



31938 DEL OBISPO STREET

DEL
Obispo Street
Development

SAN JUAN CAPISTRANO, CA 92675



THE FERRELL GROUP
REAL ESTATE SERVICES

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BROKER OF RECORD
KW Commercial
Corporate ID # 01934115



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Investment Specialist
Commercial Real Estate Coach
Sales | Management | Leasing | Coach

CEDRIC FERRELL
Cedric@TheFerrellGroup.com
C: 949.446.7147 O: 949.229.3898 F: 949.258.5034
Lic # 01913707

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

DEL Obispo Street Development

ADDRESS	31938 DEL OBISPO STREET
OFFERING PRICE	OFFERED ON AN OPEN BID BASIS
APN	668-151-09
LAND AREA	+/- 23,400 SF

Neighborhood Commercial District (NC). The purpose and intent (NC) is to provide for small-scale, convenience retail shopping facilities at the neighborhood level located in accordance with the General Plan.

Commercial District

ZONING

GENERAL PLAN

DISCLAIMER: The information contained herein is not a substitute for a thorough due diligence investigation. The Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, zoning & land use, and the size and square footage of the property and improvements.



THE OPPORTUNITY

- Rare South Orange County Redevelopment
- Close Proximity to Amenity Rich Downtown
- Zoned Neighborhood Commercial Allowing for a Multitude of Retail/Office Uses
- Located on a Signalized Corner

POTENTIAL USES



Dry Cleaners



Gasoline or Fuel Dispensing



Barbershops / Beauty Shops



Manicure Shops



Eating & Drinking Establishments

Medical/Dental Office



Photography Studios



Pet Grooming



Bank / Credit Union



Professional Office



N

ALIPAZ ST

DE LOBISPO ST





Yoon Kee
Kitchen

Sparklean
Laundry

Cancun Mexican
Restaurant

North South
Market

LOCATION OVERVIEW



SAN JUAN CAPISTRANO

San Juan Capistrano is a city in Orange County, California, United States. The current OMB metropolitan designation for San Juan Capistrano and the Orange County area is Santa Ana–Anaheim–Irvine, CA. San Juan Capistrano is a historic town located in a coastal valley one mile from the ocean in Orange County. Halfway between Los Angeles and San Diego, it is accessible via Interstate 5 and the San Joaquin Tollway or by Amtrak train which stops right in the heart of the historic district.

San Juan Capistrano is also known for its cliff swallows. The protected birds return during migration, which originates in the town of Goya, Argentina, around St. Joseph's Day (March 19) each year. The day is celebrated by the city's annual Swallows' Day Parade and other festive events.

TOP EMPLOYERS



1



2



3



4



5



6

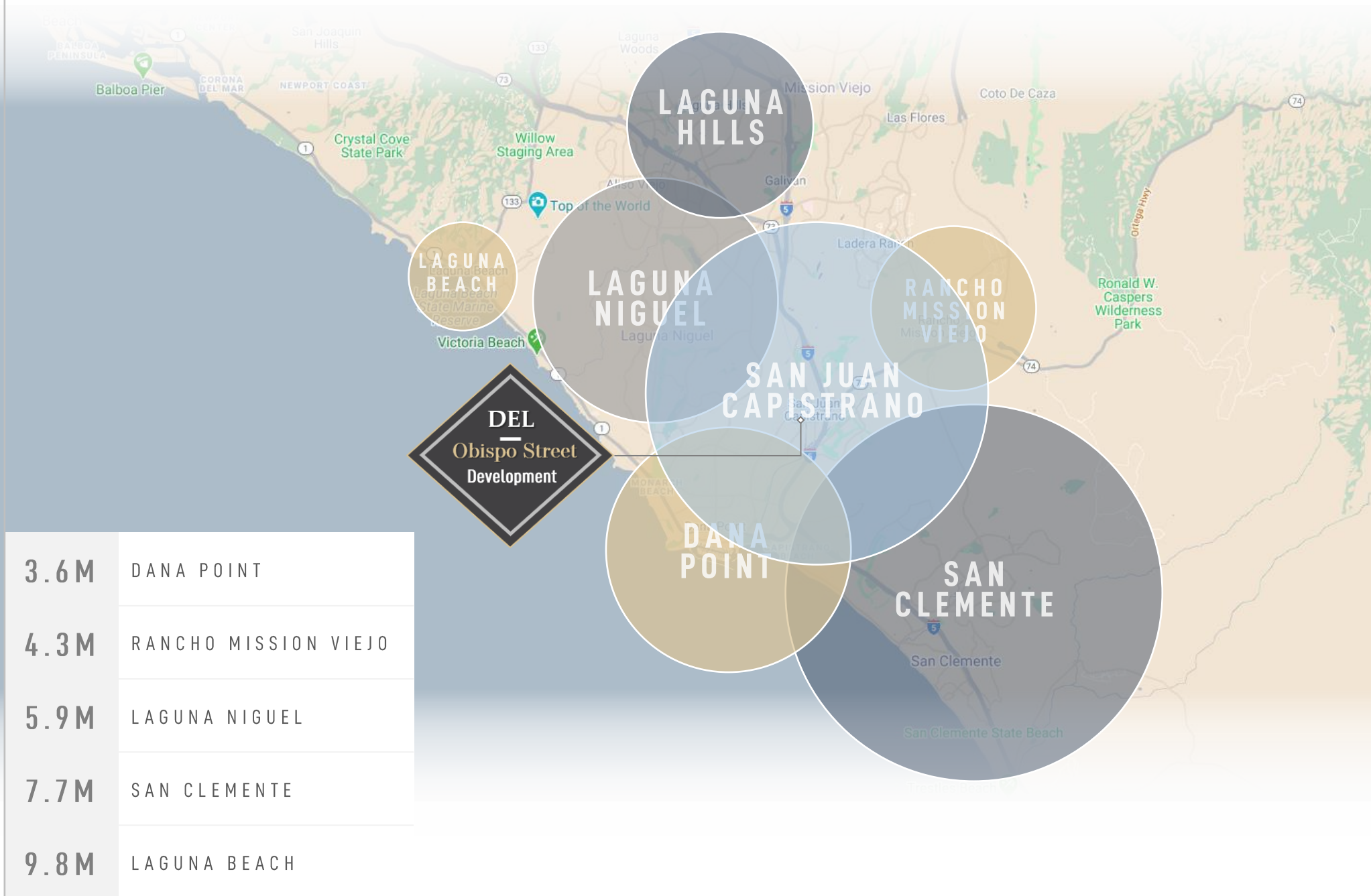


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8

ACCESSIBILITY





Marbella Plaza

- Anytime Fitness
- Marbella Farmer's Market
- Marbella Montessori
- Sol Agave
- Salon Marbella
- The Olives Branch

Plaza Del Obispo

- Marshalls
- Ralphs
- Studio Barre
- GNC
- Thai Juan On
- Miracle Ear
- Jade China
- The UPS Store
- Crivello's Bistro
- Panera Bread
- Bagel Shack
- Ace Hardware

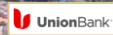
N

Regency
Theatres



El Adobe
Capistrano

El Adobe Plaza



Serra Plaza



Plaza Del Obispo

- Marshalls
- Ralphs
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DELOBISPOST

Orange County is a county located in the Los Angeles metropolitan area in the U.S. state of California. As of 2018 census, the population was 3,185,968, making it the third-most populous county in California, the sixth most populous in the U.S., and more populous than 21 U.S. states.

ORANGE COUNTY CALIFORNIA

Orange County is the headquarters of many Fortune 500 companies including Ingram Micro (#218) and First American Corporation (#361) in Santa Ana, Broadcom (#150) in Irvine, Western Digital (#152) in Lake Forest, and Pacific Life (#298) in Newport Beach. Irvine is the home of numerous start-up companies and also is the home of Fortune 1000 headquarters for Allergan, Edwards Lifesciences, Epicor, and Sun Healthcare Group. Other Fortune 1000 companies in Orange County include Beckman Coulter in Brea, Quiksilver in Huntington Beach and Apria Healthcare Group in Lake Forest. Irvine is also the home of notable technology companies like PC-manufacturer Gateway Inc., router manufacturer Linksys, video/computer game creator Blizzard Entertainment, and in-flight product manufacturer Panasonic Avionics Corporation.



DEMOGRAPHIC SNAPSHOT



MEDIAN HH INCOME
\$89,759



POPULATION
3.19M



WORKFORCE
1.61M



MEDIAN PROPERTY VALUE
\$709,800



2018 GROSS COUNTY PRODUCT
\$230B



TOP INDUSTRY
Sales Occupations



MEDIAN AGE
38.3



TOP OCCUPATION
Management



TOP EMPLOYER
SJC Unified

Although mostly suburban, it is the second most densely populated county in the state, behind San Francisco County. The county's four most populous cities, Anaheim, Santa Ana (the county seat), Irvine, and Huntington Beach, each have a population exceeding 200,000. Six cities are on the Pacific coast, including Seal Beach, Huntington Beach, Newport Beach, Laguna Beach, Dana Point, and San Clemente. Orange County is included in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area. The county has 34 incorporated cities. Older cities like Santa Ana, Anaheim, and Fullerton have traditional downtowns dating back to the 19th century, while newer commercial development or "edge cities" stretch along I-5 between Disneyland and Santa Ana and between South Coast Plaza and the Irvine Business Complex, and cluster at Irvine Spectrum. Although single-family homes make up the dominant landscape for most of the county, Northern and Central Orange County is relatively more urbanized and dense as compared to those areas beyond Irvine, which are less dense, though still contiguous and primarily suburban, but not exurban.



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