

± 3.079 ACRE COMMERCIAL LAND
ZONED AND ENTITLED FOR MEDICAL OFFICE
DEVELOPMENT
FOR SALE

Commerical Land

SWC OF SUERTE ST
AND AIROSO ST



RANCHO MISSION VIEJO, CA

CBRE

INVESTMENT HIGHLIGHTS

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**



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ESENCIA
SPORTS PARK

COMMERCIAL
LAND FOR SALE

FUTURE
MEDICAL OFFICE



AIROSO STREET

SUERTE STREET

LOS PATRONES PARKWAY

CHIQUITA CANYON DRIVE

CHIQUITA CANYON DRIVE



Commercial Land

SWC OF SUERTE ST
AND AIROSO ST

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