

FOR SALE

±25,787 RSF

NEWLY CONSTRUCTED



NEWLY CONSTRUCTED INDUSTRIAL BUILDING W/ YARD

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

PROPERTY SUMMARY

An exceptionally rare opportunity for an owner-user or investor to acquire a state-of-the-art, single-story Class A industrial facility in the heart of San Juan Capistrano, California. This newly constructed single or multi-tenant asset features a secure, fully fenced yard and offers exceptional access to Interstate 5.

For more information, please contact:



TIM WALKER

Cell: 949.230.7649

timwalker@lee-associates.com

DRE #: 01218076



PITZER GILLS

Cell: 727-366-5825

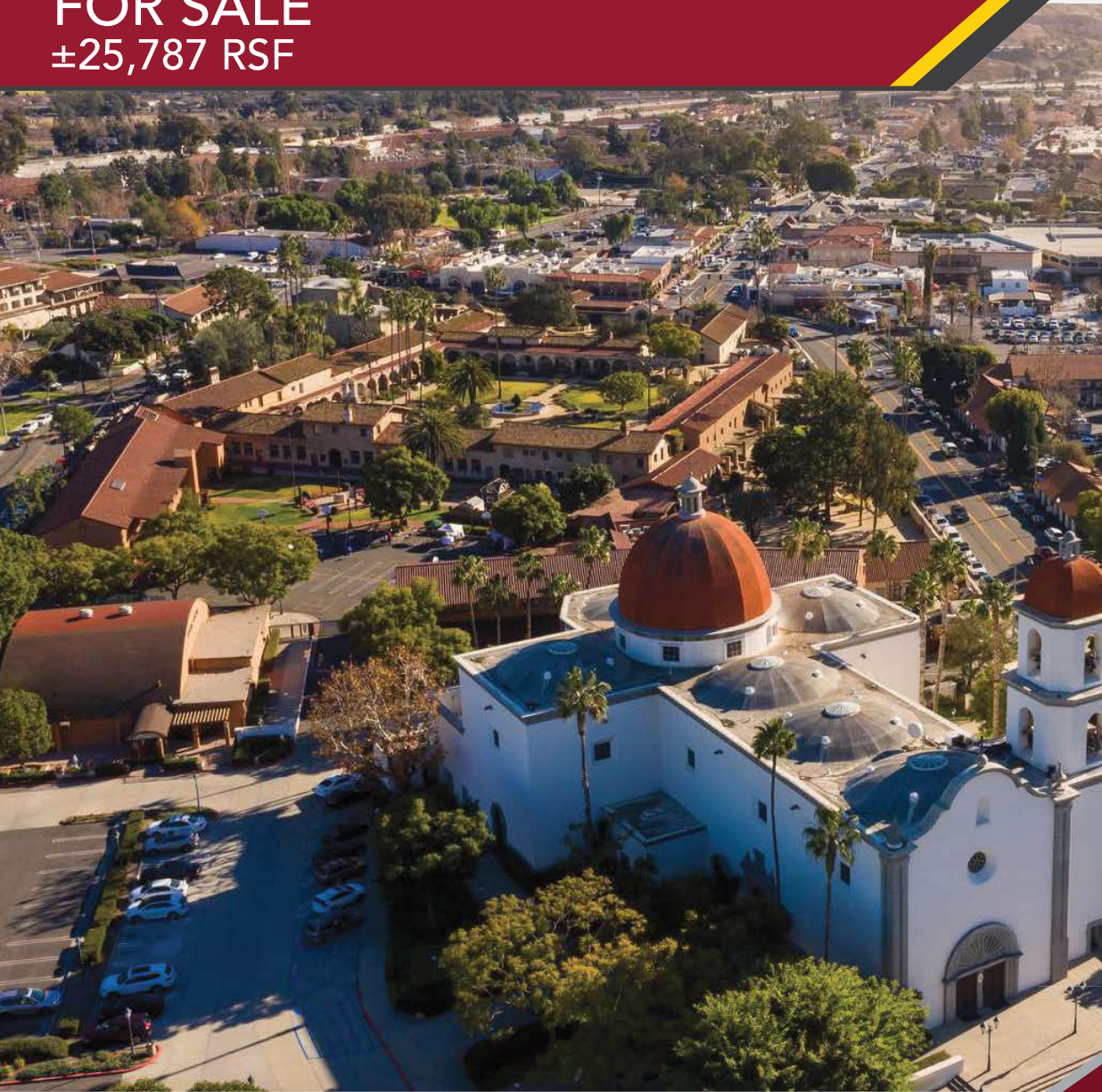
pgills@lee-associates.com

DRE #: 02254884



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PROPERTY FEATURES



- » Freestanding, Single Story, ±25,787 SF
- » Office to Suit
- » 4 Oversized Rollup Doors
- » Direct Access to San Diego (5) Freeways
- » Large Concrete Block Secured Yard
- » Clarifier
- » Separate Freestanding Wash Building

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AERIAL

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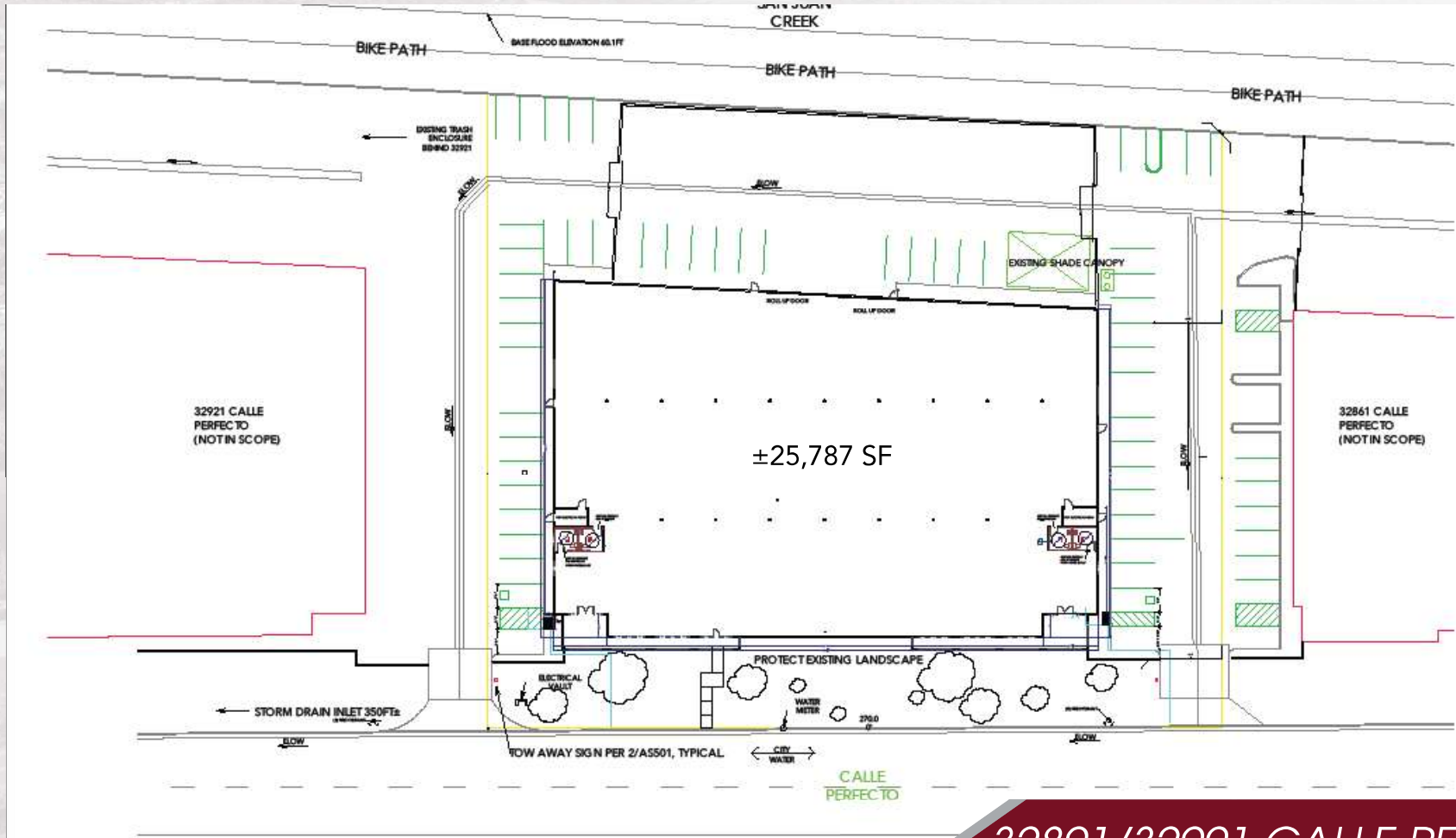
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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FREESTANDING BUILDING



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BUILDING PHOTOS



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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.



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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

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