

# Talega Health Center

🏥 MEDICAL & DENTAL SUITES FOR LEASE



**MED  
WEST**  
REALTY

Lic # 02161402

Bryan McKenney  
(949) 478-0087

Stacey Hall  
(949) 331-0845

Casey Immel  
(949) 278-5376

**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

**\$190,801.67**

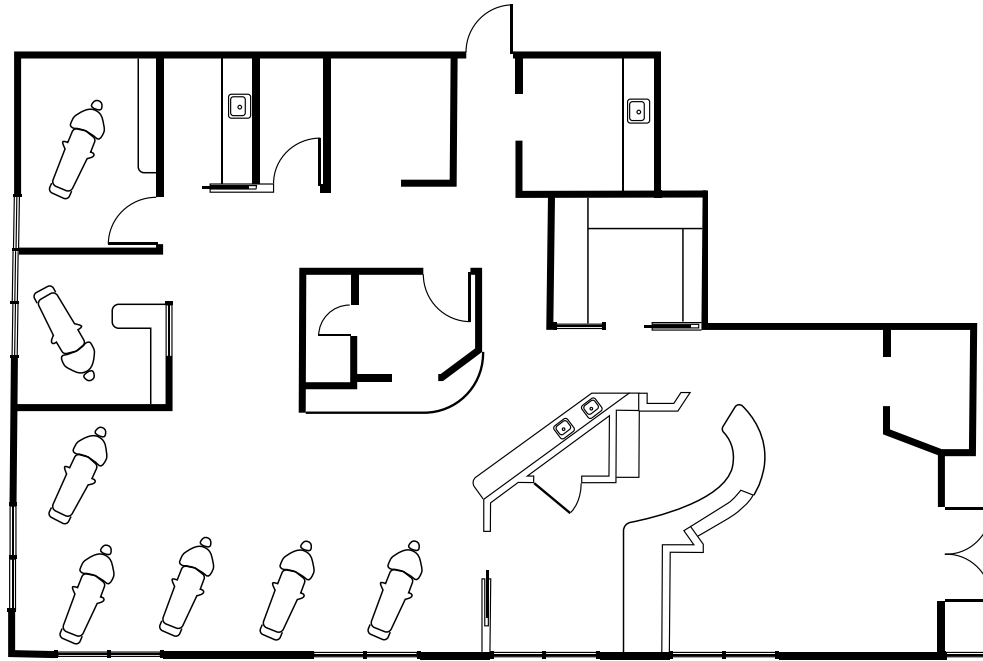
Data Source:  **Placer.ai**

## 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

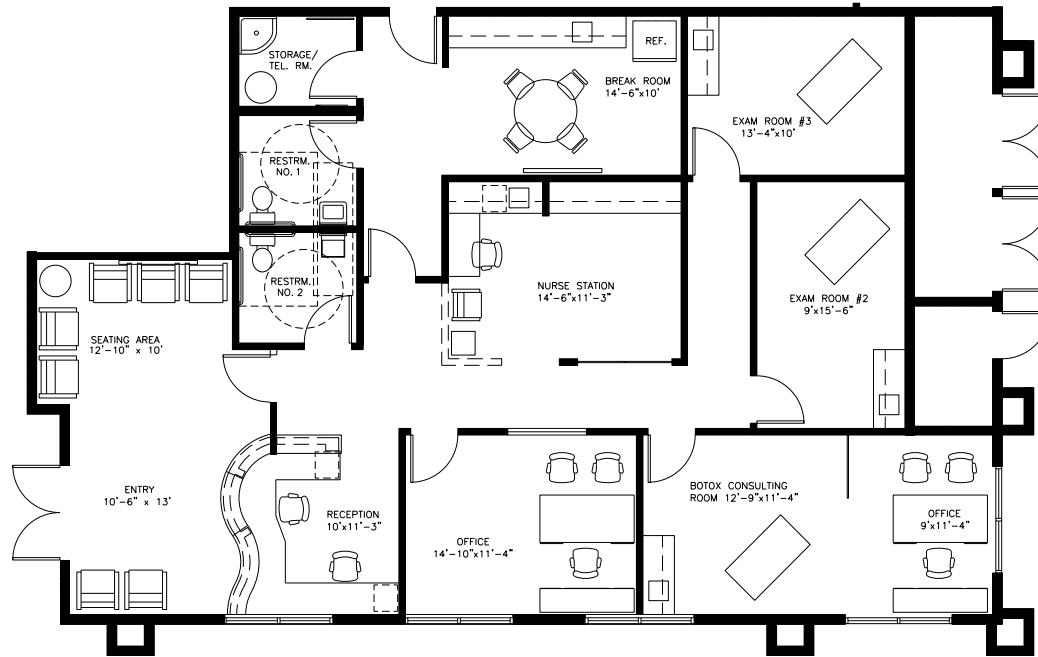
## SUITE DESCRIPTION

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

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

## Explore Space

CLICK OR SCAN





**57,200**  
cars/day

**SITE**

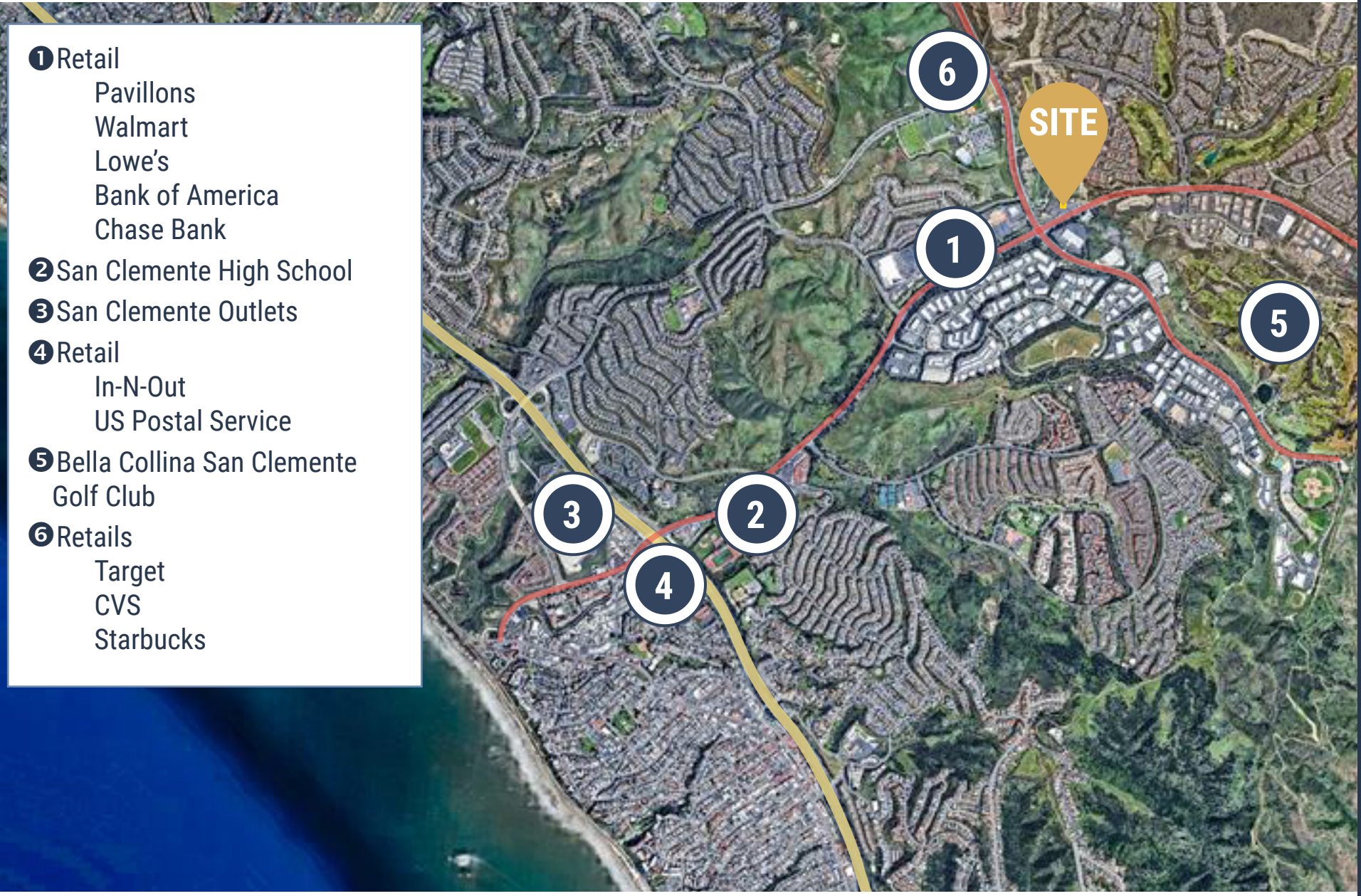
**16,500**  
cars/day

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



**Bryan McKenney**

Bryan@MedWestRealty.com  
(949) 478-0087  
LIC#01505792

**Stacey Hall**

Stacey@MedWestRealty.com  
(949) 331-0845  
LIC#01924089

**Casey Immel**

Casey@MedWestRealty.com  
(949) 278-5376  
LIC#01312850