

FOR LEASE | ±9,288 RSF



SHOWROOM/INDUSTRIAL BUILDING W/ FREEWAY FRONTAGE

**32421 CALLE PERFECTO
SAN JUAN CAPISTRANO, CA**

PROPERTY SUMMARY

Extremely rare opportunity in San Juan Capistrano. This state-of-the-art industrial/showroom boasts unparalleled freeway visibility in the heart of San Juan Capistrano, California. Positioned for easy access to Interstate 5.

For more information, please contact:



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

VISIT

www.CallePerfectoBP.com



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.

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PROPERTY FEATURES



- » ±9,288 Sq. Ft. Industrial/Showroom
- » Unparalleled Visibility to San Diego (5) Freeways
- » Direct Access to San Diego (5) Freeways
- » Ground Level Roll Up Door
- » Ample Parking

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AERIAL



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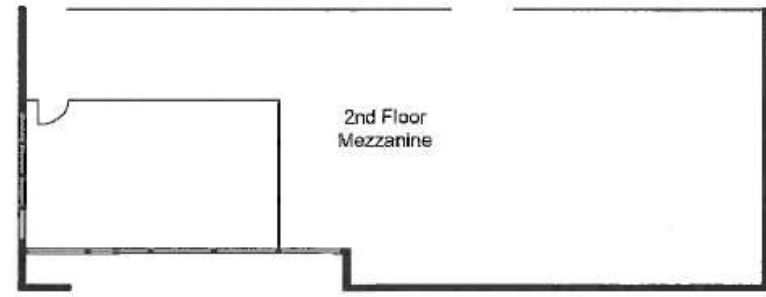
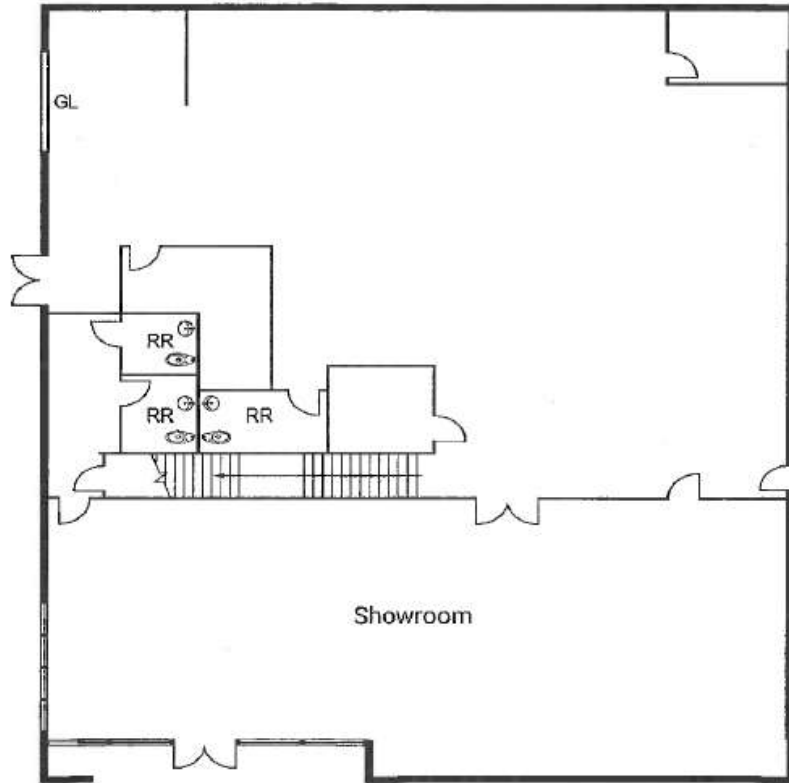
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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FLOOR PLAN



Not to Scale

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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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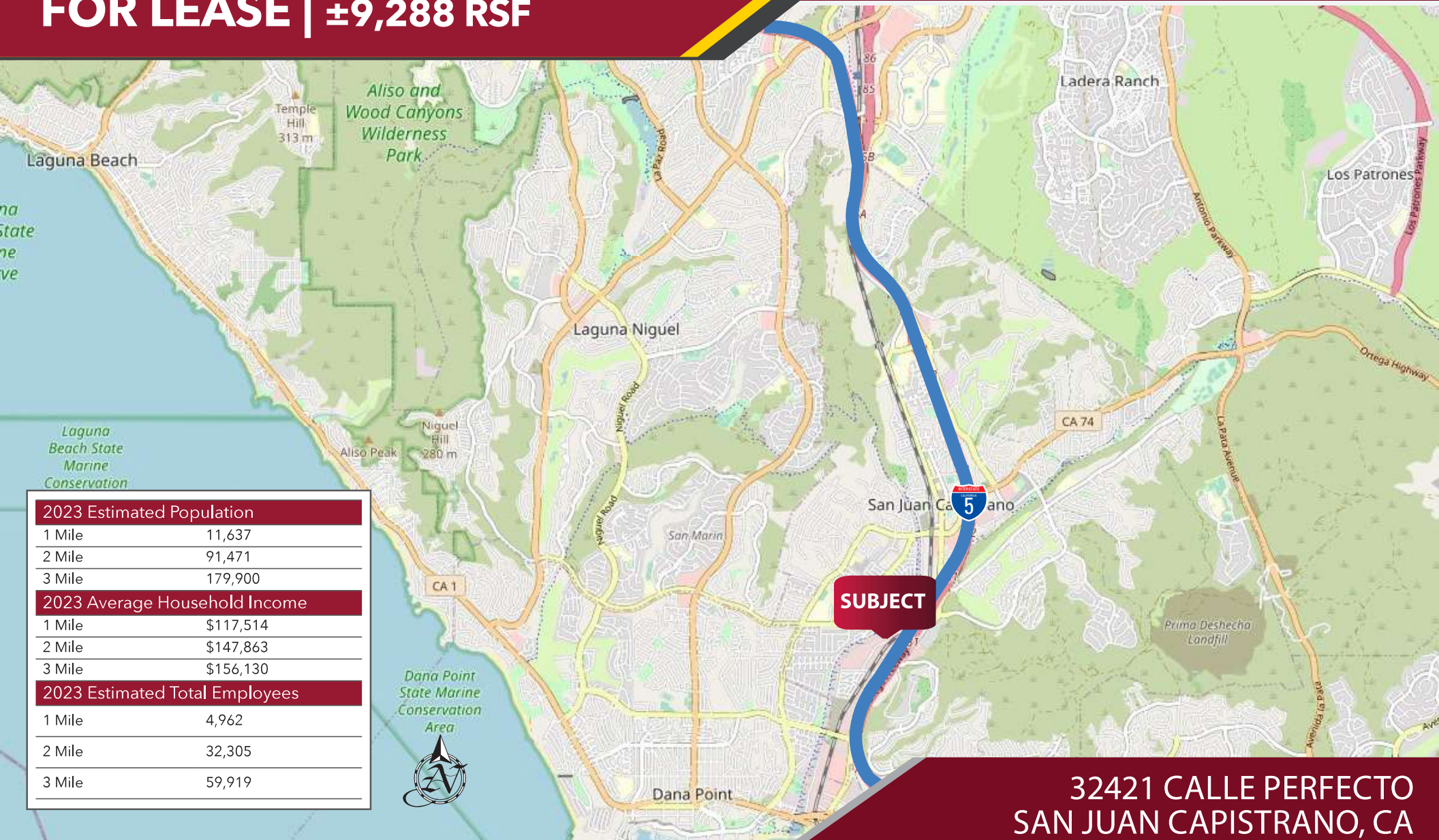
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2023 Estimated Population

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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