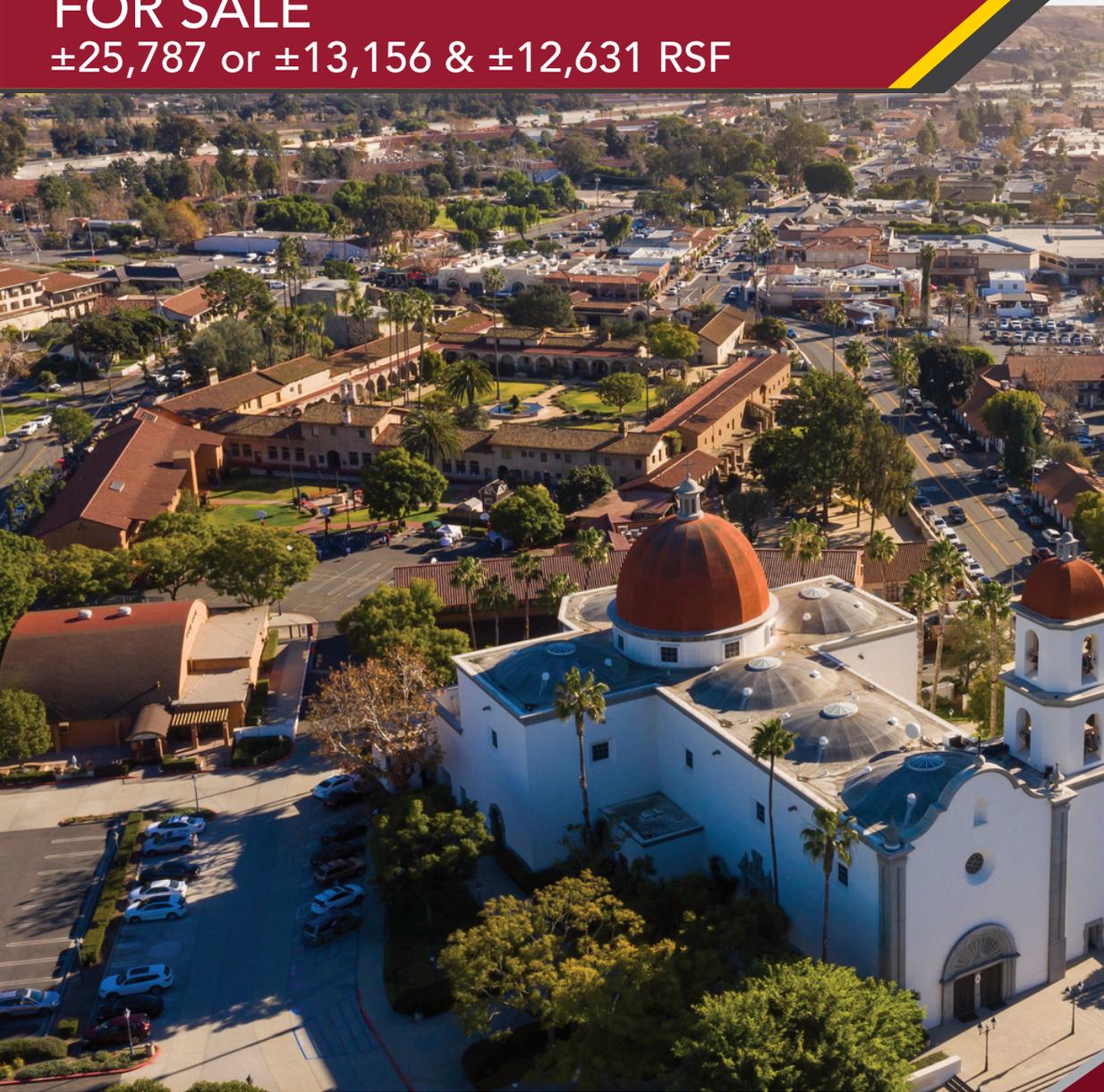
**PITZER GILLS**  
Cell: 727-366-5825  
pgills@lee-associates.com  
DRE #: 02254884



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### PROPERTY FEATURES



- »Single Story ±25,787 Sq. Ft. Freestanding
- »Single Story ±13,156 Sq. Ft. Condo
- »Single Story ±12,631 Sq. Ft. Condo
- »Secure Fenced Yard
- »Office to Suit
- »Oversized Rollup Doors
- »Direct Access to San Diego (5) Freeways

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**AERIAL**



**CALLE PERFECTO**

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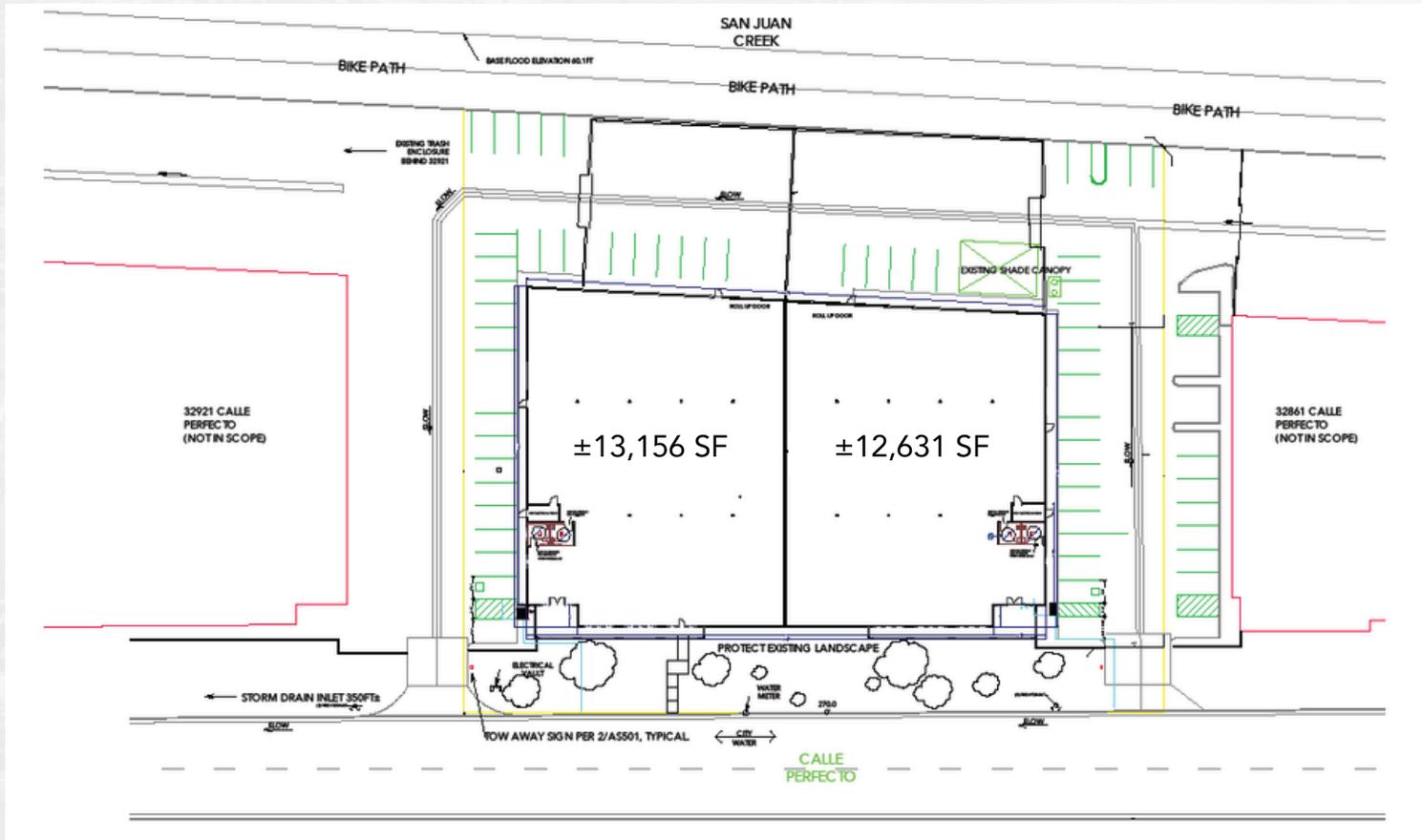
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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**CONDO PLAN**



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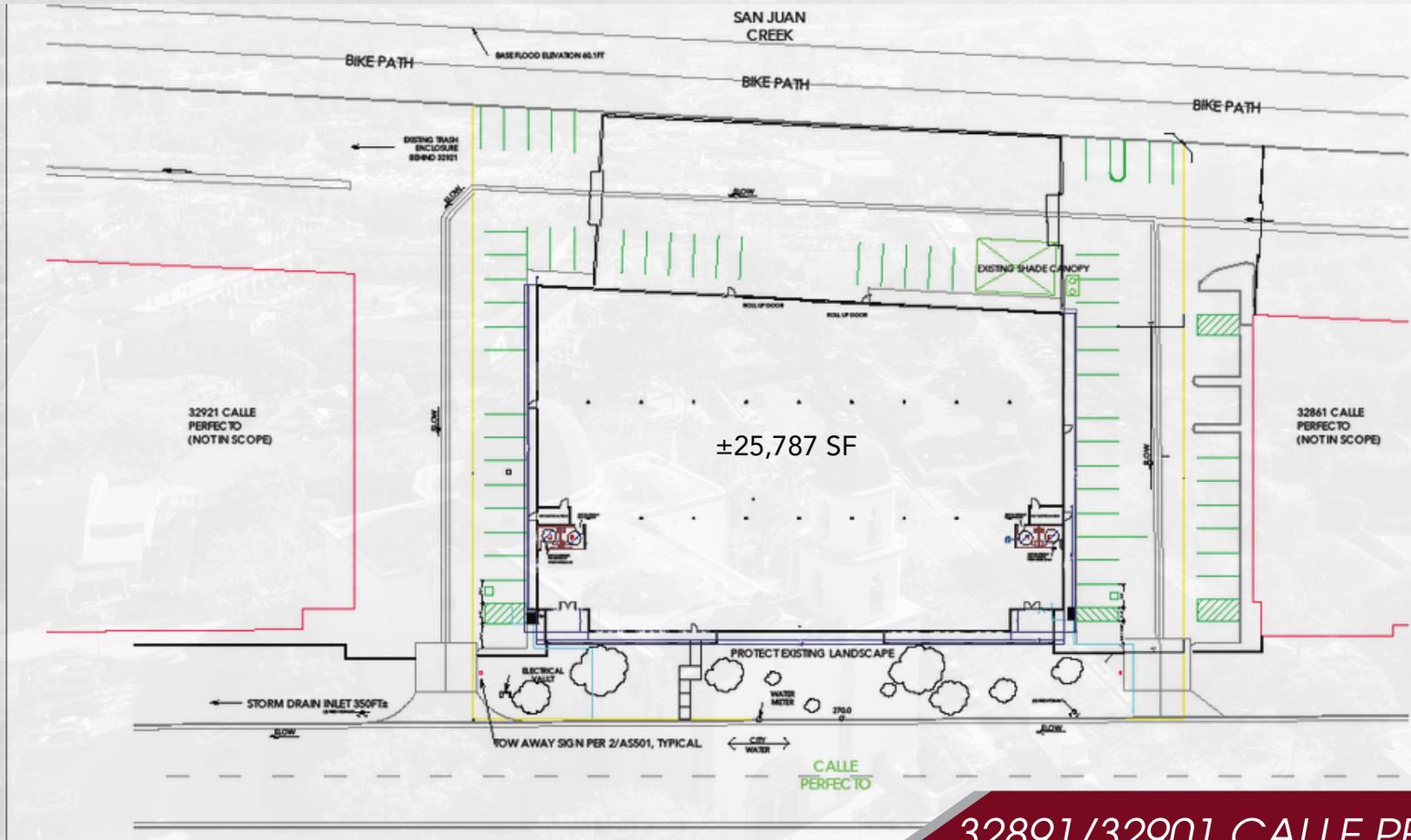
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**FOR SALE**  
**±25,787 RSF**

**WHOLE BUILDING**



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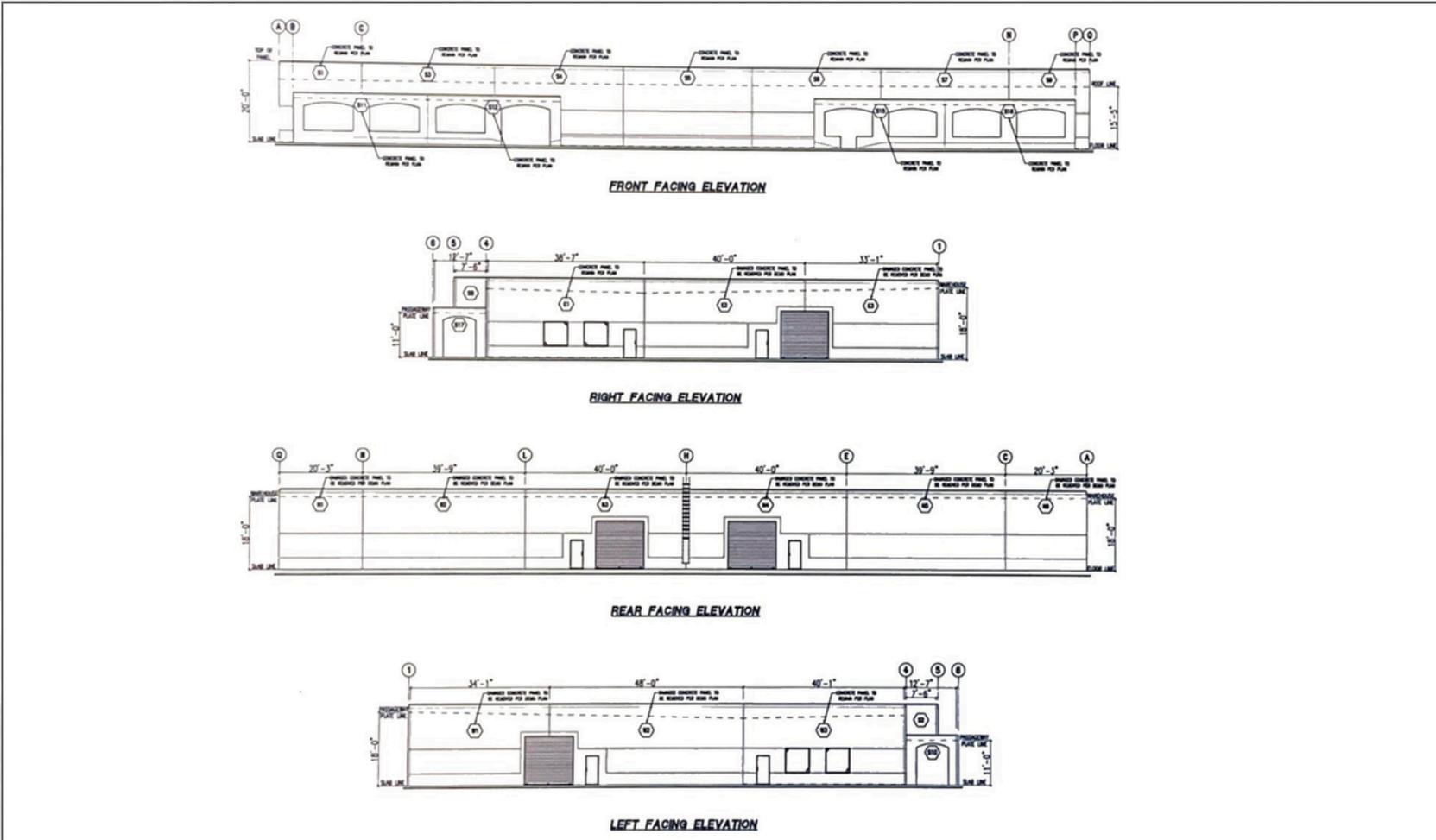


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### ELEVATIONS



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## 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.



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| 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**

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