

Redevelopment Residential Estate Property | In-Place Plant Nursery Income + Apt. Income

FOR SALE

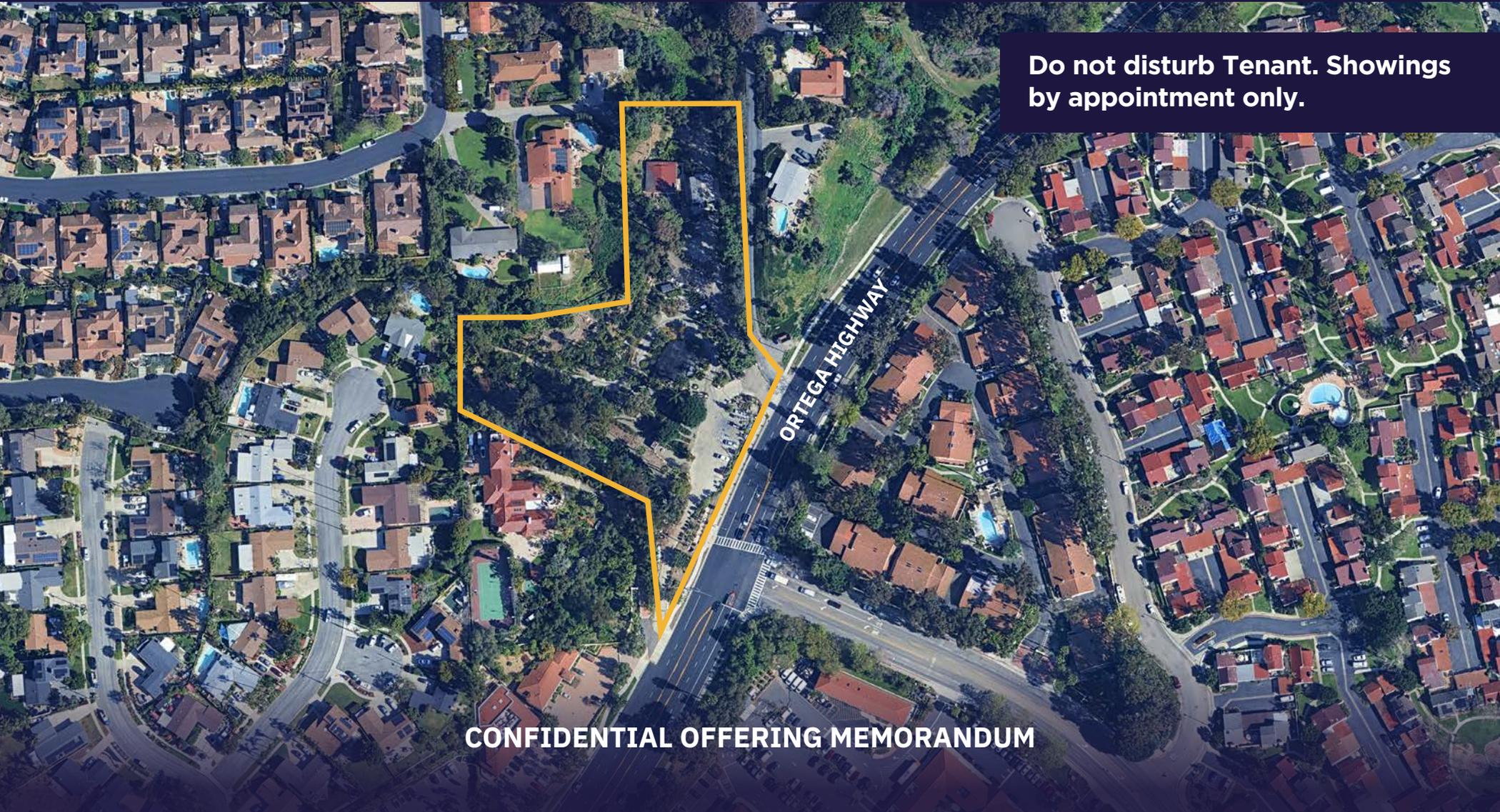
27401 ORTEGA HWY
SAN JUAN CAPISTRANO | CA



VINCE FERRAGAMO
REAL ESTATE

**3.3 Acres - Flex Zoning | Residential Estate 2 DU/Acre | Church & Worship |
Plant Nursery Fee Simple | Prime South Orange County Opportunity**

**Do not disturb Tenant. Showings
by appointment only.**



CONFIDENTIAL OFFERING MEMORANDUM

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the **27401 Ortega Highway** ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

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5 OFFERING
SUMMARY

6 THE
PROPERTY

10 THE
AREA

18 THE
APPENDIX





Offering Summary

Property Summary

27401 Ortega Hwy is located on the west side of the Ortega Highway, 1/4 mile from the I-5 Freeway. The site is located at the signalized intersection of La Novia Avenue and the Ortega Highway, directly across from St. Margarets Episcopal School. The site is gently sloped from the highway, with large flat and terraced development potential with 353' of frontage along the Ortega Highway.

Property Description

Address 27401 Ortega Hwy, San Juan Capistrano

Acreage 3.3 Acres/1.75 Net Usable Acreages

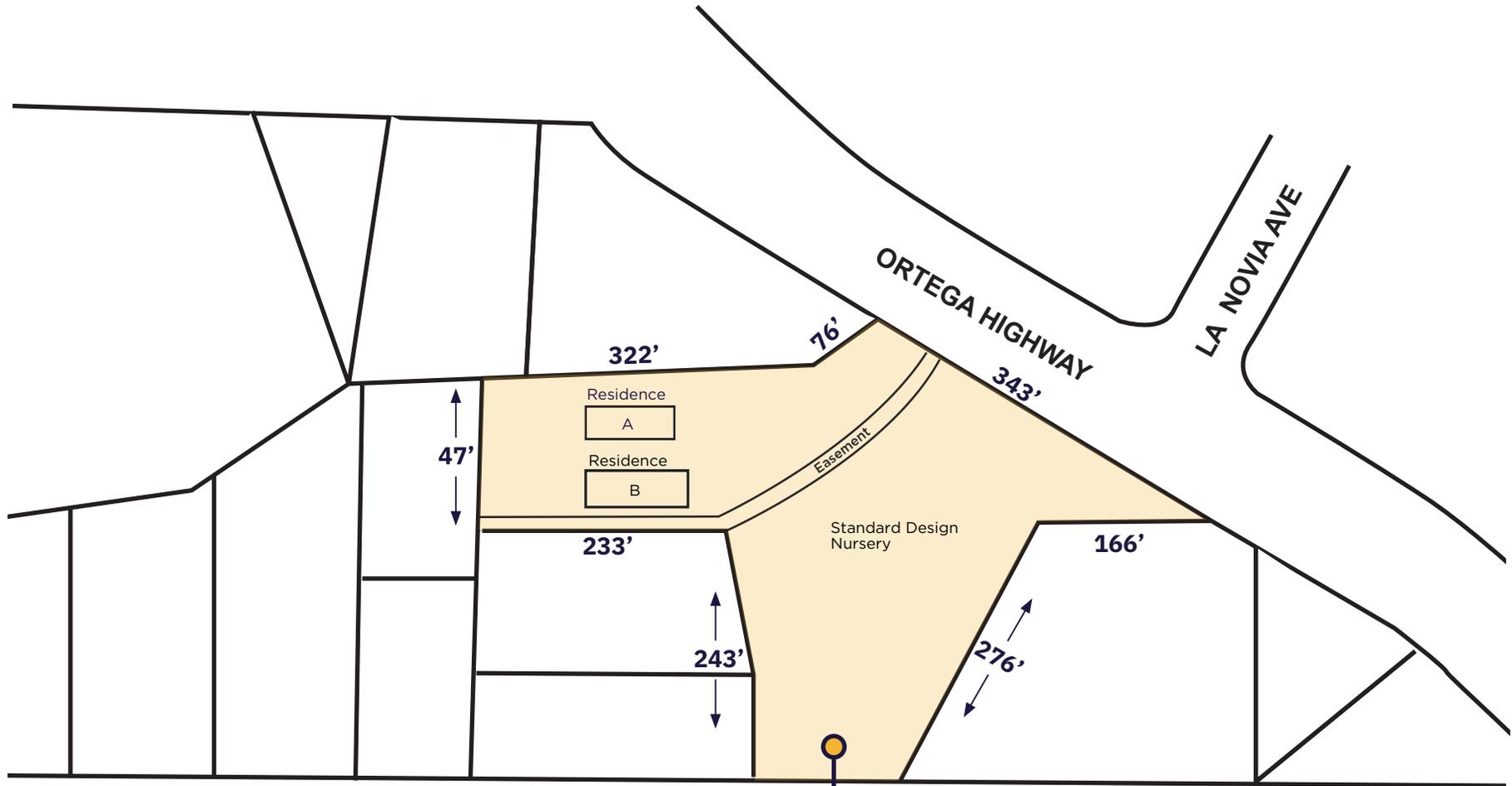
27401 ORTEGA HWY
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INTERSTATE
5

ORTEGA HIGHWAY

LA NOYIA AVENUE





Residence A = 2 Story
 1st Floor: 2BD 1BA, Kitchen, Family Room
 2nd Floor: 1 BD 1 BA
Residence B = 2 Story
 1st Floor 1: Studio Apartment
 1st Floor 2: 1 BD 1 BA, Kitchen, Family Room
 2nd Floor: 2BD, Kitchen, Family Room
Standard Design Nursery

**27401 ORTEGA HWY
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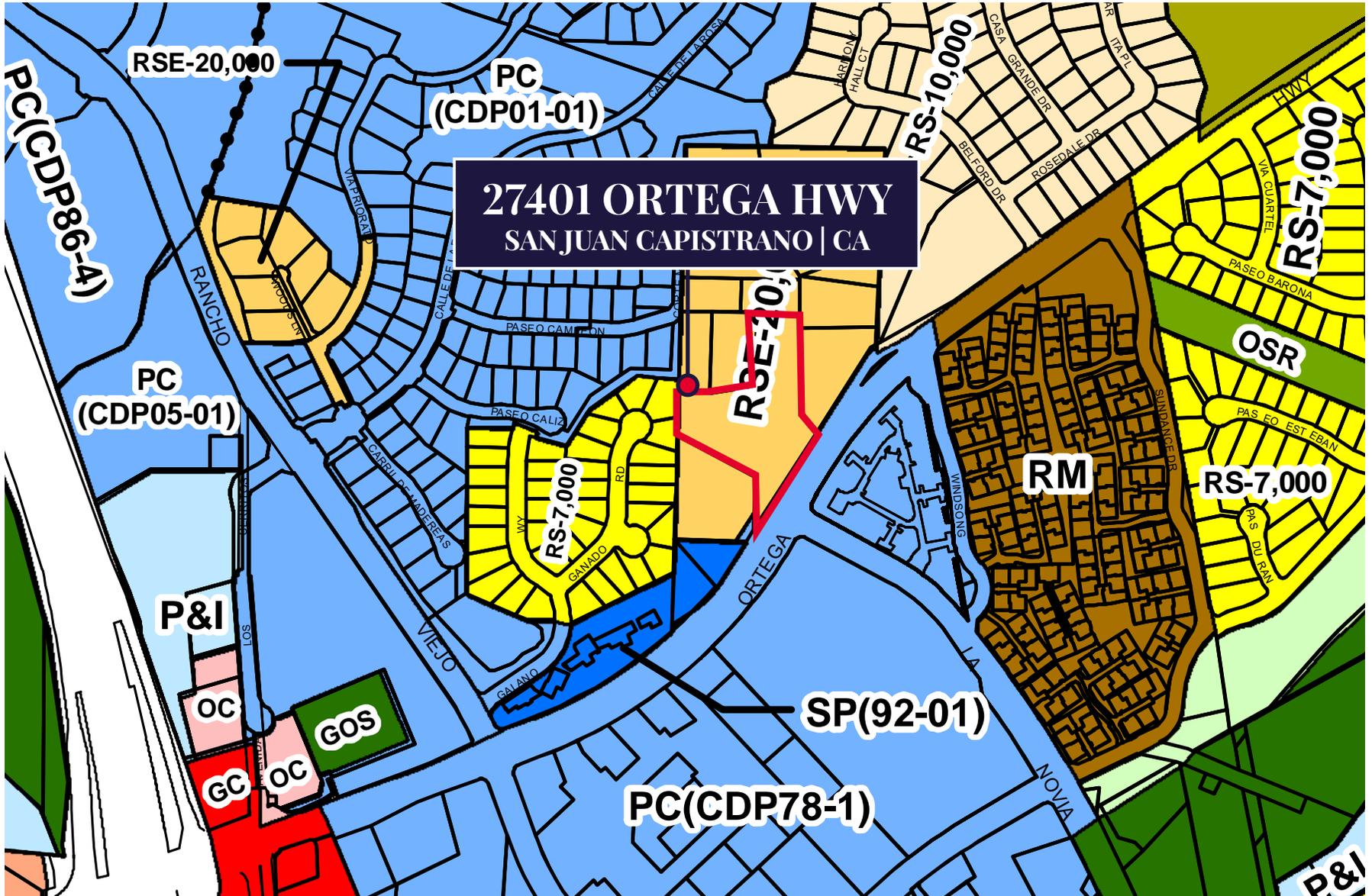
*Residences A & B are not to code, need total rehab or demolition. Buyers choice. Current leases are M-T-M, contact listing broker for more information.

Hypothetical Site Area



**27401 ORTEGA HWY
SAN JUAN CAPISTRANO | CA**

Approximate Site Area Zoning



Zoning Information/Land Use

Permitted Uses — Table 3-1 Uses for Residential Districts

- Residential dwelling units (tennis & sport court allowed)
- Accessory dwelling unit
- Bed & breakfast (C.U.P)
- Church & religious or fraternal (C.U.P)
- Equestrian (communal) (C.U.P)
- Horse keeping (accessory to home) permitted
- Manufactured homes on foundation
- Parks — public & private
- Public buildings & facilities
- Family day care

Development Standards — Table 3-2

RSE – 20,000

- 2 DU / per acre: Up to 9,000 SF per lot, or 18,000 SF per acre
- Min 90' lot / 20,000 SF
- Min front yard setback: 30'
- Min side yard setback: 10'
- Min rear yard setback: 25'
- Max lot coverage ratio one-story: .25
- Max coverage two-story: .25
- Max 2nd floor to 1st floor: 80%
- Bldg height: 35'
- Maximum bldg area: 34,000 SF



San Juan Capistrano Overview

San Juan Capistrano: Where History, Charm, and Opportunity Converge

Nestled in the heart of coastal Orange County, San Juan Capistrano is a vibrant city where California’s storied past meets the promise of a dynamic future. Home to the legendary Mission San Juan Capistrano—known as the birthplace of Orange County—this picturesque community radiates Old World charm with its adobe architecture, historic districts, and iconic swallows.

But San Juan is more than just history—it’s a thriving destination where equestrian estates, boutique wineries, and artisan shops blend seamlessly with luxury living and cutting-edge commerce. Whether you’re strolling through the Los Rios Historic District, dining al fresco beneath twinkle lights in the downtown plaza, or exploring the scenic trails that wind from the hills to the sea, every corner of San Juan tells a story—and invites you to be part of it.

With award-winning schools, a strong civic foundation, and a passionate, engaged community, San Juan Capistrano offers businesses and families alike an unmatched quality of life. And with easy access to I-5, the Amtrak/Metrolink station, and the coast, opportunity flows as effortlessly as the breeze through the citrus groves.

Come experience a city rooted in tradition—yet built for tomorrow.

San Juan Capistrano: timeless by nature, vibrant by design.

San Juan Capistrano Overview

Major Companies Headquartered in San Juan Capistrano & the Surrounding Area

These Headquarters located in San Juan contribute to the city's thriving economy.

- **Sonance**
- **ICU Medical**
- **Hero Nutritionals**
- **Advanced MP Technology**
- **Billabong Surf**
- **Rainbow Sandals**
- **Quest Diagnostics**

Retail Trade Area

The city offers a variety of dining, retail and services. Commercial options within the city limits include Costco, Walmart, Lowe's and The Outlets. Business friendly, the city is supportive and maintains a professional and courteous staff at the city hall.

- **North + Famous Mission District – Walkable Main Street bars & restaurants**
- **River Street Marketplace – A vibrant 60,000 S.F. outdoor development nestled in the Los Rios Historic District with curated local farm-to-table dining options**

The logo for SONANCE, featuring the word in a clean, sans-serif font with a blue triangle above the letter 'A'.The logo for ICU Medical, with 'icu' in blue and 'medical' in a smaller font below it, and the tagline 'human connections' in a smaller font at the bottom.

**Advanced MP
Technology®**



**Quest
Diagnostics™**

San Juan Capistrano Overview

Median Household Income

Households in San Clemente, CA have a median annual income of \$127,893, which is more than the median annual income of \$80,610 across the entire United States.

Median Property Value

The median property value is \$1,400,000 with a 4% to 18% growth.

Average Household Budget Index (National Average = 100)

- Housing: 357
- Food: 116
- Apparel: 147
- Transportation: 130
- Healthcare: 95.9
- Entertainment: 232
- Education: 240
- Pension: 246

Education — Excellent

- **Top-tier performing Capistrano Unified School District**
- **Top private high schools in nation with 99% 4-yr acceptance rate**
- **Private Schools Mentioned:**
 - Mission Basilica School
 - St. Margaret's Episcopal (P/K–K-12)
 - Saddleback Valley Christian
 - Rancho Capistrano Christian
 - Fairmont Prep (9–12)
 - Capo Valley Christian
 - JSerra Catholic (9–12)





← Verdugo St

Ortega Hwy →



Orange County Overview

Situated between Los Angeles and San Diego, in the heart of sunny Southern California is Orange County. Once an agricultural empire for citrus growing, Orange County now boasts a thriving economy, a sophisticated arts scene, and a community of high-powered movers and shakers. Occupying the sloping plains of the Santa Ana Range's foothills to the Pacific Ocean, the area is blessed with brilliant weather, a low unemployment rate, and a rapidly growing job market. Thriving on immigrant dynamism coupled with a long running technological explosion, this conglomeration of 34 cities has become an international world trade center. A third of the firms in Orange County deal internationally, and nearly half of the population is ethnically diverse. If Orange County were a country it would rank in the top 30 economies worldwide.

This 798 square mile landscape hosts dozens of urban pods, and postindustrial communities that include restaurants, businesses, galleries, and anything and everything a person might need. People average less than a half an hour drive to work, and dozens of quality hospitals, universities and entertainment centers are equally close by. Anaheim is one of the largest of these pods, hosting some of the most famous theme-park attractions and professional sports teams like the NHL's Mighty Ducks and Major League Baseball's Anaheim Angels. Irvine is the home of the University of California campus, a multicultural populace, and its own John Wayne Airport, while Fullerton boasts Cal State Fullerton. Surfers make Huntington Beach their home, and Newport Beach attracts affluent individuals seeking elegant dining and the arts. In addition to being one of the nation's wealthiest counties, Places Rated Almanac has rated Orange County in the top places to live in the Nation.

The crime rate in Orange County is far below the national average, with few violent crimes occurring each year. Although a little over three million people live in Orange County, the residents are spread out among more than 30 cities. Part of the low crime rate results from poverty rates that are significantly lower than the national average. There are fewer children living in poverty in Orange County than most other California communities.

Orange County Overview

Education

Orange County is home to many universities and colleges; private and public as well as some satellite campuses for other major colleges. Orange County has 9 two year colleges including Santa Ana College and Santiago Canyon College; four-year specialty colleges including Fashion Institute of Design & Merchandising (FIDM) and Laguna College of Art and Design; 8 private universities including Chapman University in Orange and Concord University. California State University, Fullerton and University of California, Irvine is also located in Orange County. The Orange County satellite campuses include USC, National University, Pepperdine University and the University of Redlands.

Transportation

Orange County benefits from its up-to-date communications network as well as its modern transportation. Strong infrastructure contributes to Orange County's successful and positive business climate. Orange County is served by a large freeway network with more than 15 major interstates and state routes, which provide access to the four neighboring counties of Los Angeles, San Diego, Riverside and San Bernardino. Centrally located in Southern California, Orange County has easy access to the ports of Los Angeles and Long Beach, the two largest container ports in the world.

The addition of new toll roads in South County and improvements to the existing freeway system in Central County will continue to fuel the growth well into the 21st century. Orange County is home to one major commercial airport, John Wayne, originally known as the Orange County Airport. John Wayne Airport handles over 9 million passengers annually through 14 different airlines. In 2011, a nearly \$550 million expansion was completed that brought six new gates and new parking facilities allowing 2,000 additional spaces to be added to the airport.



Orange County Overview

Education

Consistently ranked in Forbes magazine's top 50 economically thriving metro areas, Orange County enjoys lower business costs, a highly qualified workforce, and one of the lowest unemployment rates in the country. Because of the more affluent population and an economic mix that is slanted toward high paid biotechnology and professional service jobs, incomes also raise faster than in neighboring counties. Everything from the computer software sector to the communications sector has flourished in recent years. One-fifth of the workforce is now made up of high paying technical jobs and professional jobs. Attraction and retention of the world's leading companies will remain high due to Orange County's 17 colleges and universities, one of the best educated work forces in the world, and an independent attitude. Other rapidly growing sectors are construction, professional and business services, and leisure and hospitality. Tourism accounts for nearly 10% of the county's workforce, with places such as Disneyland and the giant, post-modern, fantasy shopping Fashion Island Mall attracting countless visitors. The finance, insurance, and real estate sectors are also experiencing growth. Small businesses flourish in the area's entrepreneurial climate. With job rates projected to grow significantly each year, Orange County residents have a lot to look forward to. Orange County is roughly 1% of the U.S. Population, but it has 3% of Fortune 500 companies. Places Rated Almanac puts Orange County in the top ten cites in the nation for job growth and retention.

Transportation

Orange County is home to world-class tourism attractions and has increased its reputation as a travel destination getaway due to the popularity of Disneyland, California Adventure, Angel Stadium, and Knott's Berry Farm. The county is also home to gorgeous beaches, resorts, and world-renowned shopping. More than 43 million tourists visit Orange County annually, spending approximately \$8.7 billion and supporting nearly 160,000 local tourism industry jobs. Visitor spending in 2012 climbed 12.3% for a total of almost \$8.7 billion, compared to just over \$7.7 billion in 2011.

Orange County is also renowned for its numerous popular shopping destinations including: the upscale outdoor Fashion Island Mall in Newport Beach, the Brea Mall, and The Outlets at Orange, Irvine Spectrum Center, Downtown Disney, Bella Terra, and the luxury shopping center, South Coast Plaza in Costa Mesa. South Coast Plaza is visited by approximately 24 million visitors annually and generates annual sales of \$1.5 billion, making it the highest grossing center in the United States. Besides providing an extravagant shopping experience with over 250 stores South Coast Plaza offers many services to guests such as foreign language assistance, shuttle services, and money exchange.

Orange County continues to expand from its exceptionally well diversified economy, high-quality labor force, and direct access to major airport facilities and strategic location on the Pacific Rim. This vibrant economic health, along with the area's tremendous residential desirability and established education/recreation and cultural base have resulted in Orange County being one of the top areas in the country for real estate investment.

ORANGE COUNTY





APPENDIX

Land Sales

1. 23455 Via Pajaro

Sold	10/28/2024	
Sale Price	\$1,300,000	
Land Area SF	38,028	
Land Area AC	0.87	
Price/SF Land	\$34.19	
Price/AC Land	\$1,489,113	

2. 2795 Laguna Canyon Rd

Sold	8/21/2024	
Sale Price	\$4,000,000	
Land Area SF	95,832	
Land Area AC	2.20	
Price/SF Land	\$2,820.87	
Price/AC Land	\$181,818	

3. 23432 Vista del Verde

Sold	1/31/2024	
Sale Price	\$4,983,000	
Land Area SF	435,600	
Land Area AC	10.00	
Price/SF Land	\$11.44	
Price/AC Land	\$498,300	

4. 18472 Boulder Blf

Sold	8/31/2023	
Sale Price	\$13,575,000	
Land Area SF	289,757	
Land Area AC	6.65	
Price/SF Land	\$46.85	
Price/AC Land	\$2,040,769	

5. 31281 Don Juan Ave

Sold	6/21/2022	
Sale Price	\$1,550,000	
Land Area SF	78,408	
Land Area AC	1.80	
Price/SF Land	\$19.77	
Price/AC Land	\$861,111	

6. 21094 Laguna Canyon Rd

Sold	3/9/2022	
Sale Price	\$1,950,000	
Land Area SF	45,572	
Land Area AC	1.05	
Price/SF Land	\$42.79	
Price/AC Land	\$1,863,908	

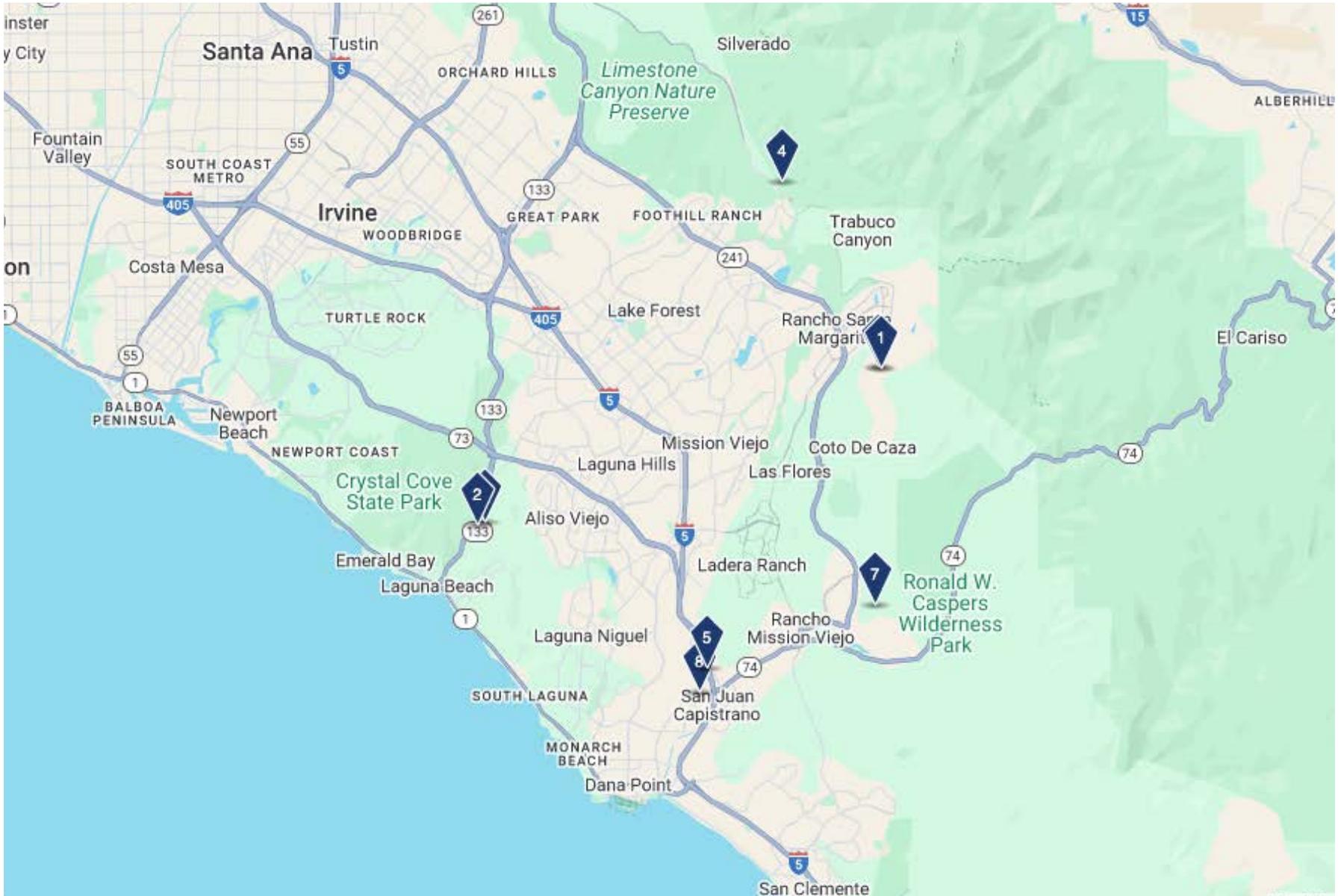
7. Ortega Hwy

Sold	2/18/2022	
Sale Price	\$11,253,000	
Land Area SF	201,247	
Land Area AC	4.62	
Price/SF Land	\$55.92	
Price/AC Land	\$2,435,717	

8. 31825 Los Rios St

Sold	12/22/2021	
Sale Price	\$9,000,000	
Land Area SF	247,856	
Land Area AC	5.69	
Price/SF Land	\$36.31	
Price/AC Land	\$1,581,725	

Land Sales



Available Land

1. 0 Camino Capistrano

Asking Price	\$18,200,000 (\$8.91/SF)	
Status	Active	
Sale Type	Investment	
Land	2,042,964 SF (46.90 AC)	
On Market	391 Days	
Last Update	July 23, 2024	

2. 17152 Santiago Canyon Rd

Asking Price	\$8,900,000 (\$12.57/SF)	
Status	Active	
Sale Type	Owner User	
Land	707,850 SF (16.25 AC)	
On Market	315 Days	
Last Update	August 7, 2024	

3. 29402 Rancho Viejo Rd

Asking Price	\$11,995,000 (\$28.54/SF)	
Status	Active	
Sale Type	Investment	
Land	420,354 SF (9.65 AC)	
On Market	859 Days	
Last Update	May 17, 2025	

4. 00 Canyon Creek Rd

Asking Price	\$800,000 (\$4.25/SF)	
Status	Active	
Sale Type	Investment	
Land	188,179 SF (4.32 AC)	
On Market	874 Days	
Last Update	June 17, 2025	

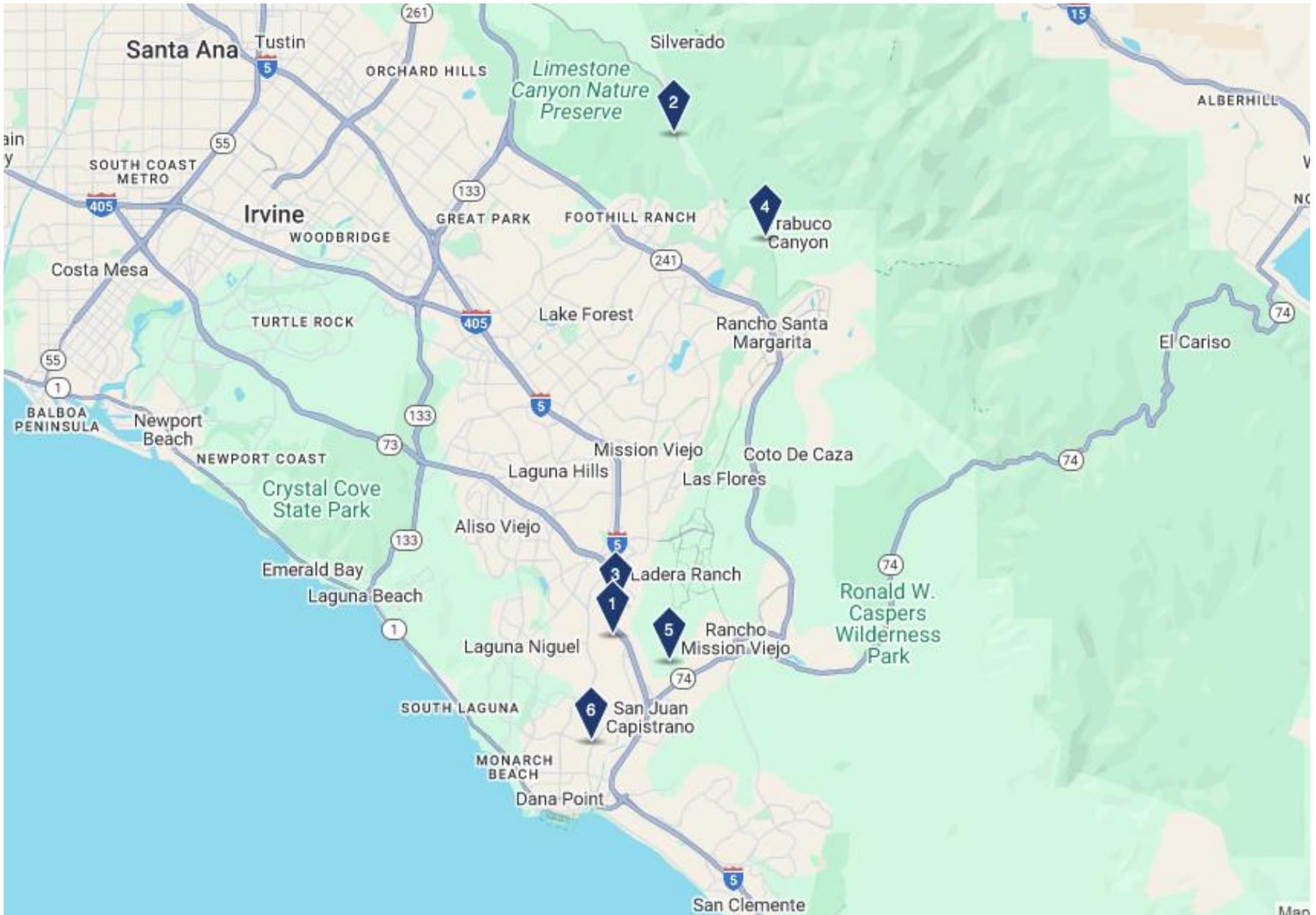
5. 27591 Rolling Wood

Asking Price	\$1,650,000 (\$11.14/SF)	
Status	Active	
Sale Type	Investment or Owner User	
Land	148,104 SF (3.40 AC)	
On Market	1,077 Days	
Last Update	May 23, 2025	

6. 32791 Del Obispo St

Asking Price	\$3,500,000 (\$40.17/SF)	
Status	Active	
Sale Type	Investment	
Land	87,120 SF (2.00 AC)	
On Market	565 Days	
Last Update	May 5, 2025	

Available Land



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