

FOR LEASE

THE COURTYARDS AT TALEGA

1011 AVENIDA PICO, SAN CLEMENTE, CA

±1,795 SF
Former
Pure Barre
End Cap

±1,752 SF
Former
Hair Salon
For Lease

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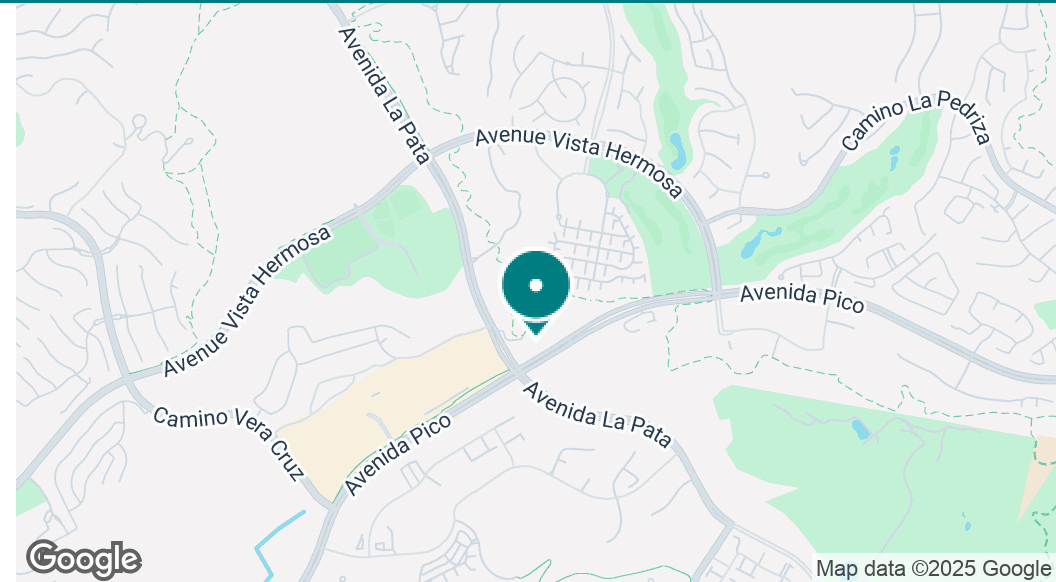
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LEASING
BROKERAGE
INVESTMENTS

EXECUTIVE SUMMARY

THE COURTYARDS AT TALEGA | 1011 AVENIDA PICO, SAN CLEMENTE, CA 92673

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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

The Courtyards at Talega is a well-located neighborhood retail center serving the established Talega and San Clemente coastal trade area. The project features a cohesive, upscale architectural design and a strong mix of daily-needs and service-oriented tenants. Current availabilities include multiple ground-floor retail suites with excellent visibility, convenient access, and flexible configurations suitable for a wide range of retail, fitness, medical, and personal service users. The center benefits from consistent daytime traffic, nearby residential density, and close proximity to Interstate 5.

LOCATION OVERVIEW

Situated at the signalized intersection of Avenida Pico and Avenida La Pata, The Courtyards at Talega is positioned within one of San Clemente's most desirable master-planned communities. The property is approximately 1.6 miles east of the I-5 Freeway, providing efficient access to regional traffic while maintaining a strong neighborhood customer base. The surrounding area is characterized by high household incomes, stable residential growth, and limited competing retail, making this a strategic location for businesses seeking long-term visibility and consistent demand.

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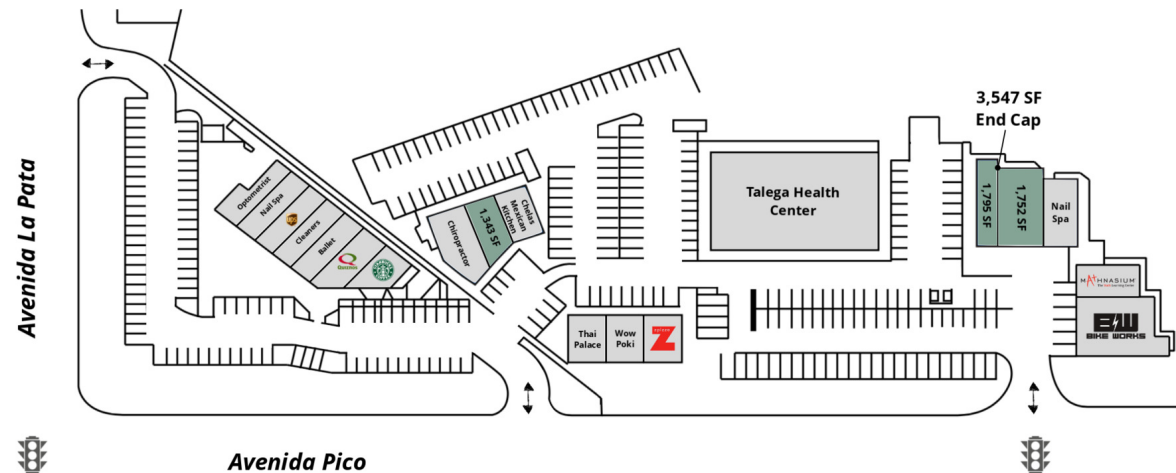
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AVAILABLE SPACES

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AVAILABLE SPACES

SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
1011-B	Available	1,343 SF	Est. \$1.15 NNN	\$3.00 SF/month	Street-visible inline suite suitable for retail, office, or service uses. The space offers a functional layout with storefront exposure and easy customer access. Ideal for professional services, boutique retail, or medical-adjacent users seeking a clean, efficient footprint within an established center.	View Here
1041-A	Available	1,795 - 3,547 SF	Est. \$1.15 NNN	\$3.00 SF/month	Highly visible end-cap space located at a signalized intersection. Formerly occupied by Pure Barre, the suite is built out for fitness use with open floor area, high ceilings, and existing improvements that may be reused or modified. Prominent frontage and strong signage opportunity make this space well suited for fitness, wellness, medical, or retail users. **Combinable: Suite 1041-A can be combined with adjacent Suite 1041-B to create a larger, contiguous space - approx. 3,547 SF.**	View Here

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SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
1041-B	Available	1,752 - 3,547 SF	Est. \$1.15 NNN	\$3.00 SF/month	Adjacent inline suite formerly operated as a hair salon and built out accordingly. The space offers existing plumbing and a functional layout that may appeal to personal service, wellness, or boutique retail users. **Combinable: Suite 1041-B is directly contiguous with end cap Suite 1041-A and can be combined to create a larger continuous footprint, ideal for tenants seeking expanded square footage with both visibility and depth - approx. 3,547 SF.**	

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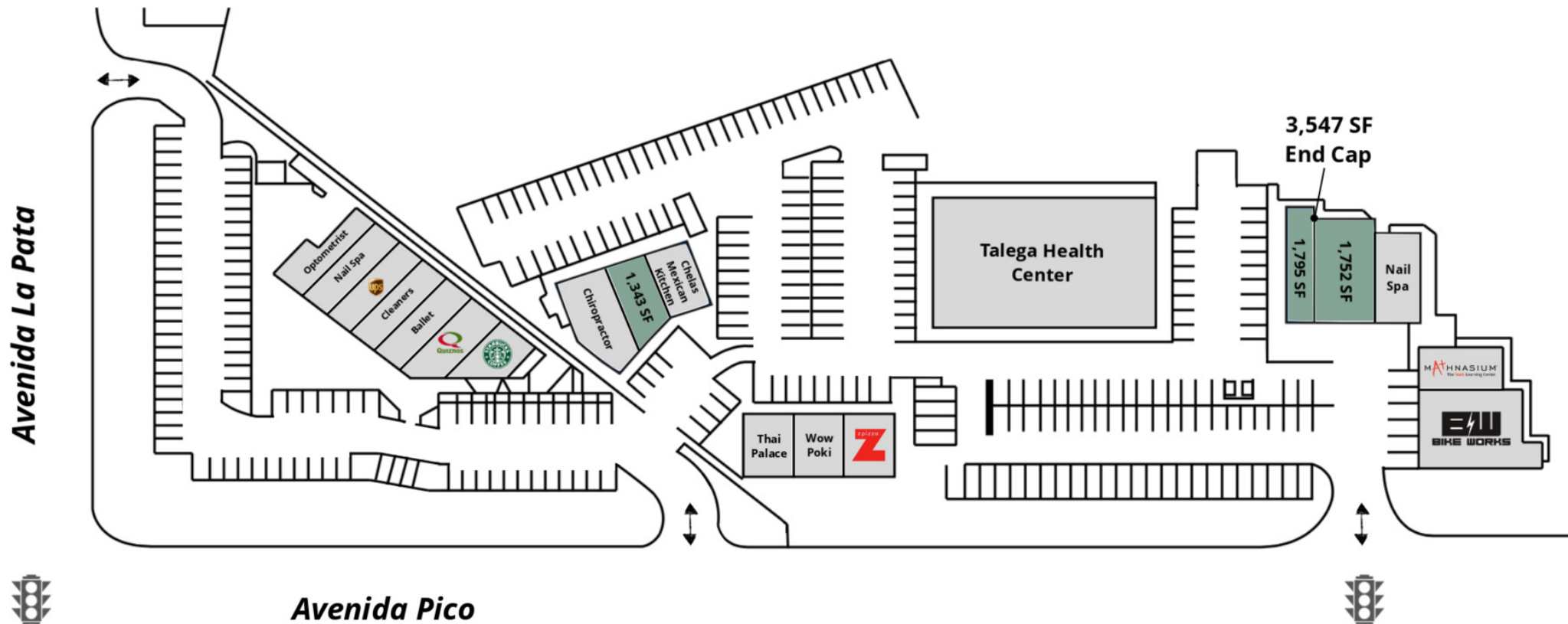
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SITE PLANS

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ADDITIONAL PHOTOS

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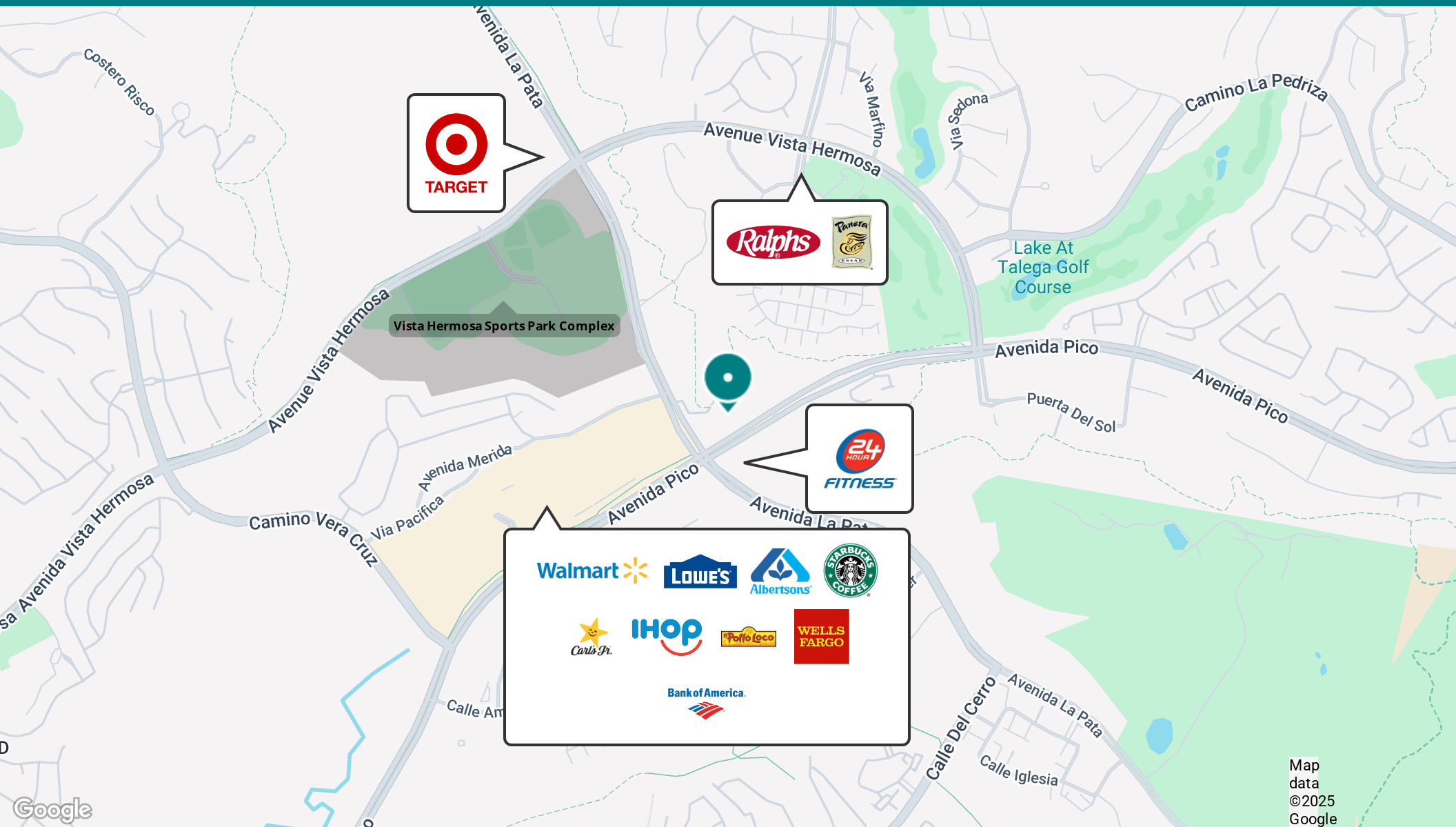
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RETAILER MAP

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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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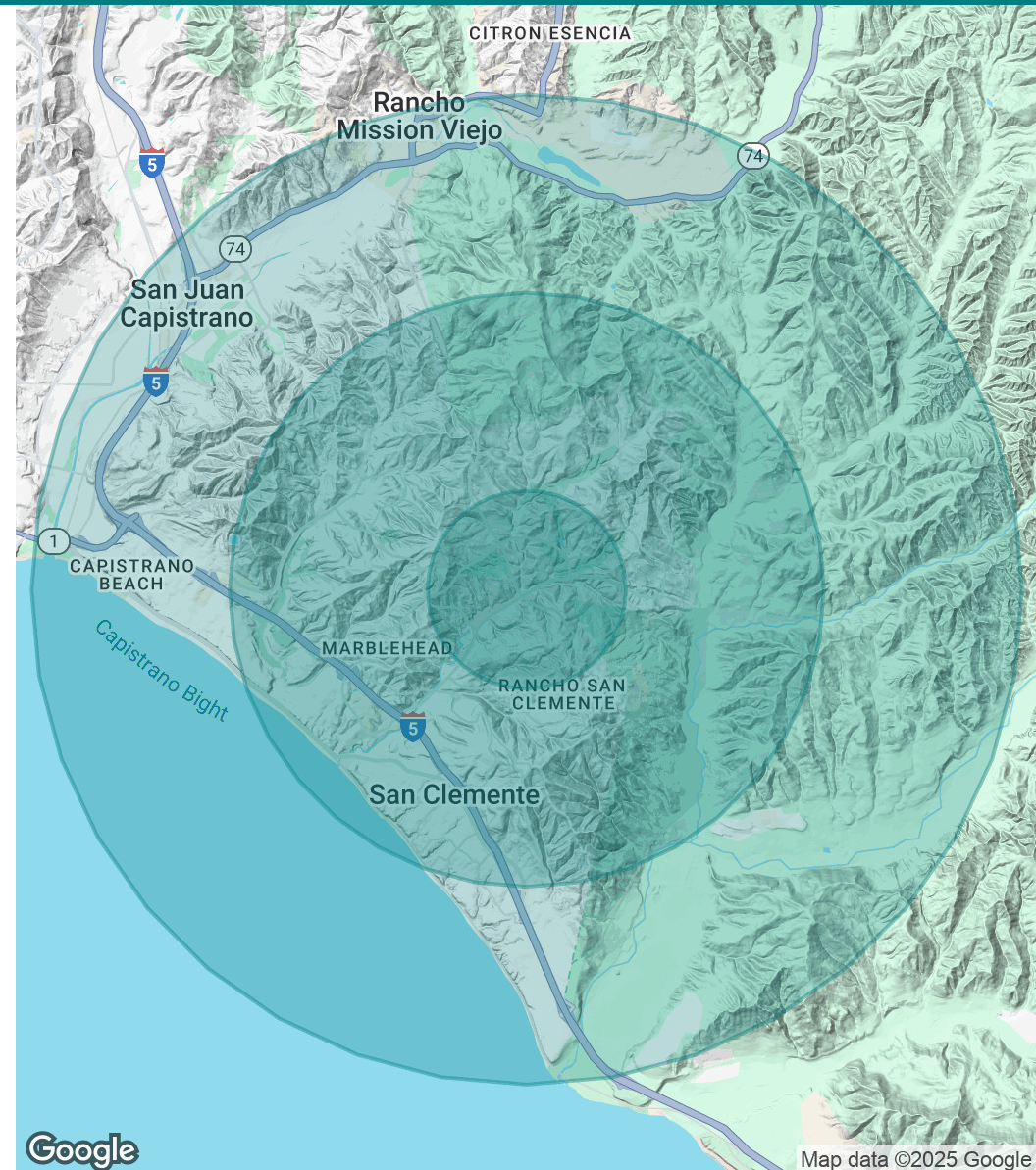
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MEET THE TEAM

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