

Talega Health Center

🏥 MEDICAL & DENTAL SUITES FOR LEASE



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**1031 Avenida Pico,
San Clemente, CA**



TALEGA HEALTH CENTER

Strategically located along Avenida Pico, one of San Clemente's primary east-west corridors, Talega Health Center offers healthcare providers a highly visible and accessible medical office opportunity within one of South Orange County's most desirable coastal communities. The property benefits from strong daily traffic counts, convenient access to Interstate 5, and proximity to established residential neighborhoods that support steady patient demand. Talega Health Center presents an exceptional opportunity for medical providers seeking prominence, accessibility, and sustained healthcare demand in the highly desirable Talega community of San Clemente.

Positioned near MemorialCare Saddleback Medical Center and a network of regional healthcare providers throughout South Orange County, this location supports strong referral relationships and long-term practice growth. Talega Health Center presents an exceptional opportunity for medical providers seeking prominence, accessibility, and sustained healthcare demand in the highly desirable Talega community of San Clemente.



PROMINENT LOCATION & ACCESSIBILITY

- On-site retail amenities
- Surface parking
- Avenida Pico frontage with signalized intersection access

IDEAL MARKET & SITE LOCATION

- Excellent freeway access to Interstate 5
- Talega master planned community
- The proximity to major throughfares enables this location to conveniently serve:
 - 232,000 patients within a 15 minute drive time

BUILDING HIGHLIGHTS

- 19,965 SF – 2 medical office building outpatient complex
- Ground floor suites available
- Elevator served
- Professionally managed

Estimate 15 Min Drive

POPULATION ESTIMATES

232,605

>17	51,850
18-44	69,413

AVERAGE HOUSEHOLD INCOME	45-64	68,135
	65+	43,207

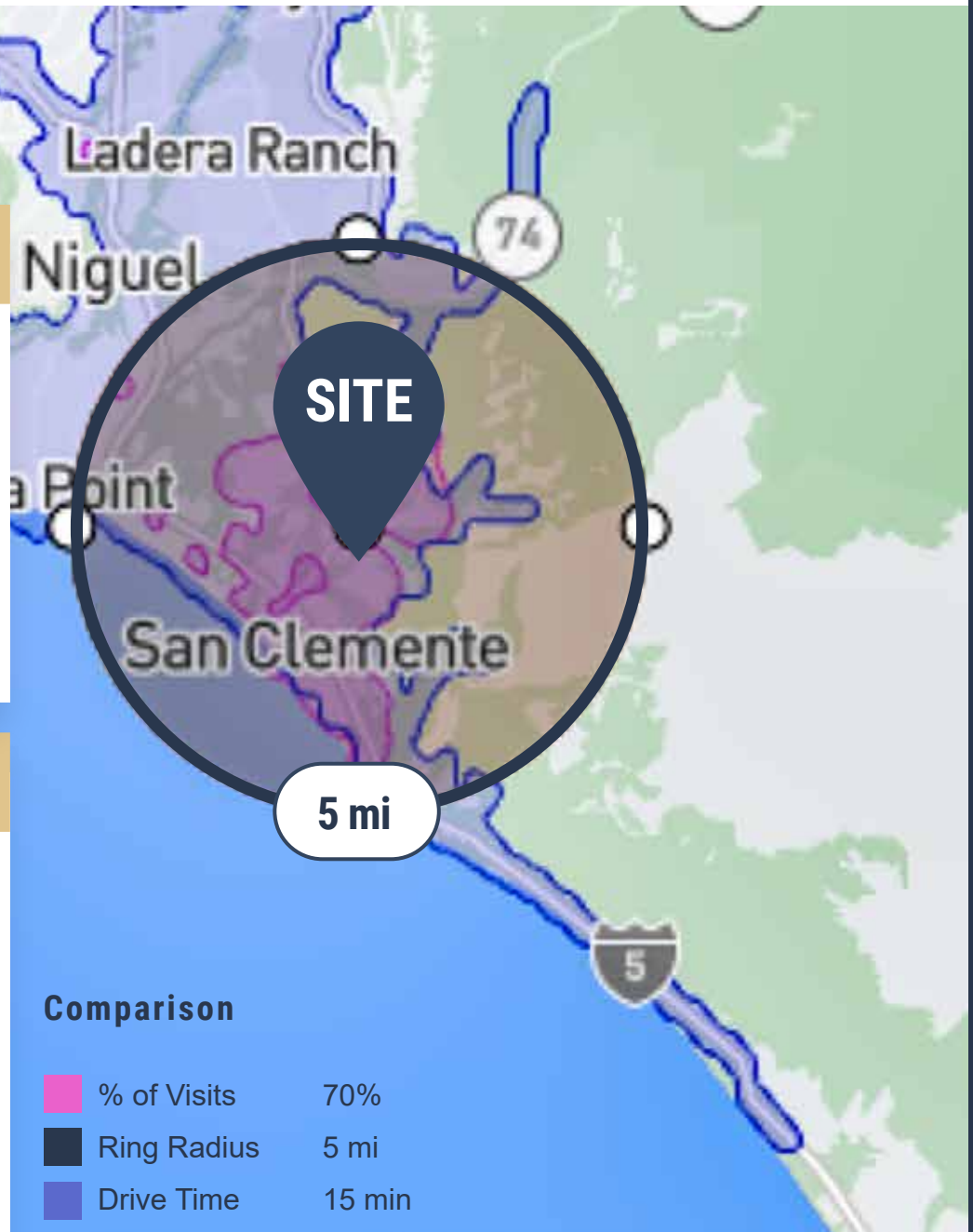
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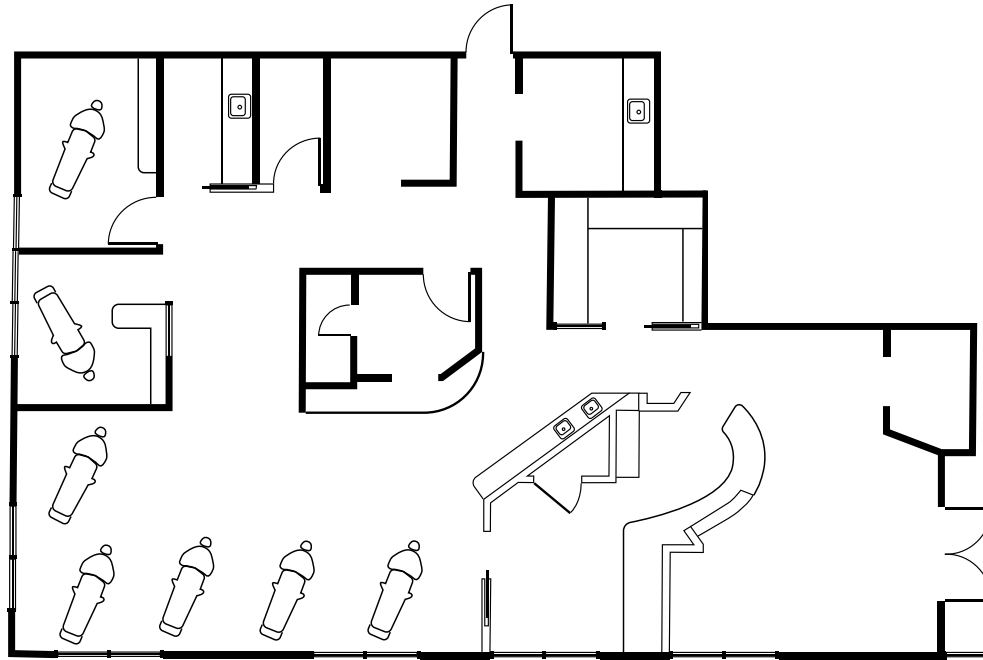
Data Source:  Placer.ai

PAYOR MIX Within 15 Min Drive

COMMERCIAL	15.9%
EMPLOYER BASED	57.2%
GOVERNMENT	17.2%
MULTIPLE	5.5%
SELF PAY	4.1%

Data Source:  Placer.ai





AVAILABLE SUITE

Suite 101 - 2,408 RSF

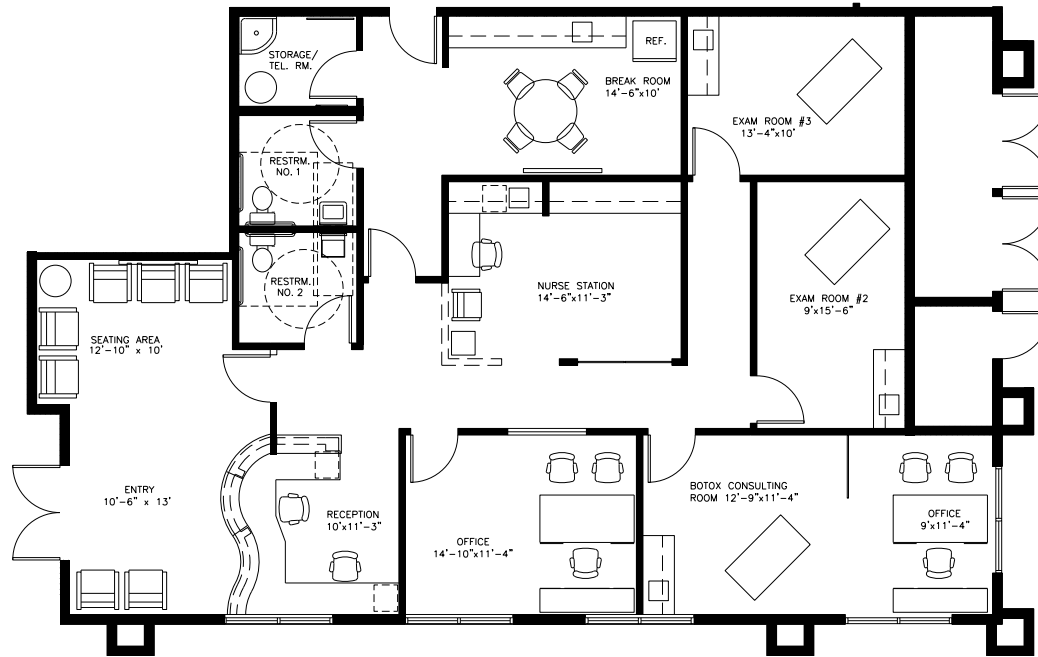
SUITE DESCRIPTION

2nd Generation Dental Space,
7 Dental Bays, Private Office
with own bathroom,
X-Ray Area, Lab, Breakroom,
Reception/Admin,
and Waiting Room

Explore Space

CLICK OR SCAN





AVAILABLE SUITE

Suite 103 - 2,332 RSF

SUITE DESCRIPTION

2 Exam Rooms, 2 Private Offices, Nurses' Station, Breakroom, 2 Restrooms, Storage, Waiting Room, and Reception/Admin

Explore Space

CLICK OR SCAN





57,200
cars/day

SITE

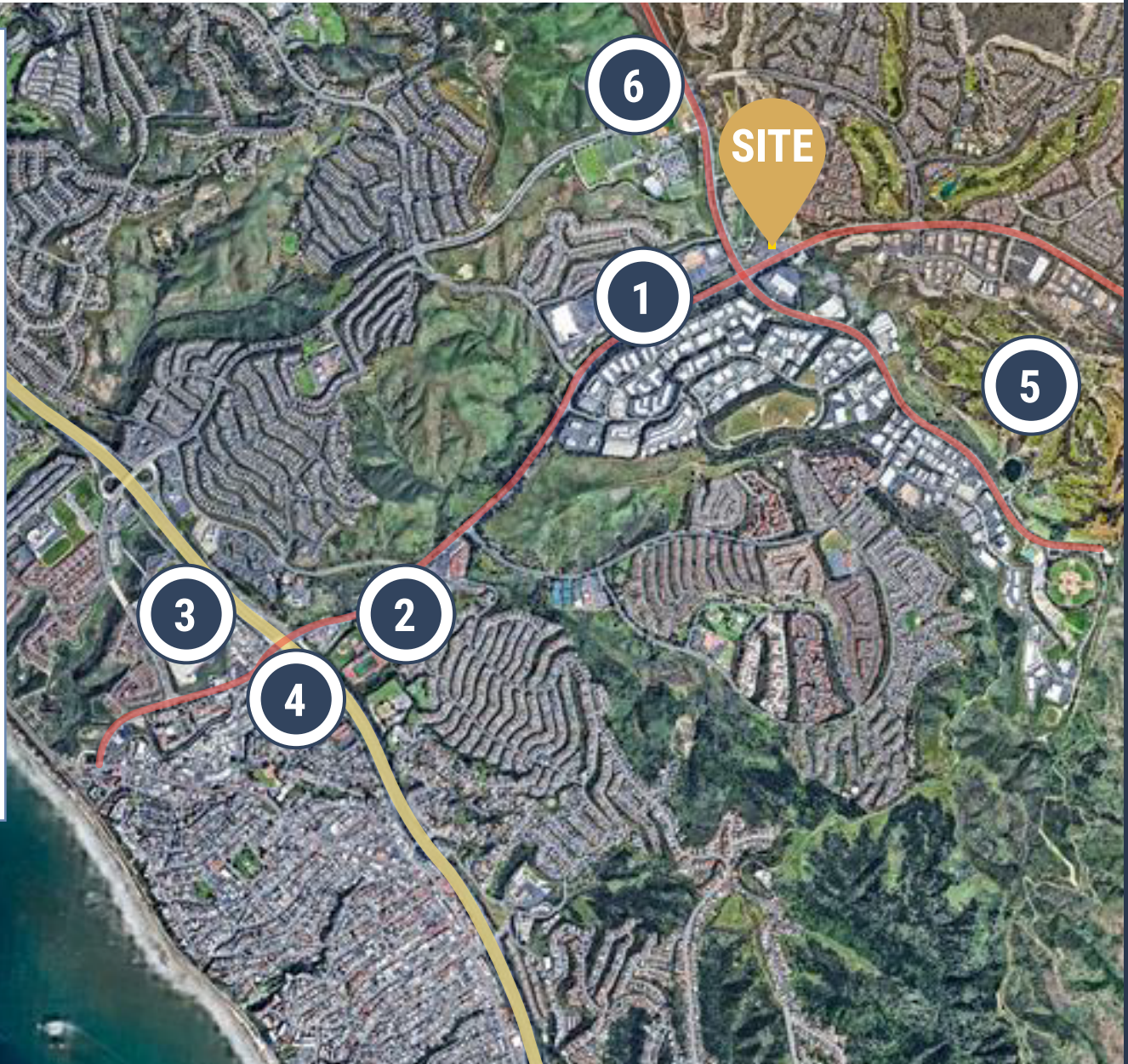
16,500
cars/day

AVENIDA PICO

AVENIDA LA PATA

LOCAL HOSPITAL DISTANCE MAP





- 1** Retail
 - Pavillons
 - Walmart
 - Lowe's
 - Bank of America
 - Chase Bank
- 2** San Clemente High School
- 3** San Clemente Outlets
- 4** Retail
 - In-N-Out
 - US Postal Service
- 5** Bella Collina San Clemente Golf Club
- 6** Retails
 - Target
 - CVS
 - Starbucks



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