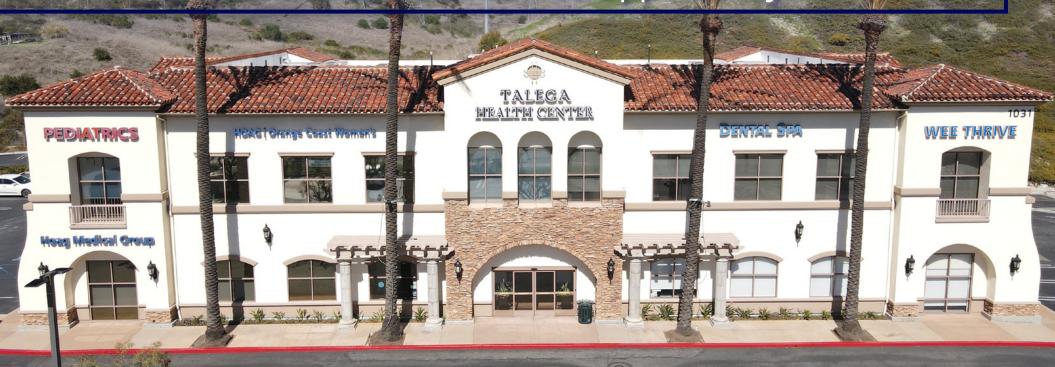
Colliers

Talega Health Center

For Lease

Coastal Location with Convenience & Exposure Medical & Dental Office Opportunity



**Fully Improved** First Floor Suites

Suite 101: ± 2,408 SF | Suite 103: ± 2,332 SF

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

- Ideal for Healthcare Providers
- **High** Visibility
- Strong Foot Traffic

#### **Aaron Phillips**

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#### Talega Health Center

is a best-in-class multi-tenant medical building located in the highly desirable Talega community of San Clemente. Constructed with a Spanish-Tuscan design, the property offers a prime leasing opportunity with one available suite of 2,501 RSF. Surrounded by abundant amenities, the center features high visibility, excellent freeway access, and ample parking, making it an ideal location for medical professionals seeking a prestigious and convenient space.



1st Floor Improved Medical and Dental Offices **Available now** 



**Building Eyebrow** 



Signage Available Surface Parking



Located in The Courtyard @ Talega **Retail Center** 



**Traffic Count** 



#### **Demographics**<sub>(2024)</sub>

|                       | Mile 1    | Mile 3    | Mile 5    |
|-----------------------|-----------|-----------|-----------|
| Total Population      | 5,794     | 58,383    | 102,084   |
| Households            | 2,178     | 21,088    | 38,429    |
| Avg. Household Income | \$198,649 | \$198,104 | \$184,355 |
| Median Age            | 43.7      | 41.8      | 43.3      |



## Patient Demand Forecast Advisory San Clemente Market



The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the San Clemente zip codes that surround Talega Health Center, which include 62675, 92673, 92624, 92629 & 92672.

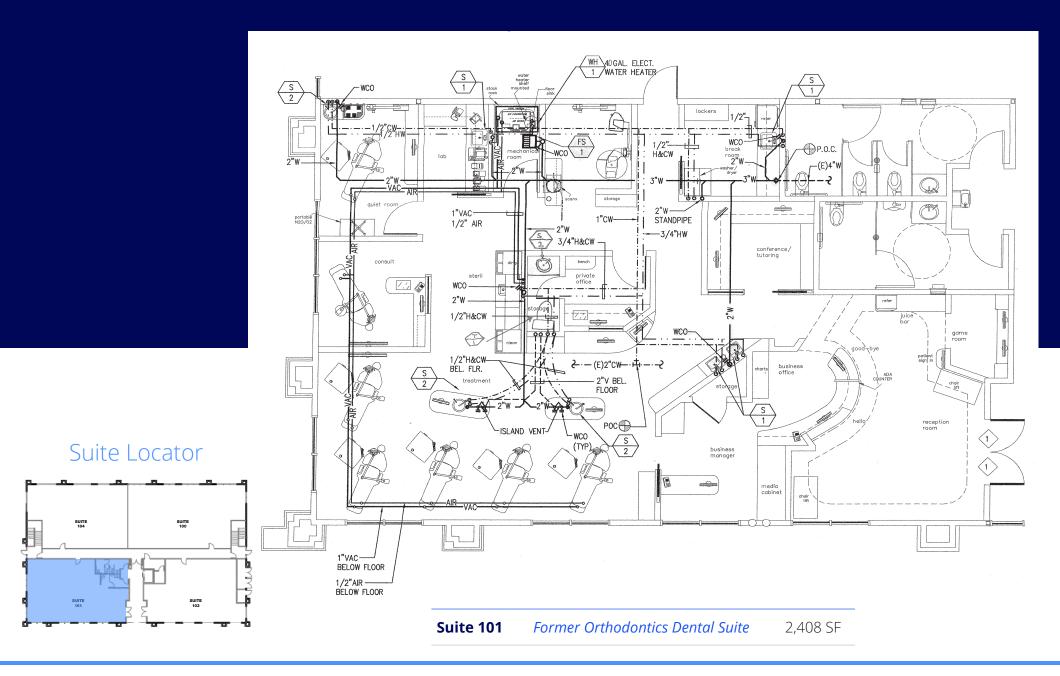
| Today's<br>Volume | 5-Year   |   |
|-------------------|--|---|
| 106,339           | 119,936  | 12.8%   |
| 7,719             | 8,823  | 14.3%   |
| 41,191            | 46,706   | 13.4%   |
| 67,925            | 75,226   | 10.7%   |
| 13,262            | 14,759   | 11.3%   |
| 45,351            | 51,396   | 13.3%   |
| 13,031            | 14,599   | 12.0%   |
| 122,889           | 138,798  | 12.9%   |
| 52,333            | 61,065   | 16.7%   |
| 8,058             | 8,914  | 10.6%   |
| 5,115             | 5,677  | 11.0%   |
| 6,875             | 7,417  | 7.9%  |
| 3,355             | 3,629  | 8.2%  |
| 18,422            | 20,068   | 8.9%  |
| 2,422             | 2,620  | 8.2%  |
| 54,974            | 59,517   | 8.3%  |
| 375               | 394  | 4.8%  |
| 18,918            | 20,069   | 6.1%  |
| 4,597             | 4,784  | 4.1%  |
| 7,072             | 7,403  | 4.7%  |
| 10,950            | 11,310   | 3.3%  |
|                   | 106,339 7,719 41,191 67,925 13,262 45,351 13,031 122,889 52,333 8,058 5,115 6,875 3,355 18,422 2,422 54,974 375 18,918 4,597 7,072 | 106,339       119,936         7,719       8,823         41,191       46,706         67,925       75,226         13,262       14,759         45,351       51,396         13,031       14,599         122,889       138,798         52,333       61,065         8,058       8,914         5,115       5,677         6,875       7,417         3,355       3,629         18,422       20,068         2,422       2,620         54,974       59,517         375       394         18,918       20,069         4,597       4,784         7,072       7,403 |

92675

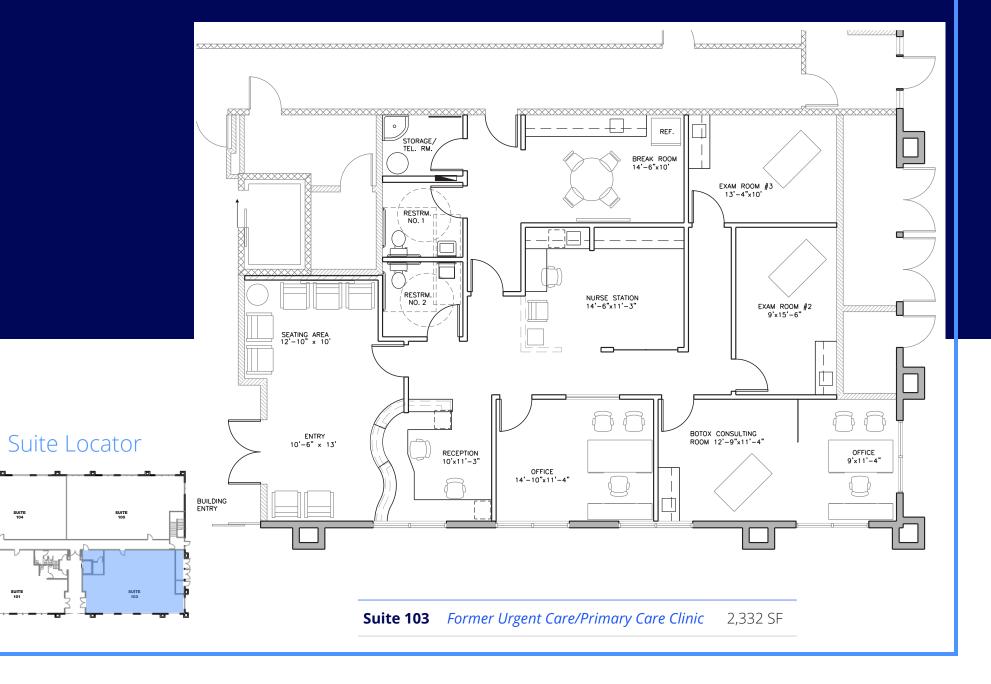
92629

|  | 2033               |            |
|--|--------------------|------------|
|  | 10-Year 1          |            |
|  | 141,718 <b>33.</b> | 3%         |
|  | 9,904 <b>28.</b>   | 3%         |
|  | 52,840 <b>28</b> . | 3%         |
|  | 85,491 <b>25</b> . | 9%         |
|  | 16,665 <b>25</b> . | <b>7</b> % |
|  | 56,435 <b>24.</b>  | 4%         |
|  | 16,201 <b>24.</b>  | 3%         |
|  | 152,430 <b>24.</b> | 0%         |
|  | 64,595 <b>23</b> . | 4%         |
|  | 9,902 <b>22</b> .  | 9%         |
|  | 6,197 <b>21</b> .  | 2%         |
|  | 8,031 <b>16.</b>   | 8%         |
|  | 3,906 <b>16.</b>   | 4%         |
|  | 21,439 <b>16.</b>  | 4%         |
|  | 2,790 <b>15.</b>   | 2%         |
|  | 63,174 <b>14.</b>  | 9%         |
|  | 430 <b>14.</b>     | 5%         |
|  | 21,193 <b>12.</b>  | 0%         |
|  | 5,099 <b>10.</b>   | 9%         |
|  | 7,809 <b>10.</b>   | 4%         |
|  | 11,646 <b>6.</b> 4 | <b>!%</b>  |

### Floor Plan



#### Floor Plan



## **Property** Photos

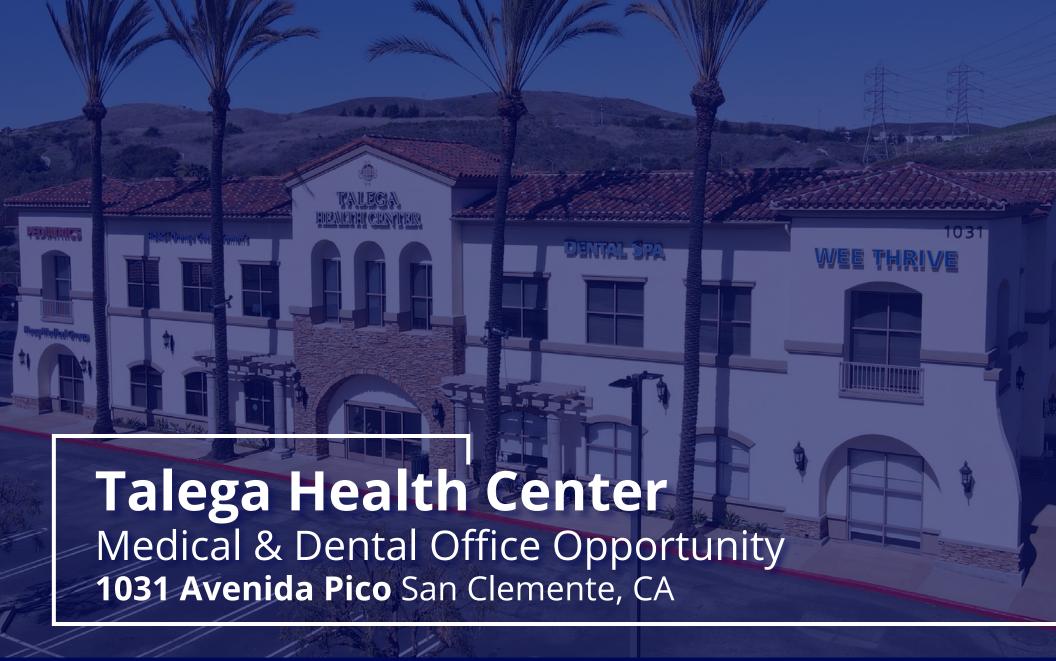






## **Aerial**





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