

FOR SALE: ±25,343 or ±12,683 & 12,660 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
office: 949.724.4741
timwalker@lee-associates.com
DRE #: 01218076



HAYDEN TOLAND
cell: 310.903.7821
htoland@lee-associates.com
DRE #: 02215762

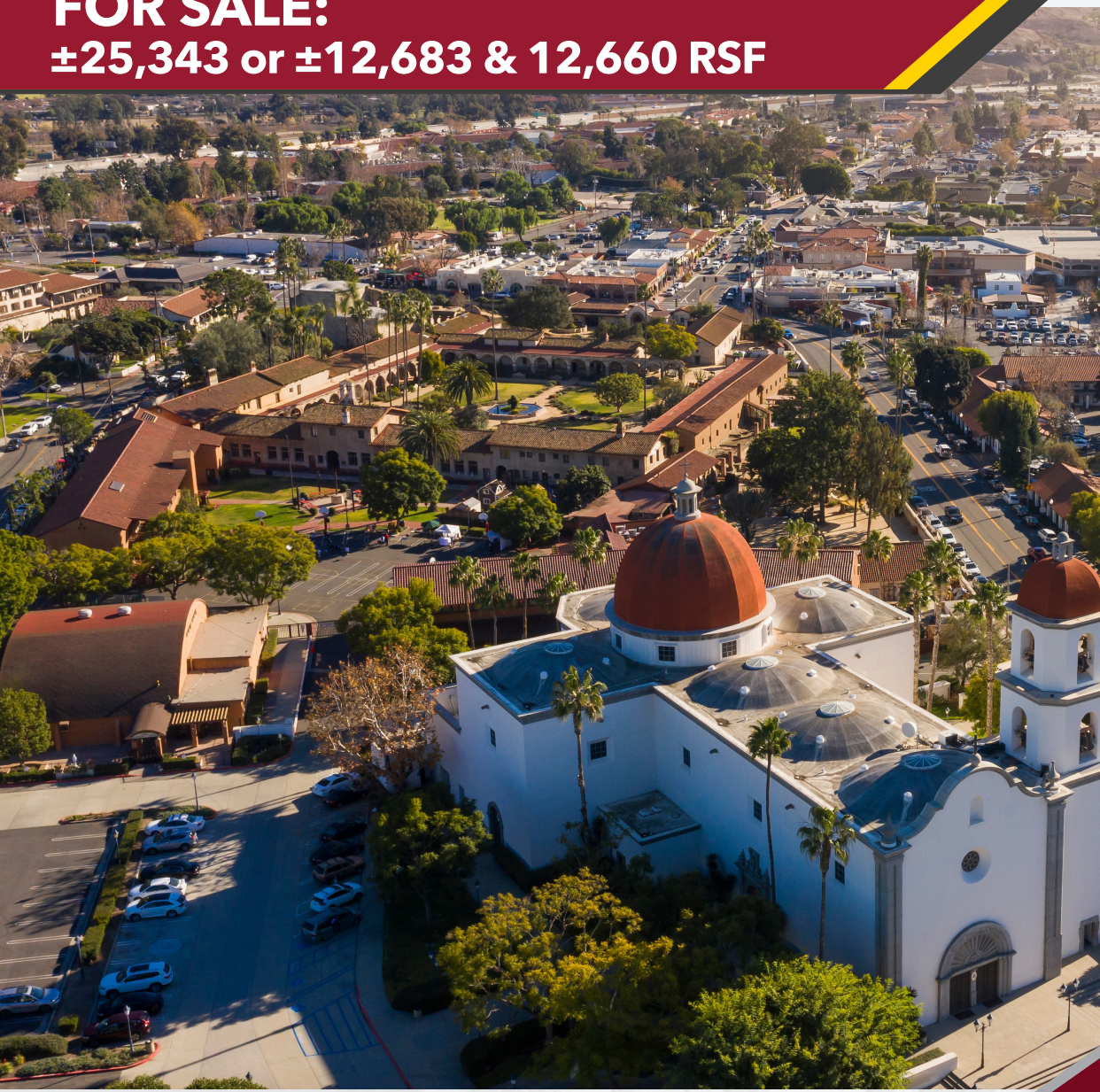


MILES TOLAND
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PROPERTY FEATURES



- » Single Story ±25,343 Sq. Ft. Freestanding
- » ±2,998 Sq. Ft. Office
- » Direct Access to San Diego (5) Freeways
- » Industrial with Fenced Yard
- » Permit Ready to Build

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AERIAL



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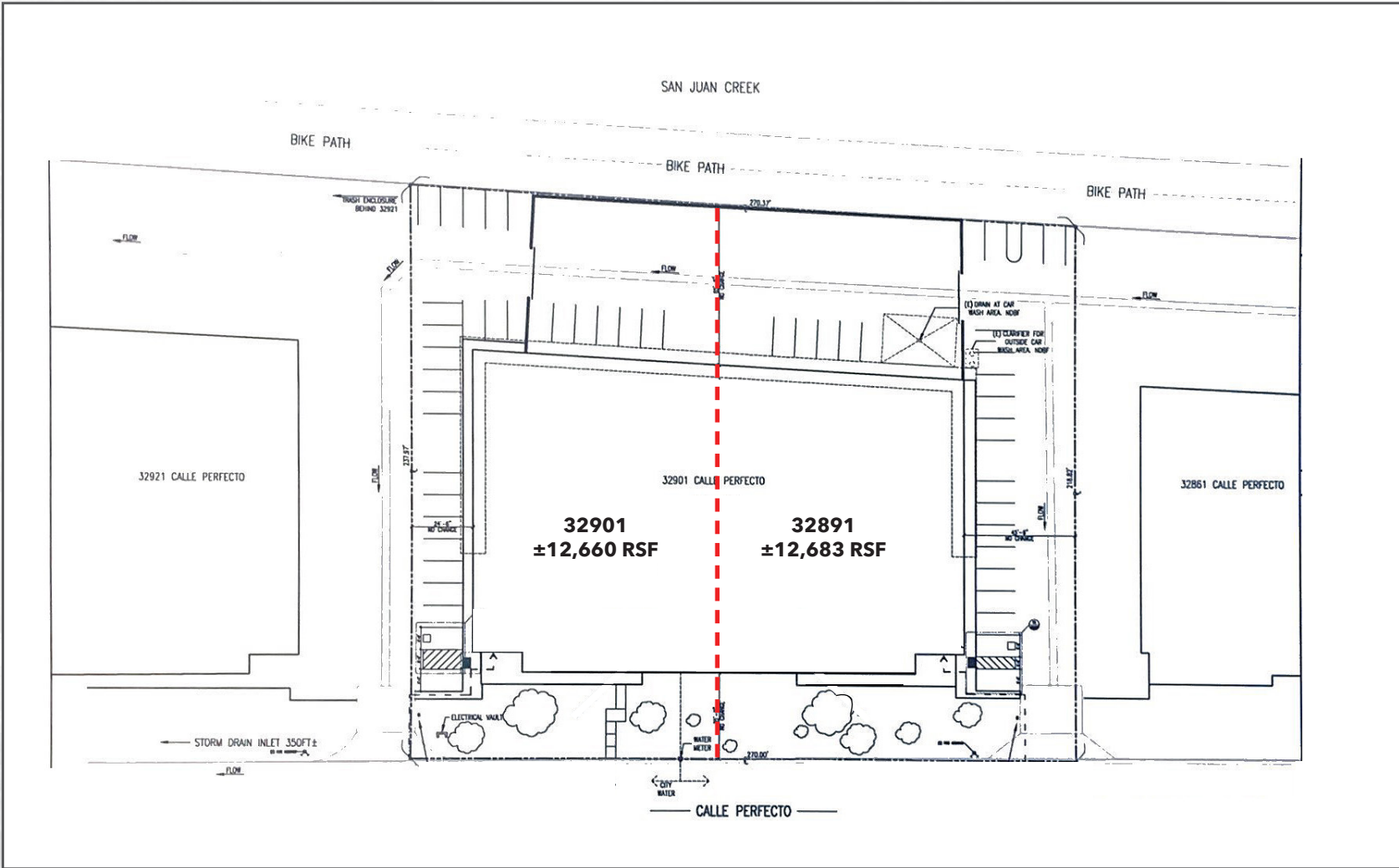


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SITE PLAN



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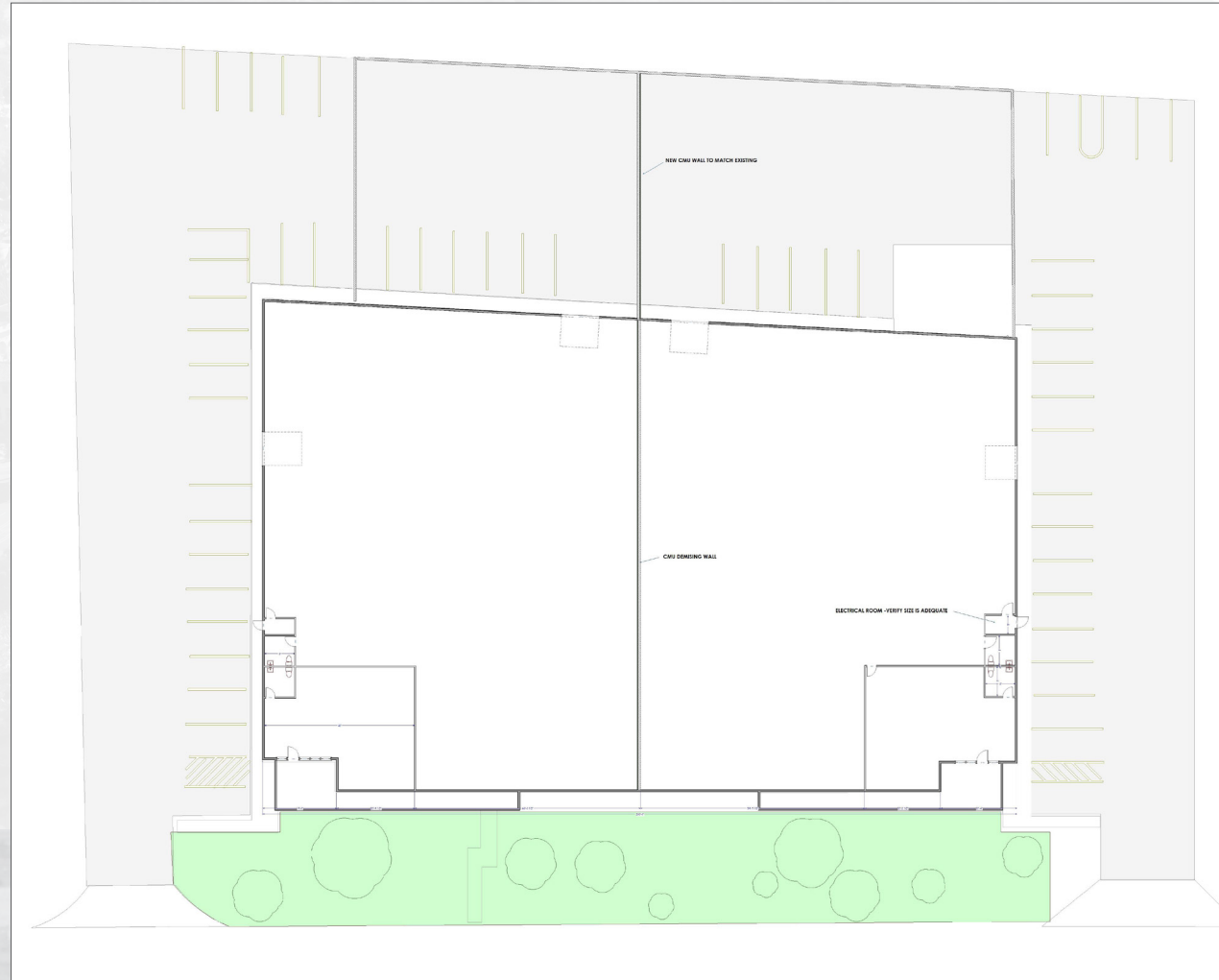
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FLOOR PLAN



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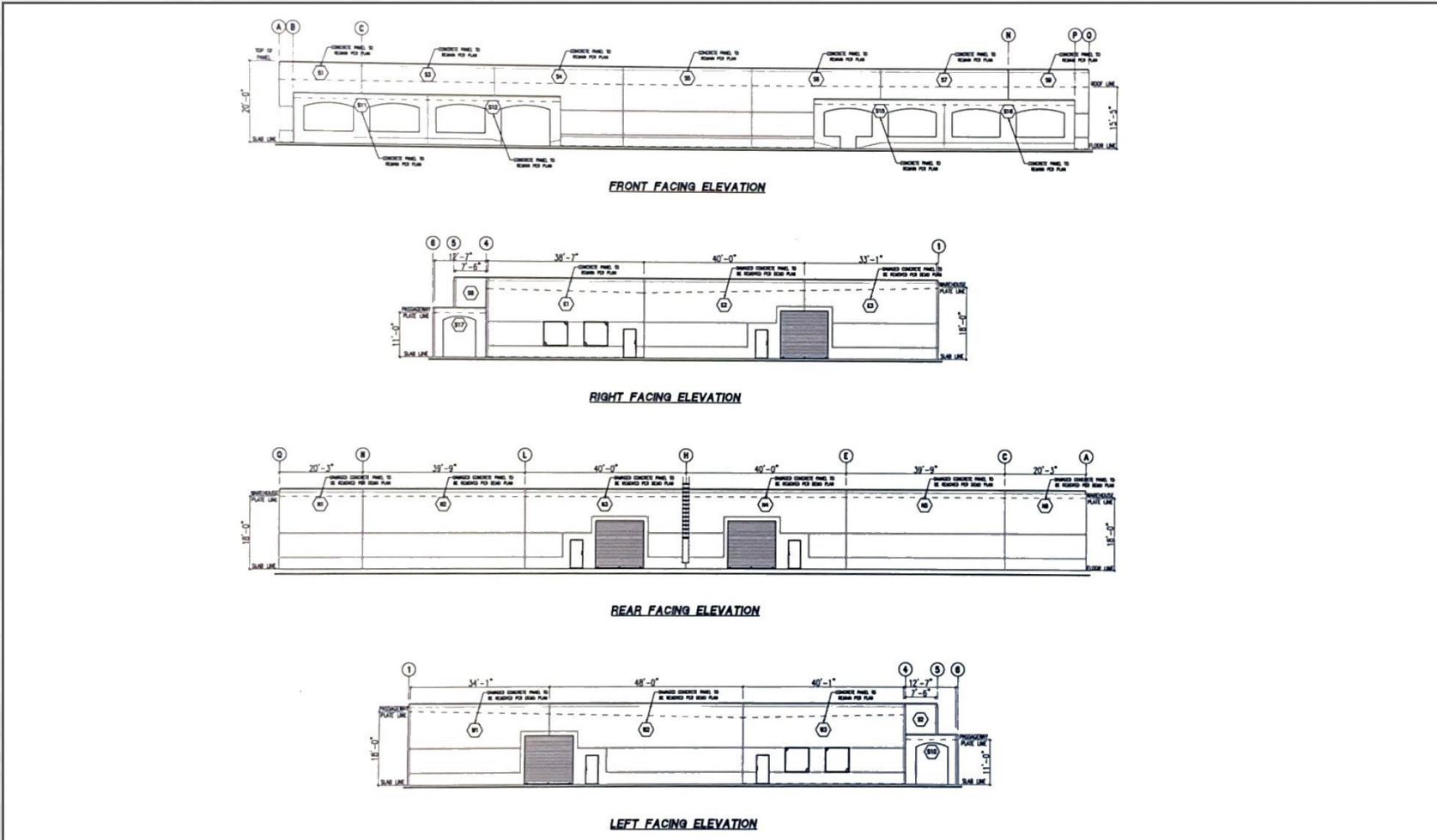


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ELEVATIONS



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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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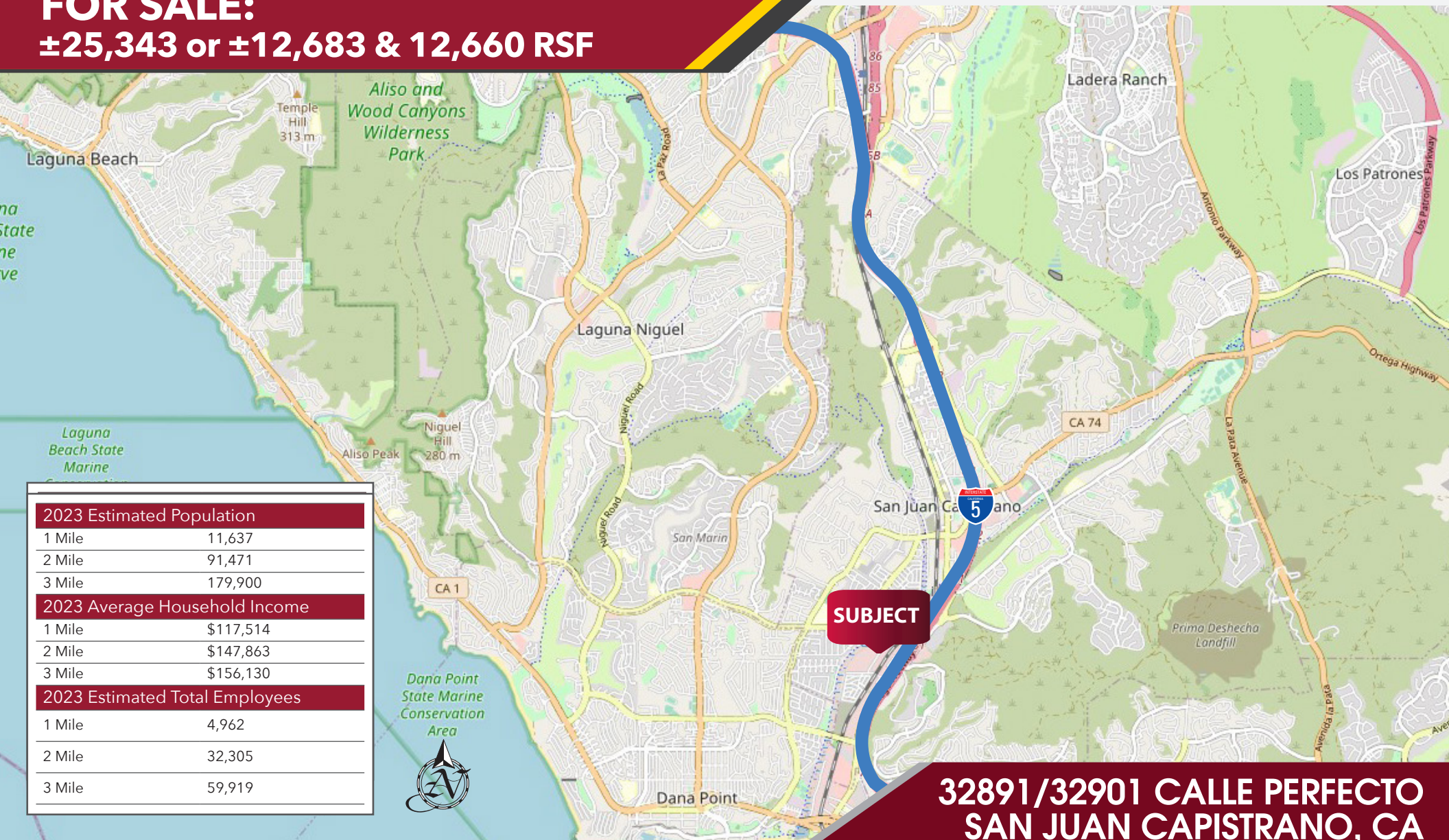
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2023 Estimated Population

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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