

ADDRESS

SWC of Suerte Street and Airoso Street Rancho Mission Viejo, CA 92694

GOVERNING BODY

County of Orange

PARCEL SIZE

Approximately 3.079 Acres (134,121 SF)

ASSESSORS PARCEL NUMBER

125-212-01 and 125-212-06

ZONING

Urban Activity Center - The land is zoned and entitled for Medical Office Development.

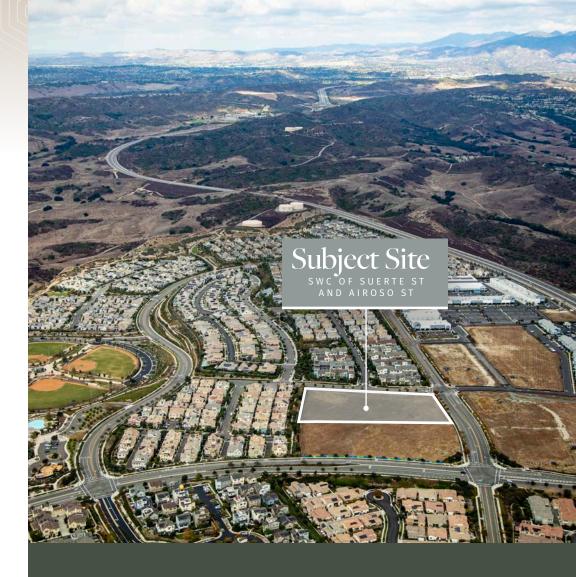
TOPOGRAPHY

Flat

UTILITIES

Near site, Buyer to verify all

Rancho Mission Viejo is South Orange County's premier master planned community.



SITE FEATURES & DEMOGRAPHICS

- + Fully entitled for medical office use
- + Adjacent to existing high-end residential and commercial developments
- + Median household income \$176,000
- + Projected future population of 60,000+

The subject parcel is situated on the south west corner of Suerte Street and Airoso Street in Rancho Mission Viejo.

This opportunity is adjacent to an existing 42 acre mixed-use development featuring a planned 175,000 SF grocery anchored shopping center, existing multi-family residential, business park and self storage uses. Rancho Mission Viejo is South Orange County's premier master planned community with 4500+ homes completed of the planned 14,000 residential units and ideally located at the confluence of San Juan Capistrano, Rancho Santa Margarita, Coto de Caza, Ladera Ranch, Mission Viejo and San Clemente.



PRIME LOCATION
IN SOUGHT AFTER
SUBMARKET



PREMIER MASTER
PLANNED COMMUNITY



RANCHO MISSION VIEJO IS APPROXIMATELY 134,121 ACRES











Commercial Land SWC OF SUERTE ST AND AIROSO ST

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM SWC of Suerte St and Airoso St_BRO_Scruggs_v04_MS 04/29/25

INVESTMENT CONTACTS

JOHN SCRUGGS

First Vice President +1 949 842 5897 john.scruggs@cbre.com Lic 01796826

DANIEL NABAVI

Senior Associate +1 714 225 7429 daniel.nabavi@cbre.com Lic 02069315

