

FOR SALE: ±25,343 or ±12,722 & ±12,028 RSF UNDER CONSTRUCTION



FUTURE FREESTANDING INDUSTRIAL BUILDING W/ YARD

32891/32901 CALLE PERFECTO
SAN JUAN CAPISTRANO, CA

PROPERTY SUMMARY

Extremely rare opportunity for Investor/Owner to build: This state-of-the-art industrial building with a fenced yard in the heart of San Juan Capistrano, California. Positioned for easy access to Interstate 5, this property boasts top-tier "Class A" facility with fenced yard.

For more information, please contact:



TIM WALKER
Cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



PITZER GILLS
Cell: 727-366-5825
pgills@lee-associates.com
DRE #: 02254884

Visit

www.perfectosjc.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE:
±25,343 or ±12,722 & ±12,028 RSF

PROPERTY FEATURES



- » Single Story ±25,343 Sq. Ft. Freestanding
- » Office to Suit
- » Oversized Rollup Doors
- » Direct Access to San Diego (5) Freeways
- » Industrial with Fenced Yard
- » Permit Ready to Build

**32891/32901 CALLE PERFECTO
SAN JUAN CAPISTRANO, CA**

For more information, please contact:



TIM WALKER
Cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



PITZER GILLS
Cell: 727-366-5825
pgills@lee-associates.com
DRE #: 02254884



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE:
±25,343 or ±12,722 & ±12,028 RSF

AERIAL



**32891/32901 CALLE PERFECTO
SAN JUAN CAPISTRANO, CA**

For more information, please contact:



TIM WALKER
Cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



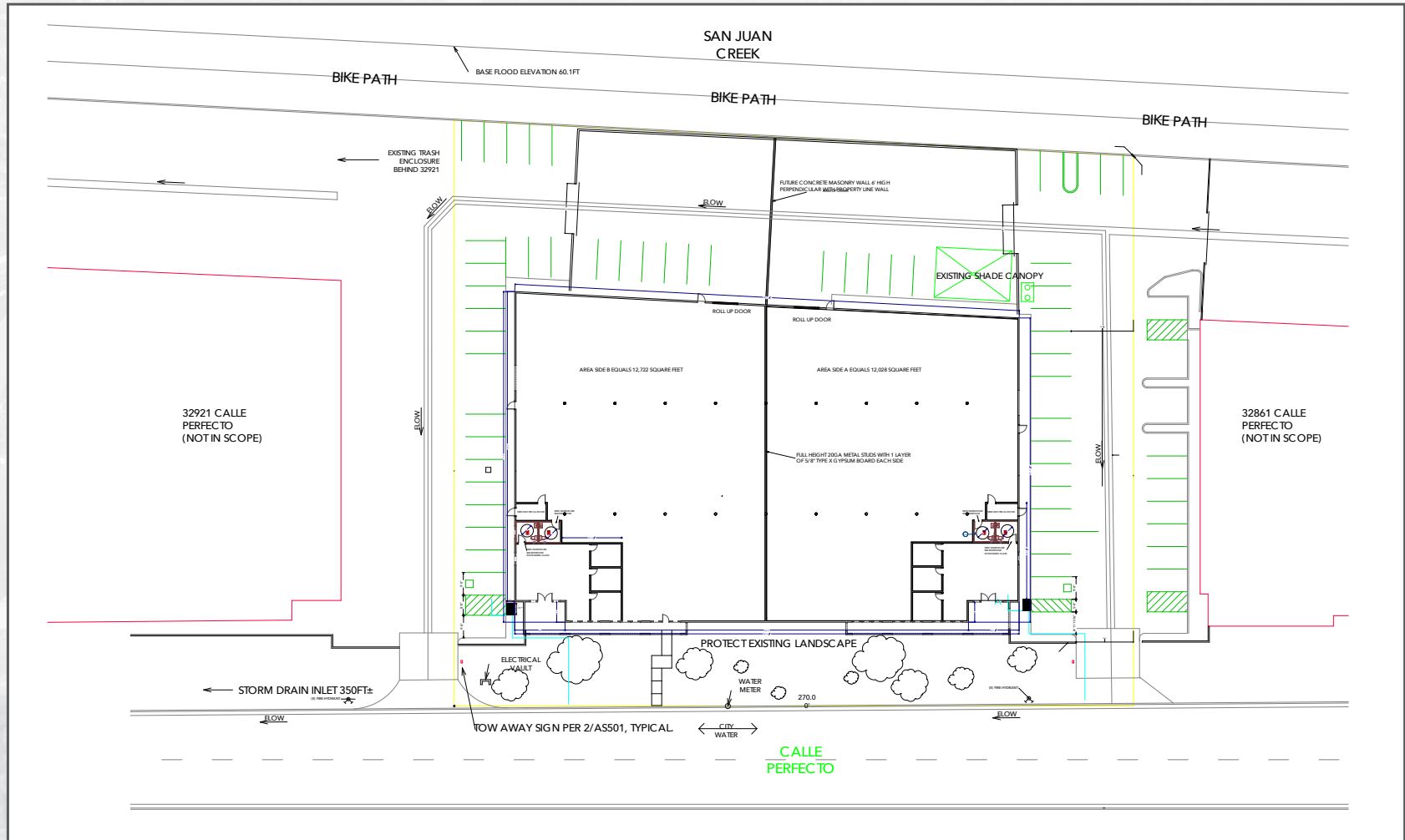
PITZER GILLS
Cell: 727-366-5825
pgills@lee-associates.com
DRE #: 02254884

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE:
±25,343 or ±12,722 & ±12,028 RSF

CONDO PLAN



For more information, please contact:



TIM WALKER
Cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



PITZER GILLS
Cell: 727-366-5825
pgills@lee-associates.com
DRE #: 02254884

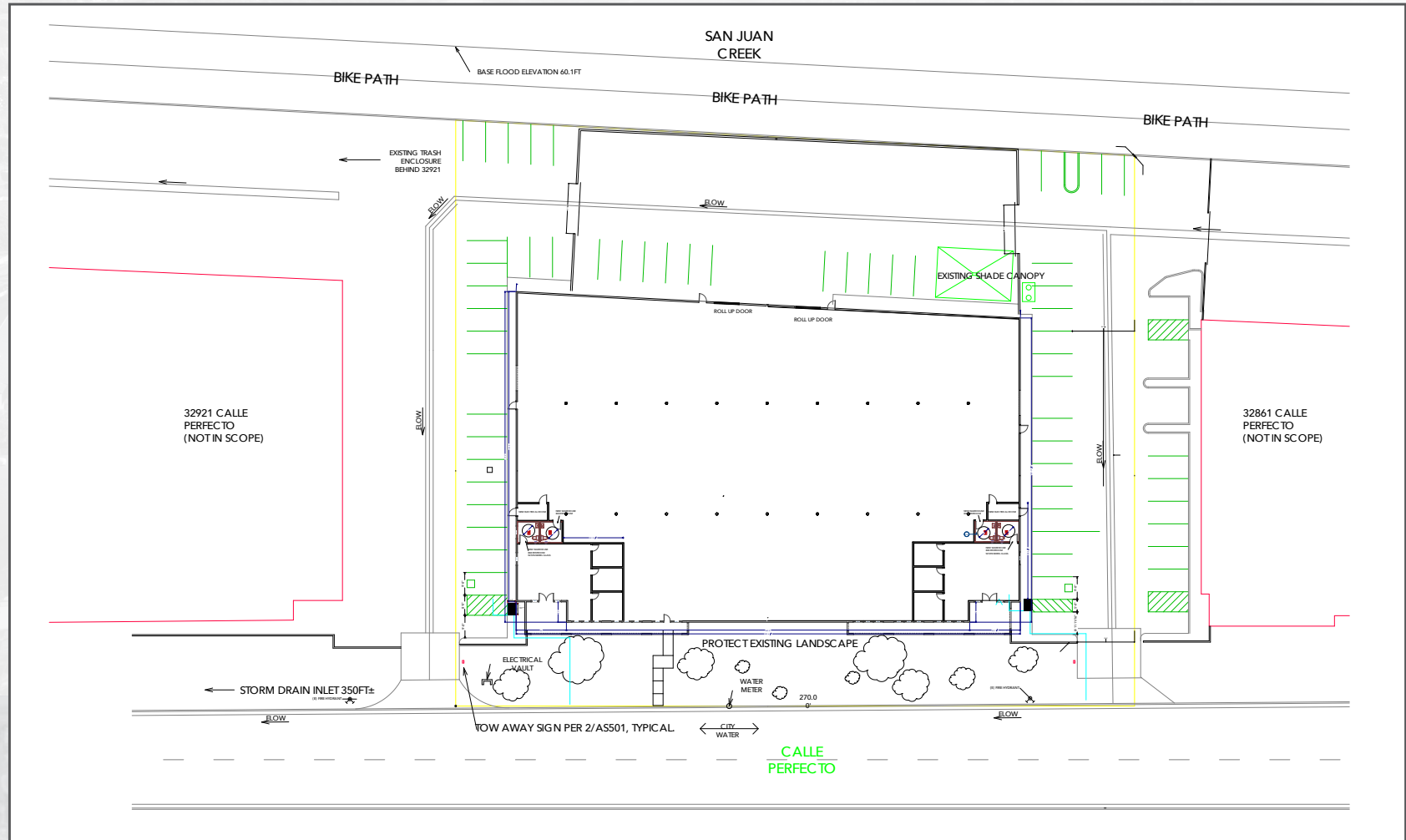


The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE:

±25,343 or ±12,722 & ±12,028 RSF

WHOLE BUILDING



For more information, please contact:



TIM WALKER
Cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



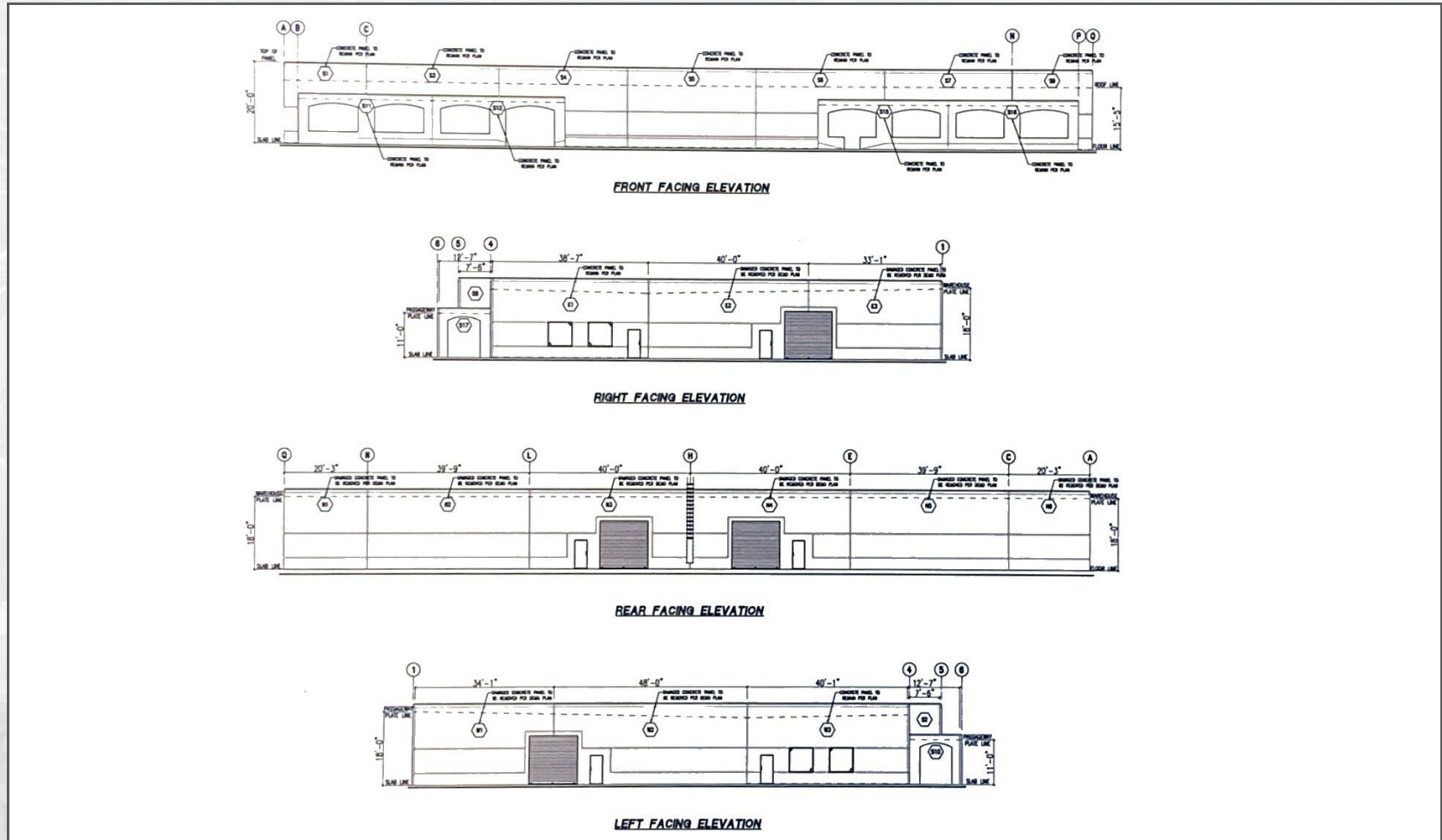
PITZER GILLS
Cell: 727-366-5825
pgills@lee-associates.com
DRE #: 02254884



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE:
±25,343 or ±12,722 & ±12,028 RSF

ELEVATIONS



For more information, please contact:



TIM WALKER
Cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



PITZER GILLS
Cell: 727-366-5825
pgills@lee-associates.com
DRE #: 02254884



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE:
±25,343 or ±12,722 & ±12,028 RSF



SAN JUAN CAPISTRANO

San Juan Capistrano, California is a historic city in Orange County, California that is renowned for its cultural heritage and ideal coastal location. San Juan Capistrano was founded by the Spanish in 1776 when St. Junipero Serra established Mission San Juan Capistrano. Following the Mexican secularization act of 1833, the mission village officially became a town. San Juan remained a small, rural town until the 20th Century; the restoration of the mission in the 1910-20s transformed the town into a tourist destination and a backdrop for Hollywood films. Today, San Juan boasts a population of over 35,000 people and is home to over 1,700 thriving businesses.



**32891/32901 CALLE PERFECTO
SAN JUAN CAPISTRANO, CA**

For more information, please contact:



TIM WALKER
Cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



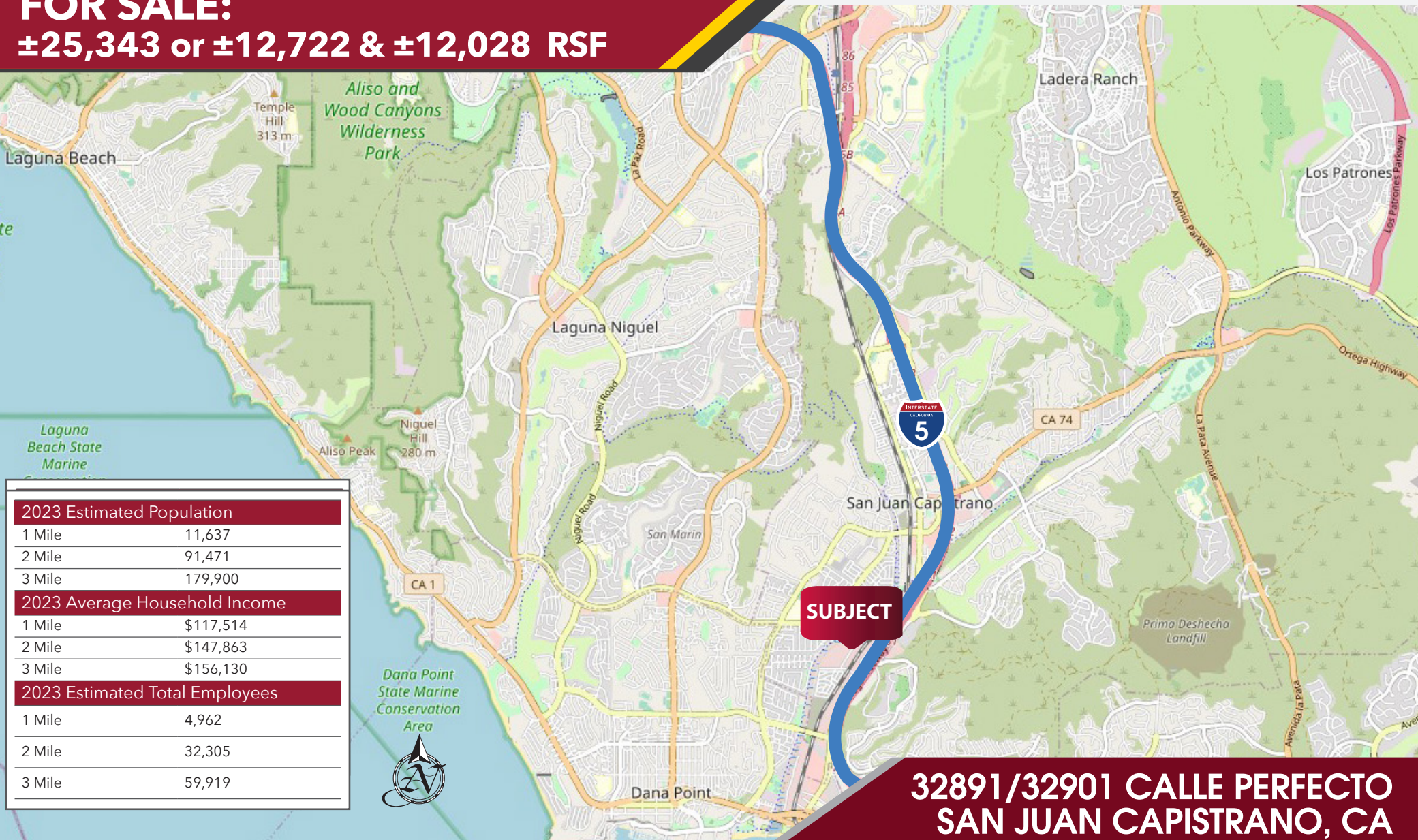
PITZER GILLS
Cell: 727-366-5825
pgills@lee-associates.com
DRE #: 02254884



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE:

±25,343 or ±12,722 & ±12,028 RSF



2023 Estimated Population

1 Mile	11,637
2 Mile	91,471
3 Mile	179,900

2023 Average Household Income

1 Mile	\$117,514
2 Mile	\$147,863
3 Mile	\$156,130

2023 Estimated Total Employees

1 Mile	4,962
2 Mile	32,305
3 Mile	59,919

**32891/32901 CALLE PERFECTO
SAN JUAN CAPISTRANO, CA**

For more information, please contact:



TIM WALKER

Cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



PITZER GILLS

Cell: 727-366-5825
pgills@lee-associates.com
DRE #: 02254884



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.