

MEDICAL OFFICE SUITES AVAILABLE FOR LEASE



TALEGA HEALTH CENTER

1031 AVENIDA PICO | SAN CLEMENTE, CA

CBRE

PROPERTY FEATURES



Located within “The Courtyards of Talega”



Prime medical office building in San Clemente



Adjacent to Master Planned Talega



Elevator served



Easy access to 5 freeway



Excellent visibility and location



Signage opportunity



Signalized entrance



Prime first floor spaces, both with double door entries



Highly upgraded buildouts



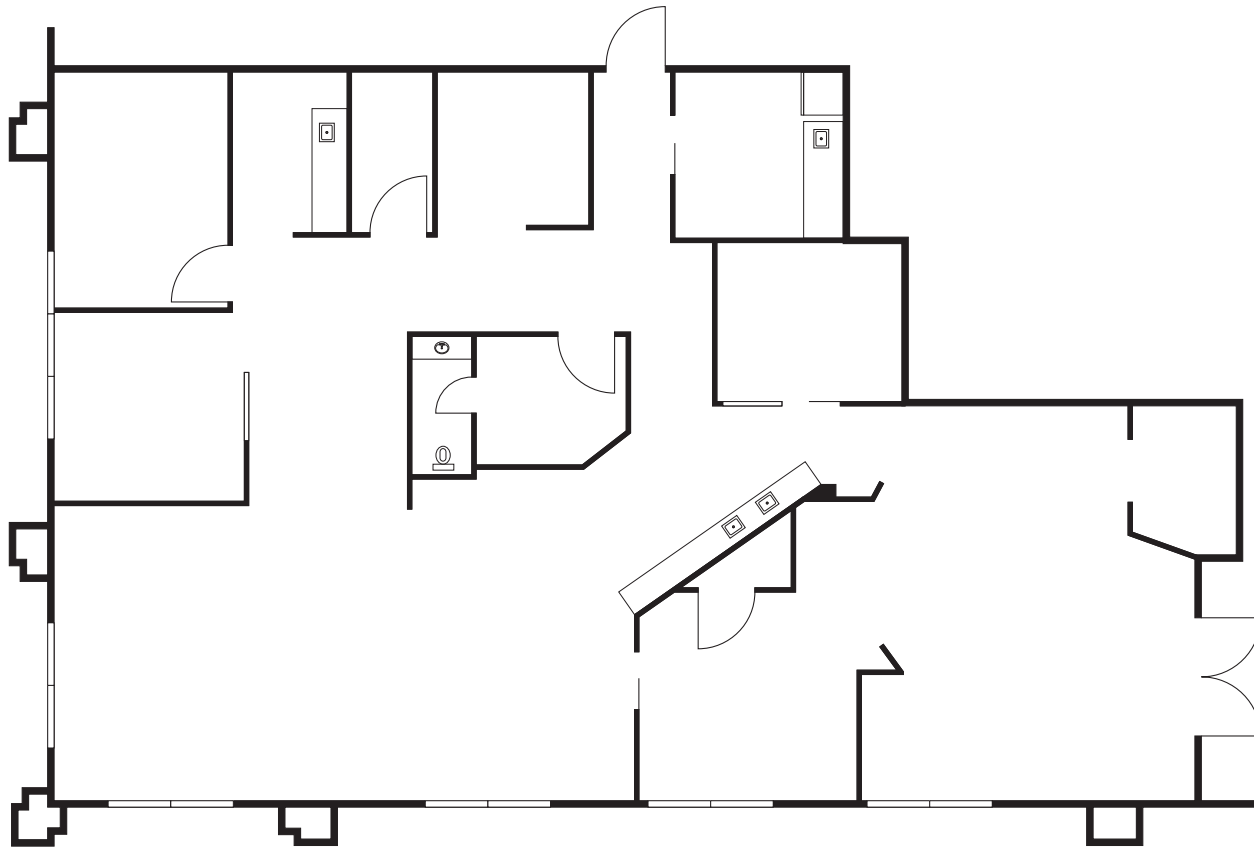
AVAILABLE SPACE

Suite 101

2,408 RSF

\$2.75 NNN

Available 1/1/25



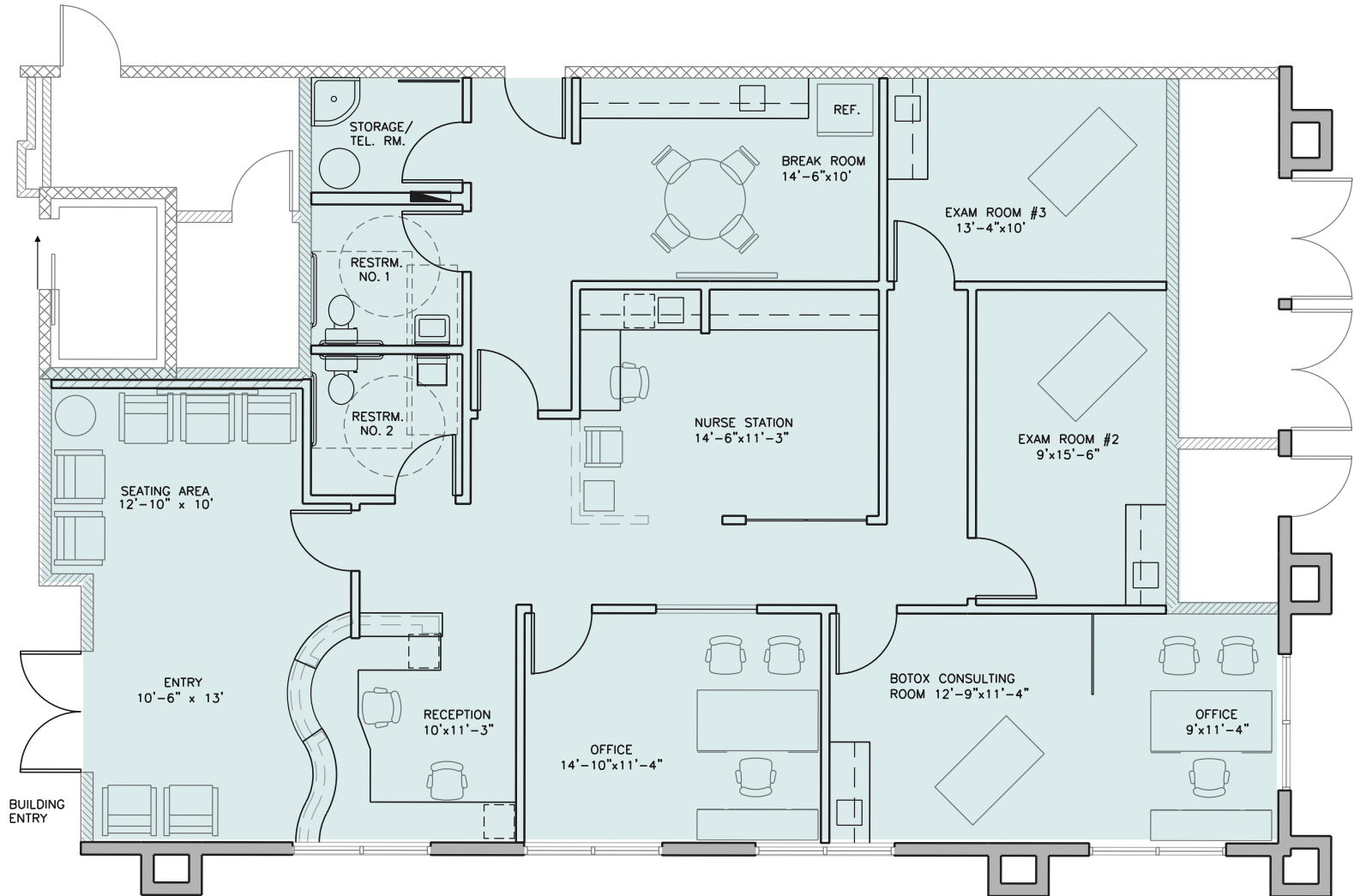
AVAILABLE SPACE

Suite 103

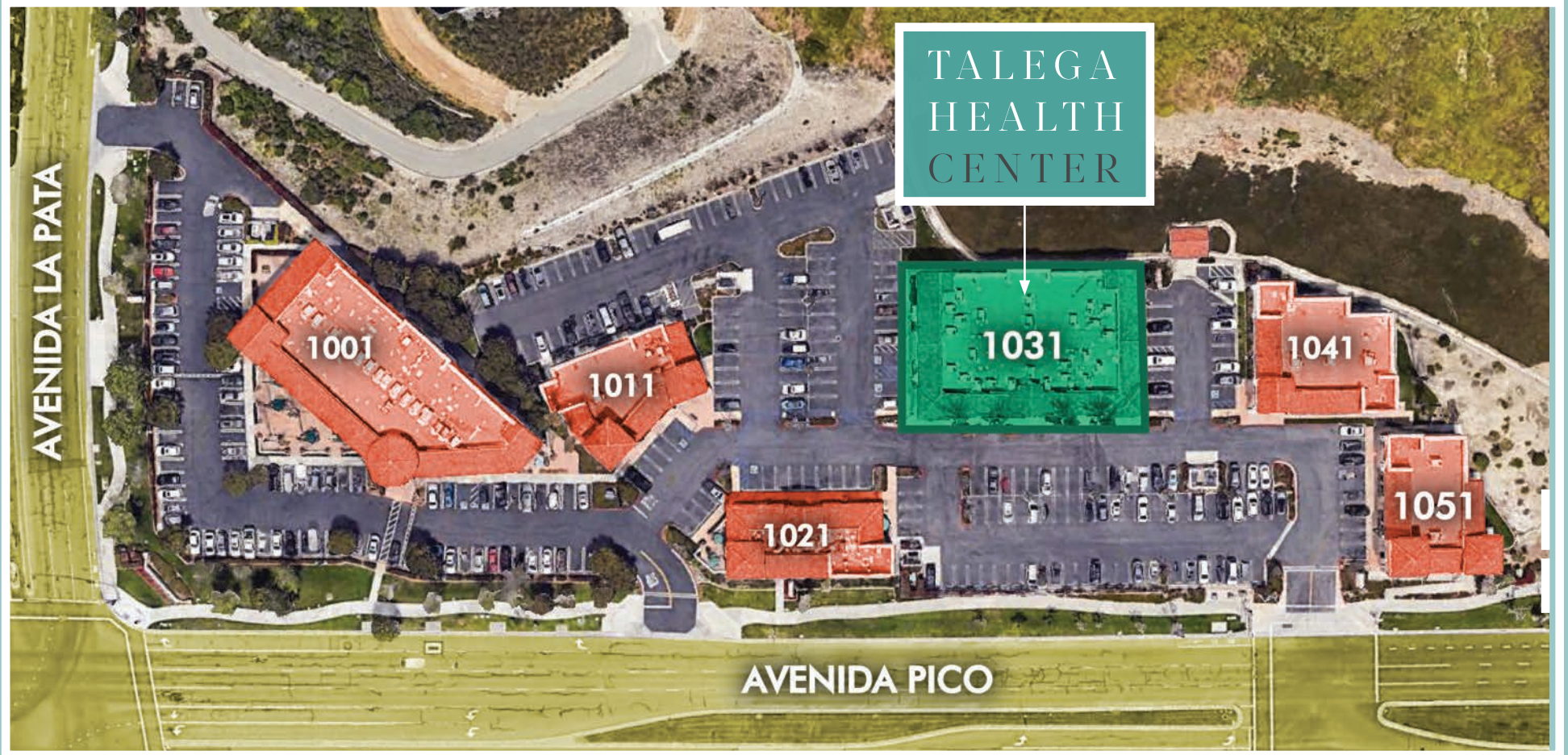
2,332 RSF

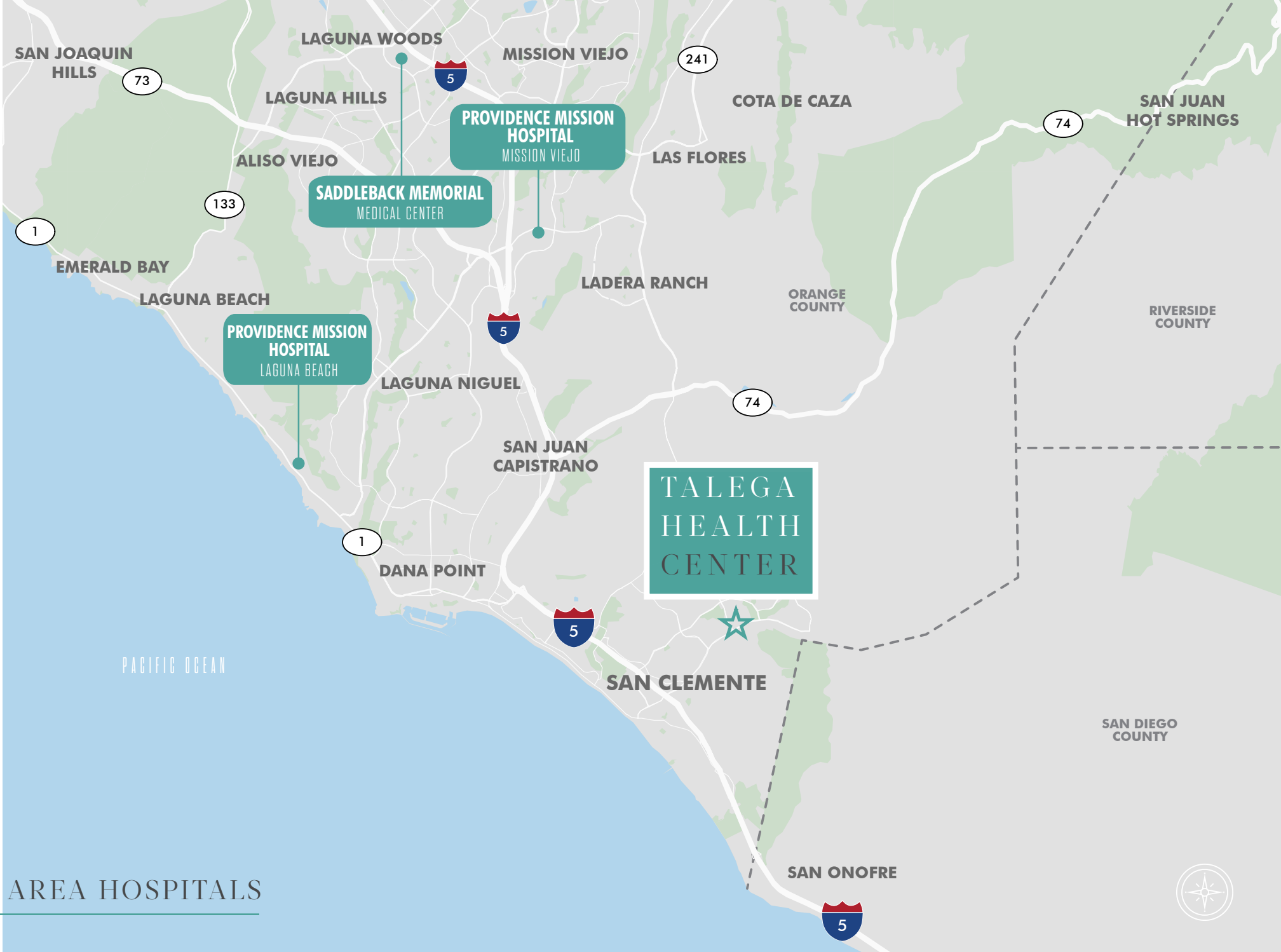
\$2.75 NNN

Available Now



SITE PLAN





AREA HOSPITALS



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