

# TALEGA

## VILLAGE CENTER

SWC AVENIDA VISTA HERMOSA & AVENIDA TALEGA • SAN CLEMENTE, CA



### PROPERTY DESCRIPTION

- A 103,000 square foot community center located in the heart of Talega, one of San Clemente's most affluent communities
- Tenant mix includes a Ralphs Fresh Fare along with restaurants, specialty retail and retail services
- Center is adjacent to 3.1 million square feet of business parks, Talega Golf Club, and Vista Del Mar School.
- With access to interstate 5 from Vista Hermosa and Avenida Pico, the center is able to serve the communities of Talega, Rancho San Clemente, Marblehead, and Forester Ranch.

### DEMOGRAPHICS (ESRI 2009)

	1 Mile	3 Mile	5 Mile
Population	9,254	49,164	98,282
Average Household Income	\$170,087	\$131,842	\$122,052
Daytime Population	5,779	16,411	341,958



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[www.talegavillagecenter.com](http://www.talegavillagecenter.com)

Ste.	Tenant	Sq. Ft.
1	Wells Fargo Bank	4,885
2	Available	1,021
3	Verizon Wireless (Available)	1,136
4-6	Anytime Fitness	5,606
7	Sundried Tomato	3,864
8	Spoon Deep	1,000
9	Juice it Up (Available)	986
10	Inka Mama's Peruvian Cuisine	2,619
11	Enne Cucina Italiana	3,053
12	The Little Gym	3,801
13	National Taekwondo	1,632
14	BodyMovin'Yoga	1,200
15	Fairytales Children's Boutique	1,212

Ste.	Tenant	Sq. Ft.
16	Wild's Animal Supplies	2,314
18	Talega Cleaners	1,409
19	Dr. Dana Ghorab, D.D.S.	1,300
20	Available	1,326
21	Available	1,934
22	Available	2,100
23	Peet's Coffee & Tea	1,640
24	Panera Bread	4,204
25	Revol Nails-Spa	2,004
26	Blue Eyed Girl Boutique	1,300
27	Bella Pilates	1,300
28	V's Barbershop	1,275
29	Available	900
30	Ralphs Fresh Fare	46,000



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