

± 3.079 ACRE COMMERCIAL LAND 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 - Flexible zoning allowing for all major commercial uses including medical, office, retail and senior living facilities

### TOPOGRAPHY

Flat

### UTILITIES

Near site, Buyer to verify all



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

### SITE FEATURES & DEMOGRAPHICS

- + Flexible zoning allowing most commercial uses by right
- + 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.

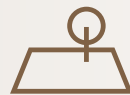
This opportunity is adjacent to an existing 42 acre mixed-use development featuring a planned 175,000 sf grocery anchored shopping center, existing multi-family residential, business park and self storage uses. Rancho Mission Viejo is South Orange County's premier master planned community with 4500+ 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**



©2024 CBRE, Inc. All Rights Reserved.



ESENCIA  
SPORTS PARK

COMMERCIAL  
LAND FOR SALE

FUTURE  
MEDICAL OFFICE

CHIQUITA CANYON DRIVE

SUERTE STREET

AIROSO STREET

LOS PATRONES PARKWAY

CHIQUITA CANYON DRIVE



COMMERCIAL  
LAND FOR SALE

FUTURE  
MEDICAL OFFICE

## 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

# Commercial Land

SWC OF SUERTE ST  
AND AIROSO ST

---

© 2024 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. CPM SWC of Suerte St and Airoso St\_BRO\_Scruggs\_v03\_WH 12/11/24

The CBRE logo is displayed in a bold, white, sans-serif font against a dark brown background. The background of the entire page features a complex, repeating geometric pattern of interlocking lines that form a series of irregular, maze-like shapes.