

THE COURTYARDS AT TALEGA

1001 Avenida Pico | San Clemente, CA

FOR LEASE



PROPERTY FEATURES

- Office/Medical/Retail Space
- Excellent Retail Trade Area
- I-5 Freeway Nearby
- *Join:* Starbucks, Z Pizza, UPS Store and Great Local Retailers
- *Neighboring Tenants:* Walmart, Lowes, Ralph's and Albertson's at Intersection

Do Not Disturb Tenants

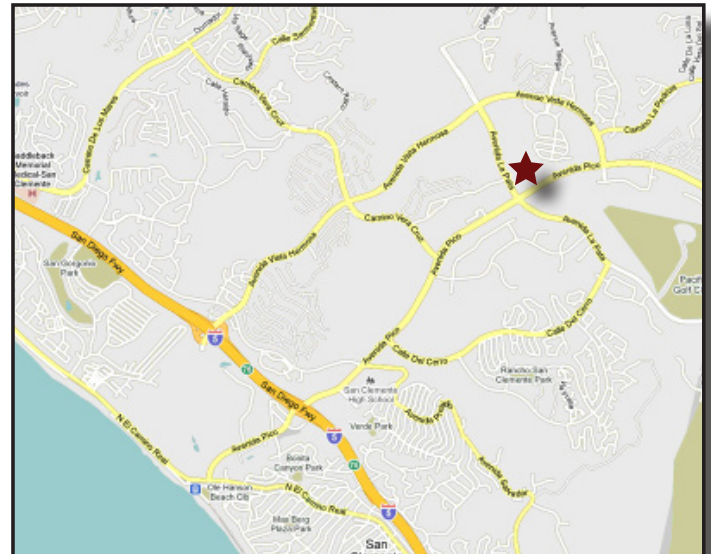
AVAILABILITY

SECOND FLOOR:

Suite I	1,631 SF	Suite M	1,415 SF
Suite J	660 SF	Suite N	896 SF
Suite L	1,620 SF		

DEMOGRAPHICS

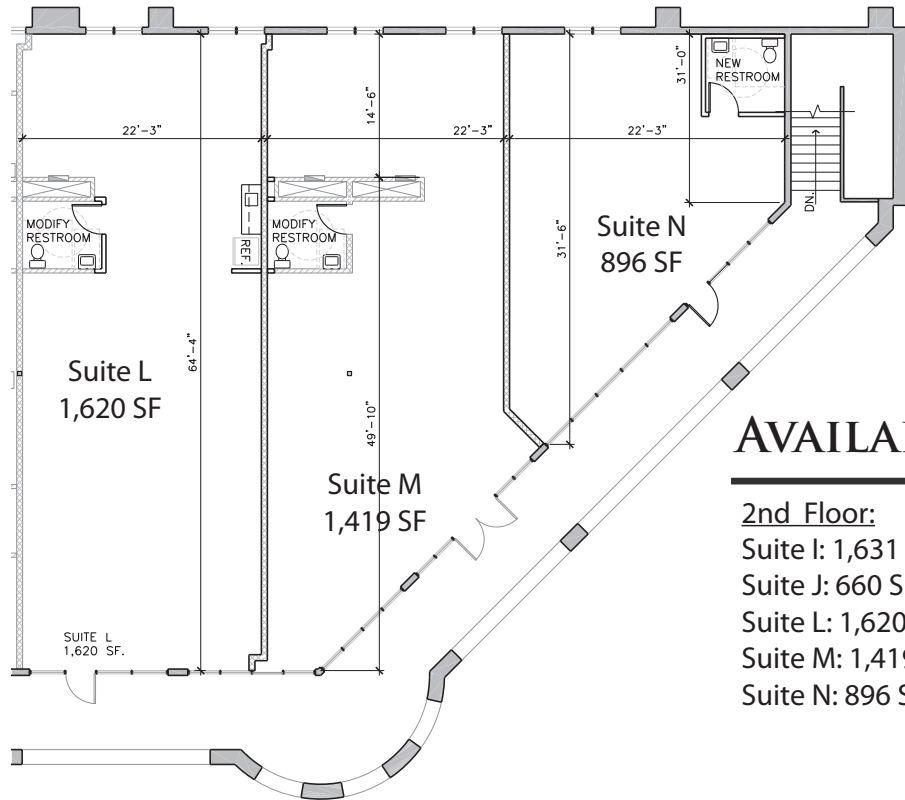
	1 Mile	3 Miles	5 Miles
Daytime Pop.	8,506	24,491	45,504
Population	5,443	54,479	102,055
Ave. HH Income	\$84,473	\$107,271	\$100,062
Traffic Count:		56,000 ADT	



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AVAILABILITY

- 2nd Floor:**
 Suite I: 1,631 SF
 Suite J: 660 SF
 Suite L: 1,620 SF
 Suite M: 1,419 SF
 Suite N: 896 SF

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