

# THE COURTYARDS AT TALEGA

1021 Avenida Pico | San Clemente, CA

FOR LEASE



## PROPERTY FEATURES

- Multi-Tenant Restaurant Buildings
- Excellent Retail Trade Area
- At Entrance to Talega Community
- *Join:* Starbucks, UPS Store and Great Local Retailers
- *Neighboring Tenants:* Walmart, Lowe's, and 24 Hour Fitness at Intersection
- Ralph's Market and Target in Retail Trade Area

**Do Not Disturb Tenants**

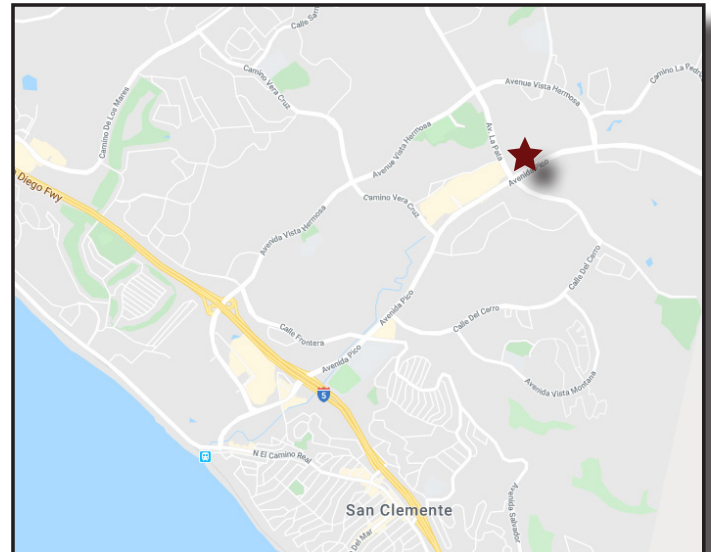
## AVAILABILITY

### FIRST FLOOR:

Suite C | 906 SF - Current Restaurant  
**\*DO NOT DISTURB TENANT\***

## DEMOGRAPHICS

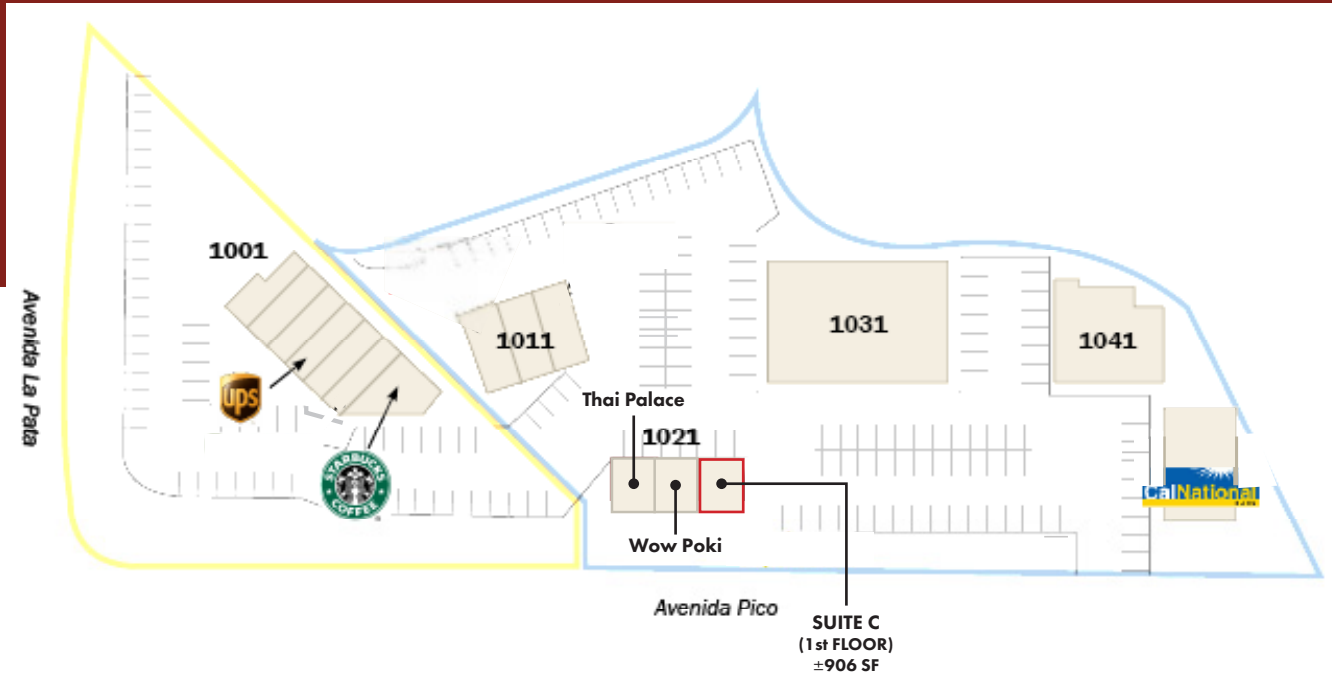
	1 Mile	3 Miles	5 Miles
Daytime Pop.	8,506	24,491	45,504
Population	5,443	54,479	102,055
Ave. HH Income	\$84,473	\$107,271	\$100,062
Traffic Count:		56,000 ADT	



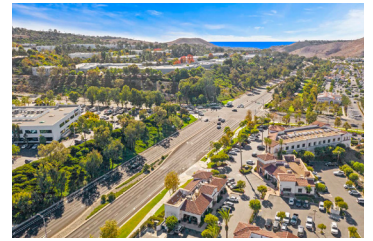
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## NEARBY AMENITIES



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