

TALEGA MEDICAL PLAZA

➤ MEDICAL SUITE FOR LEASE



**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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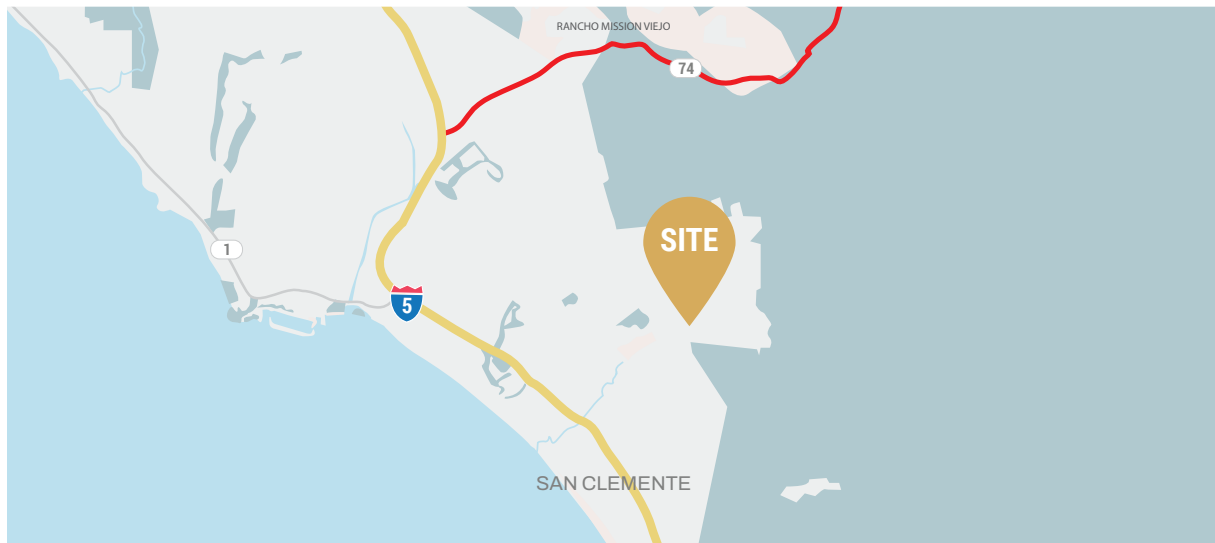
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**1300 Avenida Vista Hermosa
San Clemente, CA**



TALEGA MEDICAL PLAZA

Located at 1300 Avenida Vista Hermosa in San Clemente, California, Talega Medical Plaza is a two-story, 28,000-square-foot medical office building offering an exceptional combination of visibility and accessibility. The property features Avenida Pico frontage with easy and direct access via a signalized intersection. Designed to meet the needs of modern healthcare providers, Talega Medical Plaza has abundant surface parking and efficient suites to accommodate a variety of medical specialties. Situated in the heart of the desirable Talega community, this property is surrounded by affluent residential neighborhoods and retail amenities, making it an ideal location for healthcare practices seeking prominence and patient convenience in San Clemente.



- ✚ 28,000 SF, 2-STORY MEDICAL OFFICE BUILDING
- ✚ ELEVATOR SERVED
- ✚ ABUNDANT SURFACE PARKING
- ✚ IN THE TALEGA MASTER PLANNED COMMUNITY
- ✚ AVENIDA PICO FRONTAGE WITH SIGNALIZED INTERSECTION ACCESS
- ✚ RETAIL AMENITIES IN CLOSE PROXIMITY
- ✚ URGENT CARE AND LAB ON-SITE

Estimate 15 Min Drive

POPULATION ESTIMATES

177,741

AVERAGE HOUSEHOLD INCOME

\$185,903.22

>17 42,094

18-44 51,596

45-64 52,843

65+ 31,208

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 16.8%

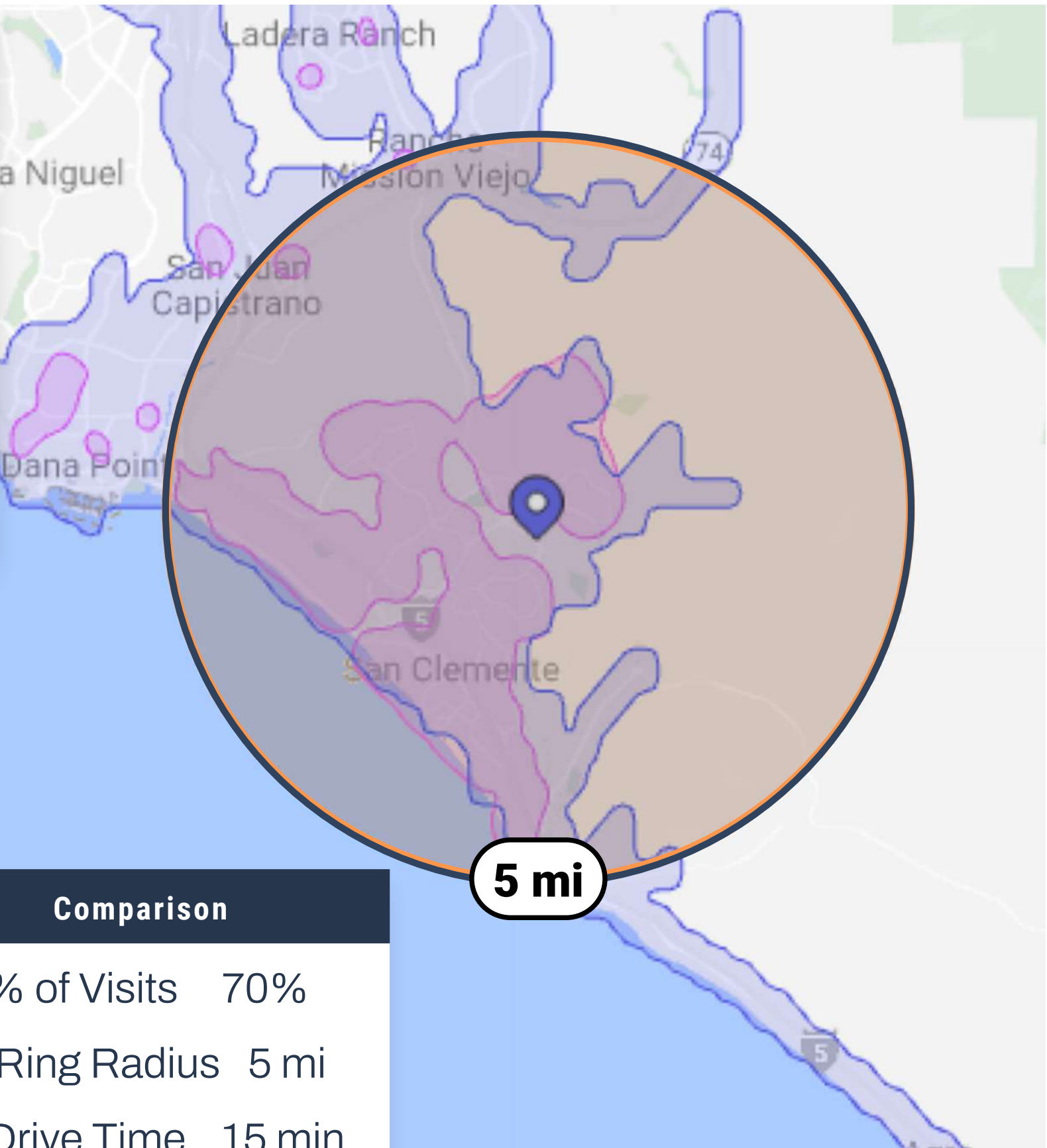
EMPLOYER BASED 55.4%

GOVERNMENT 17.9%

MULTIPLE 5.4%

SELF PAY 4.4%

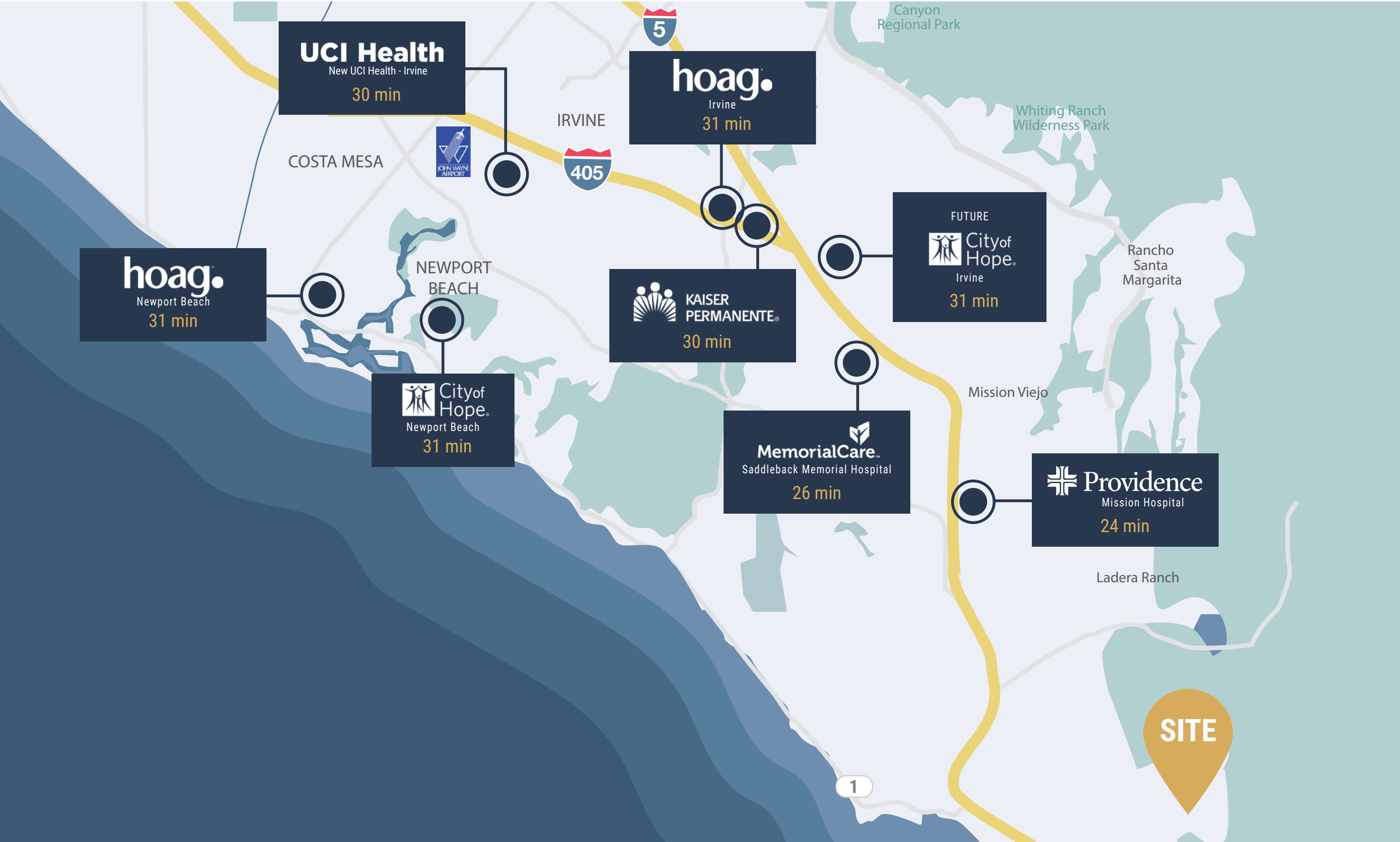
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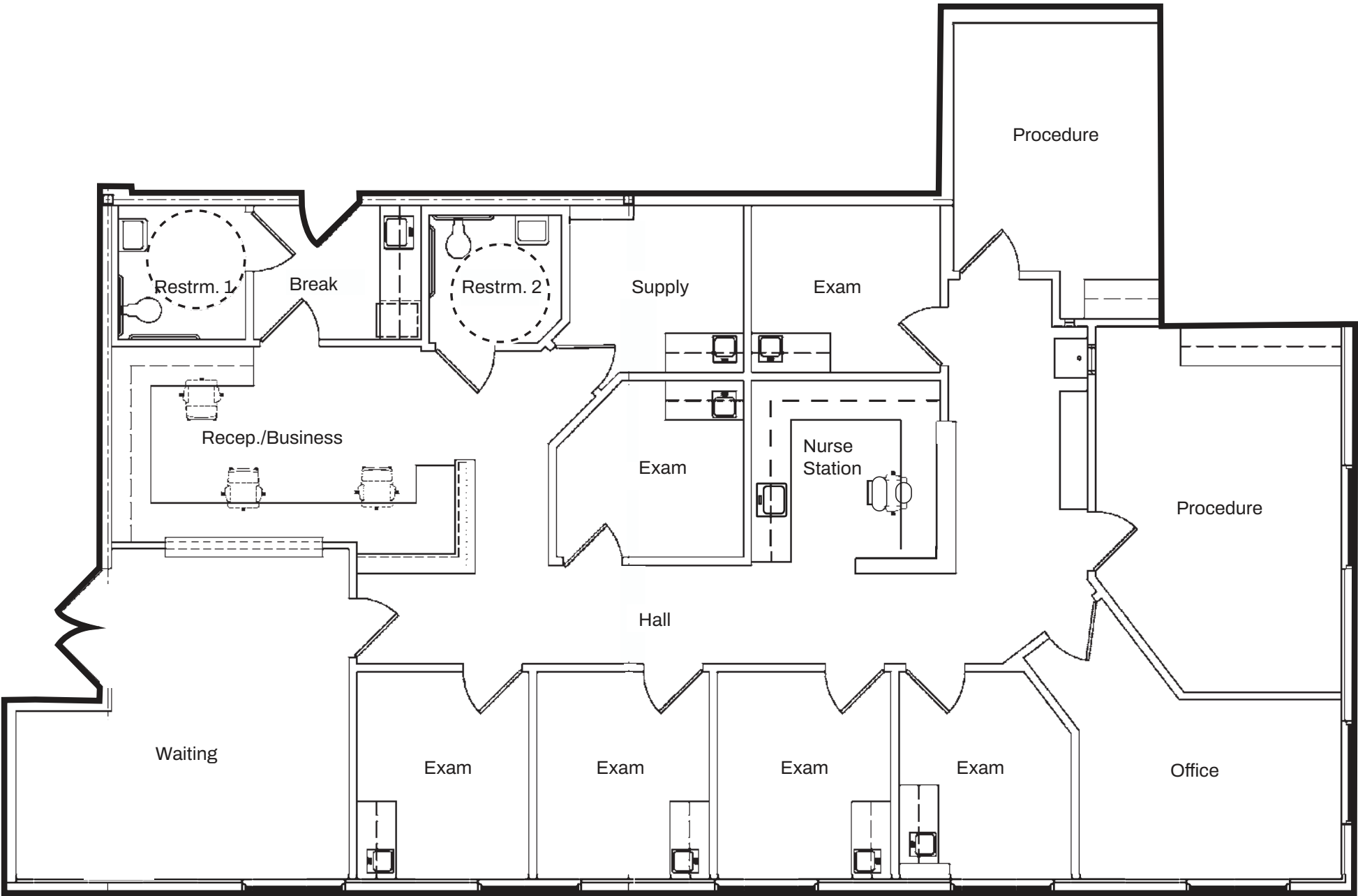


Comparison

-  % of Visits 70%
-  Ring Radius 5 mi
-  Drive Time 15 min







CURRENT AVAILABILITY

AVAILABLE SUITE	RSF
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Suite 240	2,602
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SUITE DESCRIPTION

6 Exam Rooms

2 Large Procedure Rooms

Large Waiting Area

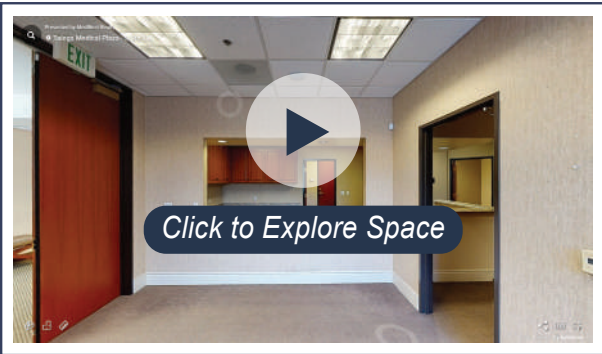
Nurse's Station

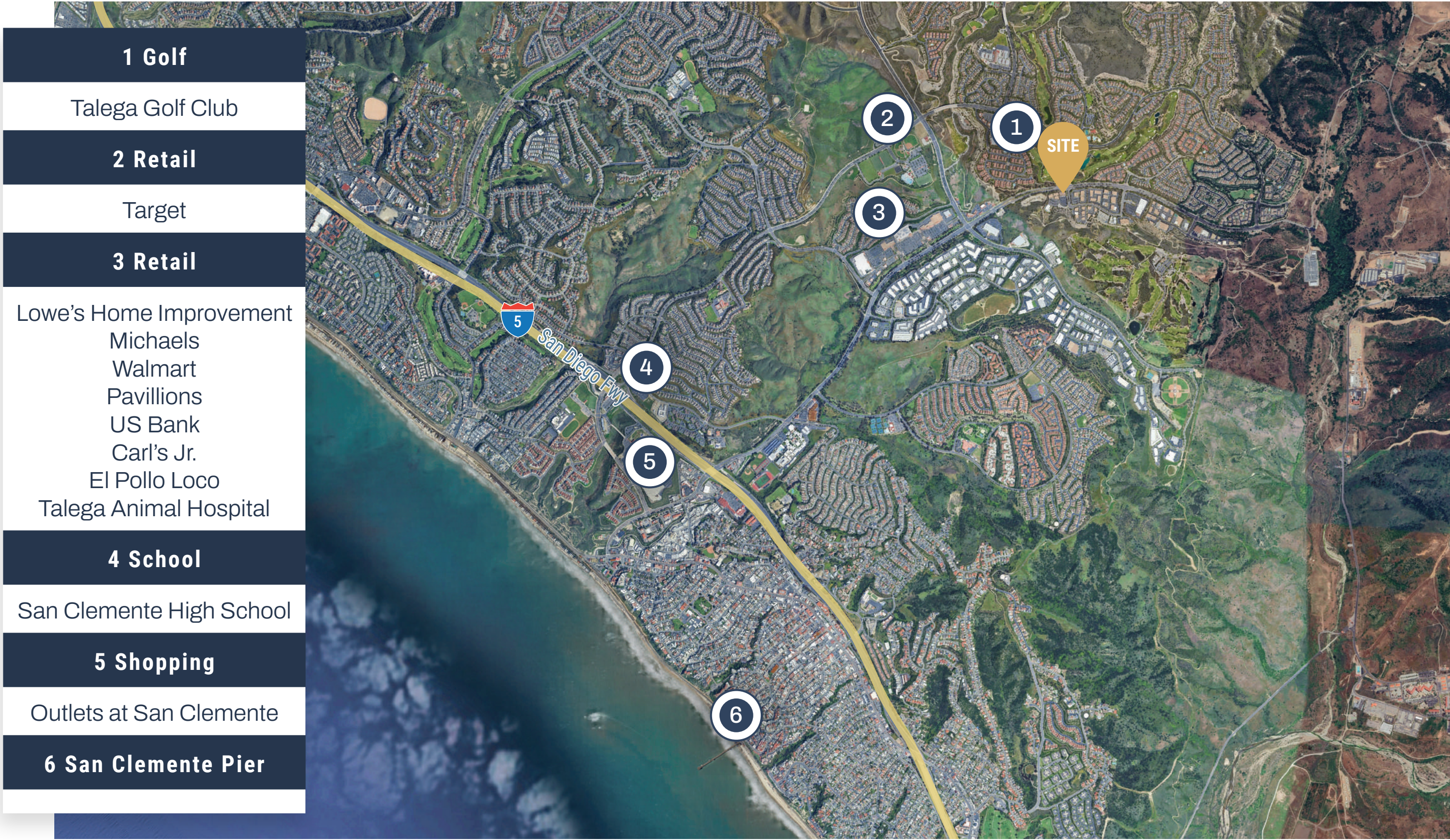
Large Private Office

2 In-Suite Restrooms

LEASE RATE

Call for Pricing







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