



Davis Niehaus

Acquisition, Disposition, Tenant Representation  
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Lic: 02098058

ATTENTION  
NO ROOF RACKS OR  
SPORT RACKS ALLOWED  
INSIDE OF CAR WASH  
CUSTOMERS ARE  
RESPONSIBLE FOR ANY  
DAMAGE TO VEHICLES  
OR CAR WASH EQUIPMENT

Monthly  
UNLIMITED WASHES  
\$15  
DRIVE

27101 Ortega Highway  
San Juan Capistrano, CA 92675

## Chevron Gas Station & Food Mart



# HIGHLIGHTS

- Prime Retail Tenant Opportunity
- Highly Visited San Juan Capistrano Chevron Site
- Along Famously Known Ortega Highway
- Adjacent to Interstate 5 (I-5) On / Off - Ramp
- Gas Station
- Food Mart
- Car Wash
- Take-Out Food Service
- Alcohol Sales
- Mezzanine Office



**NNNiehaus**  
**C.R.E. Group**

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
01	AVAILABLE NOW	CONTACT FOR MORE INFO.	CONTACT FOR MORE INFO.	NNN	CONTACT FOR MORE INFO.
02	CHEVRON	CONTACT FOR MORE INFO.	CONTACT FOR MORE INFO.	NNN	CONTACT FOR MORE INFO.
03	AVAILABLE NOW	CONTACT FOR MORE INFO.	CONTACT FOR MORE INFO.	NNN	CONTACT FOR MORE INFO.



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,812	91,125	212,973



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$137,654	\$160,365	\$162,261



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,587	31,687	77,125

## PROPERTY FEATURES

CURRENT OCCUPANCY	33.33 %
TOTAL TENANTS	1
BUILDING SF	6,331
GLA (SF)	4,220
LAND SF	48,238
LAND ACRES	1.11
NUMBER OF STORIES	1.0
NUMBER OF BUILDINGS	1.0
NUMBER OF PARKING SPACES (INCL. GAS PUMPS)	+/- 24
ZONING TYPE	General Commercial (GC)
BUILDING CLASS	A
LOCATION CLASS	A
SUBMARKET	San Juan Cap/S Clemente/Dana Pt/Cap Bch
MARKET	Orange County (California)
CBSA	Anaheim-Santa Ana-Irvine, CA
FLOOD ZONE	22211459 0
TAX CODE AREA	23039
CENSUS	0423122016
LEGAL DESCRIPTION	T 8 R 7 SEC 6 POR OF W1/2 & POR OF ABAND STR

## NEIGHBORING PROPERTIES

NORTH	Ortega Ranch
SOUTH	Best Western Capistrano Inn
EAST	St. Margaret's Episcopal School
WEST	McDonald's

## PROPERTY TAX (2020-2021)

LAND VALUE	\$2,669,165
BUILDING VALUE	\$1,332,974
MARKET VALUE	\$4,002,139
PROPERTY TAX	\$41,314

## TENANT INFORMATION

MAJOR TENANT/S	Now : Chevron
SHADOW ANCHOR	AVAILABLE NOW
LEASE TYPE	NNN



## Location, Location, Location

- San Juan Capistrano is the site of a Catholic mission for which it is named, Mission San Juan Capistrano.
- When the Mission was founded in 1776, the region was populated by the Acjachemen band of Native Americans, called Juaneños by the Spanish.
- The mission was named after Giovanni da Capistrano (1386–1456), the Franciscan saint from Capestrano, in the Italian region of Abruzzo.
- The city is the site of California's oldest residential neighborhood, Los Rios.
- It is also the home of the oldest in use building in California, the Serra Chapel in the Mission.
- The area was the site of both the first vineyard and first winery in California.

Locator Map



Regional Map





Oceans

Ave Los Cerritos

Pink D Flower Shop  
Florist

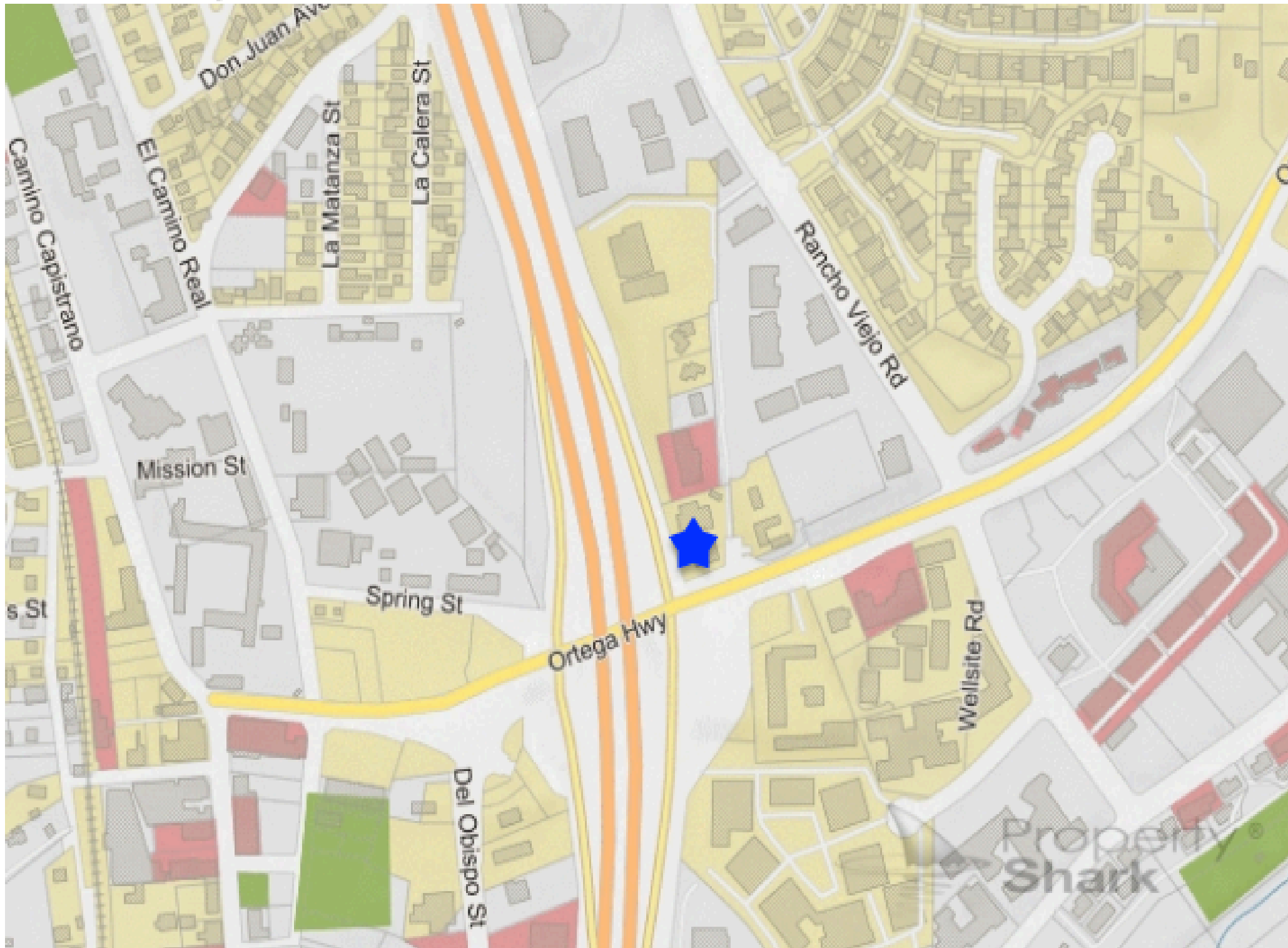
Shell  
Takeout

74

74



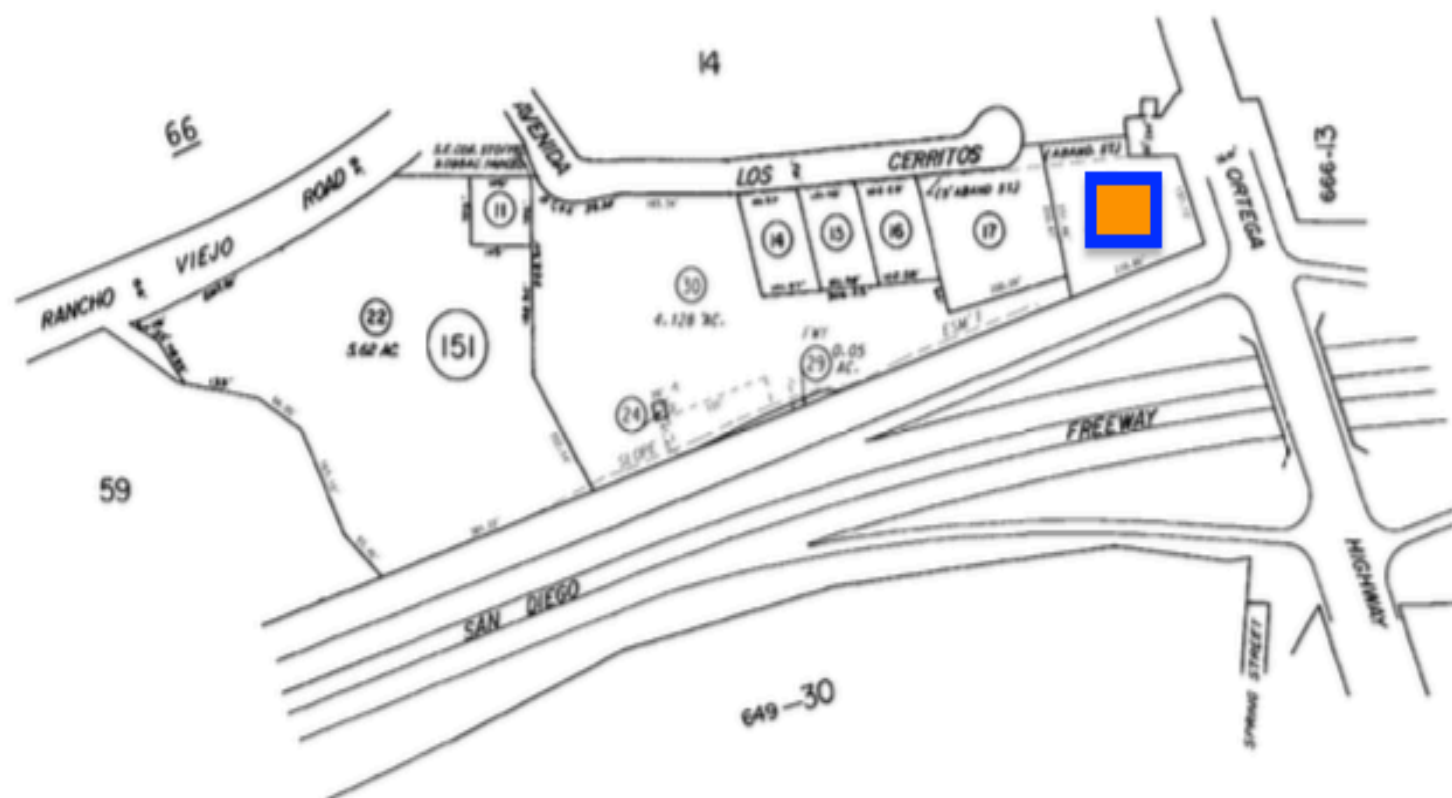
Place: Ca - Orange Map/Date rendered: Parcel Outline (Default) 10/06/2020 Generated: Time::tm=ARRAY(0x557a2133e060)



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650-15



MARCH 1977

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 650 PAGE 15 COUNTY OF ORANGE

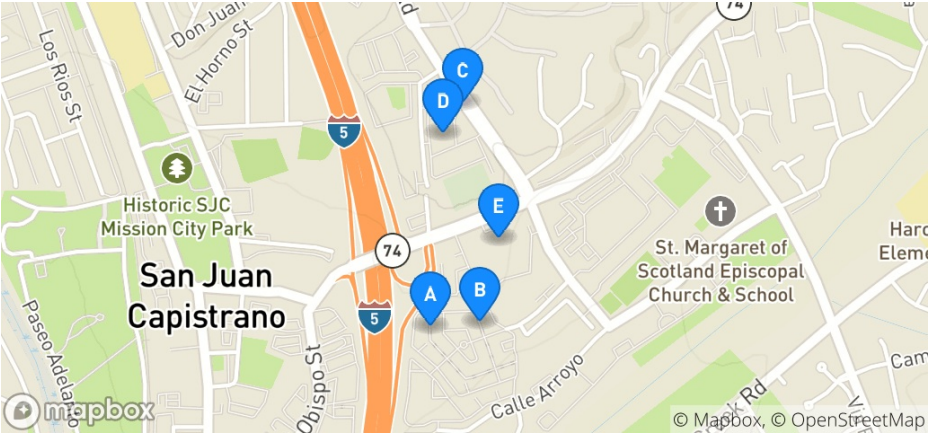












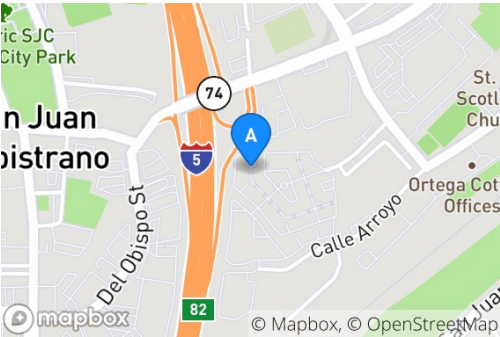
CREATED ON	November 18, 2020 at 2:43 AM
PREPARED FOR	27101 Ortega Highway, San Juan Capistrano, CA - 92675
PREPARED BY	Davis Lance Niehaus Davis@Niehaus-Commercial-RE.com +1 (949) 606 - 3652

ADDRESS	TRANS. QTR.	TENANT	SIZE	FLOOR(S)	TRANS. TYPE	TERM	STARTING RENT	RENT SCHEDULE	FREE RENT	WORK VALUE
A 27126 Paseo Espada	2015 - Q4	Bar None Tech	1,100 SF			1y	\$1.50 (Monthly)		0m	
	2016 - Q1	Luminance Health Group	800 SF		New Lease	1y 3m	\$1.79 (Monthly)	\$0.00 per year	0m	\$0.00
B 27122-27136 Paseo Espada	2016 - Q1	Calligari & Associates	1,175 SF		New Lease	1y	\$1.60 (Monthly)	\$0.00 per year	0m	\$0.00
	2015 - Q2	Capo By the Sea	2,800 SF	Partial 2		3y	\$1.65 (Monthly)	3.00% per year	0m	
C 31521 Rancho Viejo Road	2015 - Q2	Life Vessel Wellness	1,449 SF	Ground		3y 3m	\$2.05 (Monthly)	\$2.05/1y 3m, \$2.11/1y 4m, \$2.17/3y 3m	3m	\$11.74
D 31461 Rancho Viejo Road	2019 - Q2	Strides SCI Functional Fitness	2,576 SF	Ground	Renewal	5y 3m	\$2.25 (Monthly)	3.00% per year	3m	\$14.00
E 27184 Ortega Highway	2019 - Q1	BBQ Outlet	2,620 SF			4y	\$2.25 (Monthly)			



Bar None Tech  
Capistrano Business Center  
27126 Paseo Espada | San Juan Capistrano, CA 92675

2015 - Q4 • Office • Class B • 1,100 SF @ \$1.50 (Monthly) PSF

Building	
	
Address	27126 Paseo Espada, San Juan Capistrano, CA, 92675
Building Class	B
Building Name	Capistrano Business Center
Property Type	Office
Property Subtype	Flex/R&D
Submarket	South Orange County
Building Size (SF)	14,356
Year Built	1989
Country	United States of America

Lease	
Tenant Name	Bar None Tech
Transaction Quarter	2015 - Q4
Transaction SQFT	1,100 SF
Transaction Type	—
Starting Rent (PSF)	\$1.50 (Monthly)
Lease Type	NNN
Free Rent	0m
Net Effective Rent (PSF)	\$1.50 (Monthly)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	—

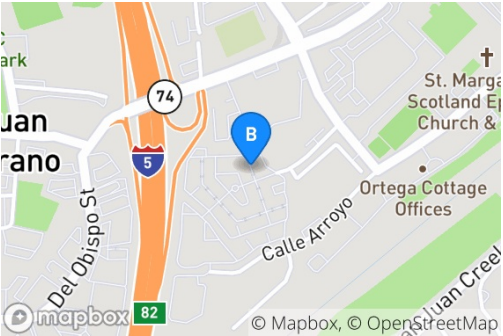
Dates	
Commencement Date	Dec 31, 2015
Lease Term	1y
Execution Date	Nov 23, 2015
Expiration Date	Dec 31, 2016
Date Created	Jan 20, 2017
Space	
Space Type	Office
Floor(s) Occupied	—
Suite	702
Landlord	
Current Landlord	The Seligman Group
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant Brokerage	
Tenant Brokerage Firms	—
Tenant Brokers	—

Calligari & Associates  
Capistrano | Office Bldgs  
27122-27136 Paseo Espada | San Juan Capistrano, CA 92675

2016 - Q1 • Office • Class B • 1,175 SF @ \$1.60 (Monthly) PSF

Building



Address

27122-27136 Paseo Espada,  
San Juan Capistrano, CA,  
92675

Building Class

B

Building Name

Capistrano I Office Bldgs

Property Type

Office

Submarket

South Orange County

Building Size (SF)

188,040

Year Built

1989

Country

United States of America

Lease	
Tenant Name	Calligari & Associates
Transaction Quarter	2016 - Q1
Transaction SQFT	1,175 SF
Transaction Type	New Lease
Starting Rent (PSF)	\$1.60 (Monthly)
Lease Type	Modified Gross
Free Rent	0m
Rent Schedule	\$0.00 per year
Net Effective Rent (PSF)	\$1.60 (Monthly)
Work Type	As-Is
TI Value / Work Value (PSF)	\$0.00
Sublease	No
Current Rent (PSF)	—

Dates	
Commencement Date	Jan 1, 2016
Lease Term	1y
Execution Date	Jan 1, 2016
Expiration Date	Dec 31, 2016
Date Created	Jan 10, 2017
Space	
Space Type	Office
Floor(s) Occupied	—
Suite	210
Landlord	
Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant	
HQ Address	27132 Paseo Espada Suite A424 Trabuco Canyon, CA 92679-3478, United States
Phone Number	+1 949 766 7457
Website	http://www.calligari.com
Status	Operating
Ownership	Private
Industry	Legal Services
Primary NAICS / SIC (US)	444220 / 5191
Tenant Brokerage	
Tenant Brokerage Firms	—
Tenant Brokers	—

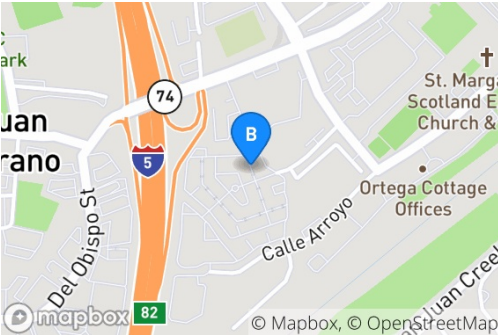


Capo By the Sea

Capistrano I Office Bldgs

27122-27136 Paseo Espada | San Juan Capistrano, CA 92675

Building



Address27122-27136 Paseo Espada, San Juan Capistrano, CA, 92675

Building ClassB

Building NameCapistrano I Office Bldgs

Property TypeOffice

SubmarketSouth Orange County

Building Size (SF)188,040

Year Built1989

CountryUnited States of America

Lease

Tenant NameCapo By the Sea

Transaction Quarter2015 - Q2

Transaction SQFT2,800 SF

Transaction Type—

Starting Rent (PSF)\$1.65 (Monthly)

Lease TypeModified Gross

Free Rent0m

Rent Schedule3.00% per year

Net Effective Rent (PSF)\$1.70 (Monthly)

Work Type—

TI Value / Work Value (PSF)—

SubleaseNo

Current Rent (PSF)—

Dates

Commencement DateJune 30, 2015

Lease Term3y

Execution DateMay 25, 2015

Expiration DateJune 30, 2018

Date CreatedJan 20, 2017

Tenant

HQ Address31521 Rancho Viejo Rd Ste 101 San Juan Capistrano, CA 92675-1868, United States

Employees0

Phone Number+1 949 276 0044

StatusOut of Business

OwnershipPrivate

IndustryHealth Care Equipment & Services

Primary NAICS / SIC (US)621420 / 8093

Tenant Brokerage

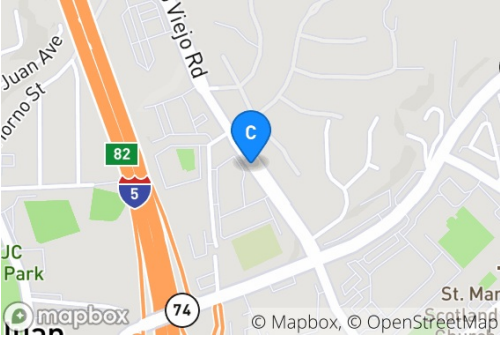
Tenant Brokerage Firms—

Tenant Brokers—

Life Vessel Wellness

31521 Rancho Viejo Road | San Juan Capistrano, CA 92675

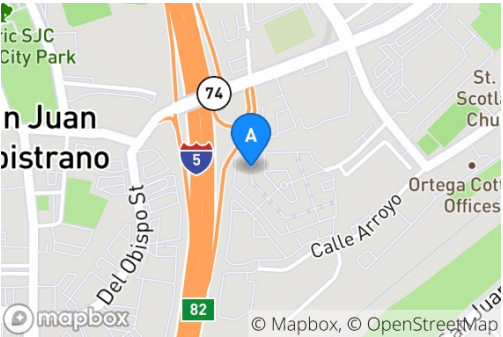
2015 - Q2 • Office • Class B • 1,449 SF @ \$2.05 (Monthly) PSF

Building		Lease		Dates		Tenant Brokerage	
		Tenant Name		Commencement Date		Tenant Brokerage Firms	
		Life Vessel Wellness		June 27, 2015		Newmark Knight Frank	
		Transaction Quarter		2015 - Q2		Tenant Brokers	
		Transaction SQFT		1,449 SF		Eric Purmort	
		Transaction Type		—			
		Starting Rent (PSF)		\$2.05 (Monthly)			
		Lease Type		Modified Gross			
		Free Rent		3m			
		Asking Rent (PSF)		\$2.05			
		Rent Schedule		\$2.05/1y 3m, \$2.11/1y 4m, \$2.17/3y 3m			
Address		Net Effective Rent (PSF)		\$1.88 (Monthly)			
31521 Rancho Viejo Road, San Juan Capistrano, CA, 92675		Work Type		TI			
Building Class		TI Value / Work Value (PSF)		\$11.74			
B		Sublease		No			
Building Name		Current Rent (PSF)		—			
—							
Property Type							
Office							
Submarket							
South Orange County							
Building Size (SF)							
9,048							
Number of Floors							
2							
Year Built							
2008							
Parking Ratio							
4.00							
Country							
United States of America							



Luminance Health Group  
Capistrano Business Center  
27126 Paseo Espada | San Juan Capistrano, CA 92675

2016 - Q1 • Office • Class B • 800 SF @ \$1.79 (Monthly) PSF

Building	
	
Address	
27126 Paseo Espada, San Juan Capistrano, CA, 92675	
Building Class	
B	
Building Name	
Capistrano Business Center	
Property Type	
Office	
Property Subtype	
Flex/R&D	
Submarket	
South Orange County	
Building Size (SF)	
14,356	
Year Built	
1989	
Country	
United States of America	

Lease	
Tenant Name	Luminance Health Group
Transaction Quarter	2016 - Q1
Transaction SQFT	800 SF
Transaction Type	New Lease
Starting Rent (PSF)	\$1.79 (Monthly)
Lease Type	Modified Gross
Free Rent	0m
Rent Schedule	\$0.00 per year
Net Effective Rent (PSF)	\$1.79 (Monthly)
Work Type	As-Is
TI Value / Work Value (PSF)	\$0.00
Sublease	No
Current Rent (PSF)	—

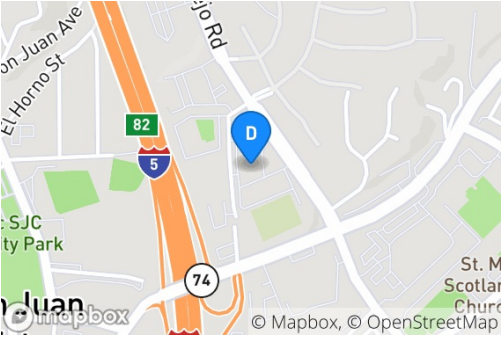
Dates	
Commencement Date	Mar 1, 2016
Lease Term	1y 3m
Execution Date	Feb 1, 2016
Expiration Date	May 31, 2017
Date Created	Mar 30, 2016
Space	
Space Type	Office
Floor(s) Occupied	—
Suite	622/623
Landlord	
Current Landlord	The Seligman Group
Landlord Brokerage Firms	Seligman/C&W
Landlord Brokers	—

Tenant	
Industry	Health Care Equipment & Services
Tenant Brokerage	
Tenant Brokerage Firms	—
Tenant Brokers	—

Strides SCI Functional Fitness  
Ortega Ranch Business Center  
31461 Rancho Viejo Road | San Juan Capistrano, CA 92675

2019 - Q2 • Office • Class B • 2,576 SF @ \$2.25 (Monthly) PSF

Building



Address	31461 Rancho Viejo Road, San Juan Capistrano, CA, 92675
Building Class	B
Building Name	Ortega Ranch Business Center
Property Type	Office
Submarket	South Orange County
Building Size (SF)	21,705
Number of Floors	2
Year Built	2006
Parking Ratio	3.73
Country	United States of America
Lot Size (Acres)	1.62
Parking Notes	Number of Parking Spaces: 81

Lease

Tenant Name	Strides SCI Functional Fitness
Transaction Quarter	2019 - Q2
Transaction SQFT	2,576 SF
Transaction Type	Renewal
Starting Rent (PSF)	\$2.25 (Monthly)
Lease Type	Gross
Free Rent	3m
Rent Schedule	3.00% per year
Net Effective Rent (PSF)	\$2.07 (Monthly)
Work Type	TI
TI Value / Work Value (PSF)	\$14.00
Sublease	No
Current Rent (PSF)	\$2.32

Dates

Commencement Date	Oct 1, 2019
Lease Term	5y 3m
Execution Date	June 1, 2019
Expiration Date	Jan 1, 2025
Date Created	May 28, 2020

Space

Space Type	Office
Floor(s) Occupied	Ground
Suite	—
Landlord	—
Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant Brokerage

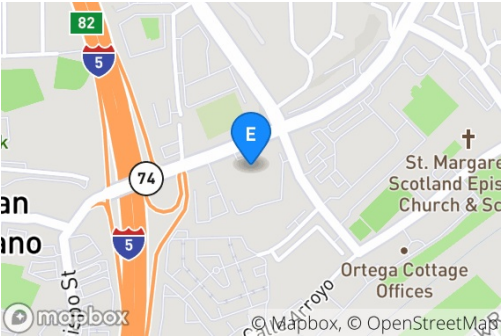
Tenant Brokerage Firms	—
Tenant Brokers	—

BBQ Outlet

Capistrano Collection

27184 Ortega Highway | San Juan Capistrano, CA 92675

2019 - Q1 • Office • Class B • 2,620 SF @ \$2.25 (Monthly) PSF

Building	
	
Address	27184 Ortega Highway, San Juan Capistrano, CA, 92675
Building Class	B
Building Name	Capistrano Collection
Property Type	Retail
Submarket	South Orange County
Building Size (SF)	24,561
Year Built	1991
Year Renovated	2007
Country	United States of America

Lease	
Tenant Name	BBQ Outlet
Transaction Quarter	2019 - Q1
Transaction SQFT	2,620 SF
Transaction Type	—
Starting Rent (PSF)	\$2.25 (Monthly)
Lease Type	NNN
Free Rent	—
Asking Rent (PSF)	\$2.25
Net Effective Rent (PSF)	\$2.25 (Monthly)
Work Type	—
TI Value / Work Value (PSF)	—
Sublease	No
Current Rent (PSF)	\$2.25

Dates	
Commencement Date	Apr 1, 2019
Lease Term	4y
Execution Date	Mar 7, 2019
Expiration Date	Apr 1, 2023
Date Created	May 8, 2019
Space	
Space Type	Office
Floor(s) Occupied	—
Suite	106,107
Landlord	
Current Landlord	—
Landlord Brokerage Firms	—
Landlord Brokers	—

Tenant	
HQ Address	2654 N Santiago Blvd Orange, CA 92867-1859, United States
Employees	23
Revenue (USD)	\$410,000
Phone Number	+1 714 637 0166
Website	https://www.bbqoutlets.com/D
Status	Operating
Ownership	Private
Industry	Energy
Primary NAICS / SIC (US)	423830 / 5085
Tenant Brokerage	
Tenant Brokerage Firms	—
Tenant Brokers	—



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,837	79,530	163,380
2010 Population	14,425	84,215	196,453
2020 Population	14,812	91,125	212,973
2025 Population	15,072	93,499	218,515
2020 African American	92	913	2,610
2020 American Indian	140	510	992
2020 Asian	464	6,070	18,202
2020 Hispanic	7,900	25,281	44,461
2020 Other Race	3,026	9,815	15,362
2020 White	10,580	69,372	164,702
2020 Multiracial	501	4,329	10,806
2020-2025: Population: Growth Rate	1.75 %	2.60 %	2.60 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	364	1,802	4,126
\$15,000-\$24,999	365	1,574	3,161
\$25,000-\$34,999	321	1,437	3,322
\$35,000-\$49,999	456	2,129	5,204
\$50,000-\$74,999	649	3,706	8,714
\$75,000-\$99,999	481	3,262	7,817
\$100,000-\$149,999	642	5,420	13,483
\$150,000-\$199,999	367	4,212	11,048
\$200,000 or greater	941	8,144	20,249
Median HH Income	\$80,943	\$113,694	\$118,436
Average HH Income	\$137,654	\$160,365	\$162,261

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,303	28,445	63,077
2010 Total Households	4,560	29,799	71,979
2020 Total Households	4,587	31,687	77,125
2025 Total Households	4,636	32,323	78,839
2020 Average Household Size	3.22	2.87	2.75
2000 Owner Occupied Housing	3,062	20,749	44,259
2000 Renter Occupied Housing	1,040	6,807	16,056
2020 Owner Occupied Housing	2,865	22,245	52,894
2020 Renter Occupied Housing	1,722	9,442	24,231
2020 Vacant Housing	237	1,417	4,819
2020 Total Housing	4,824	33,104	81,944
2025 Owner Occupied Housing	2,937	22,966	54,613
2025 Renter Occupied Housing	1,699	9,358	24,227
2025 Vacant Housing	235	1,455	4,935
2025 Total Housing	4,871	33,778	83,774
2020-2025: Households: Growth Rate	1.05 %	2.00 %	2.20 %

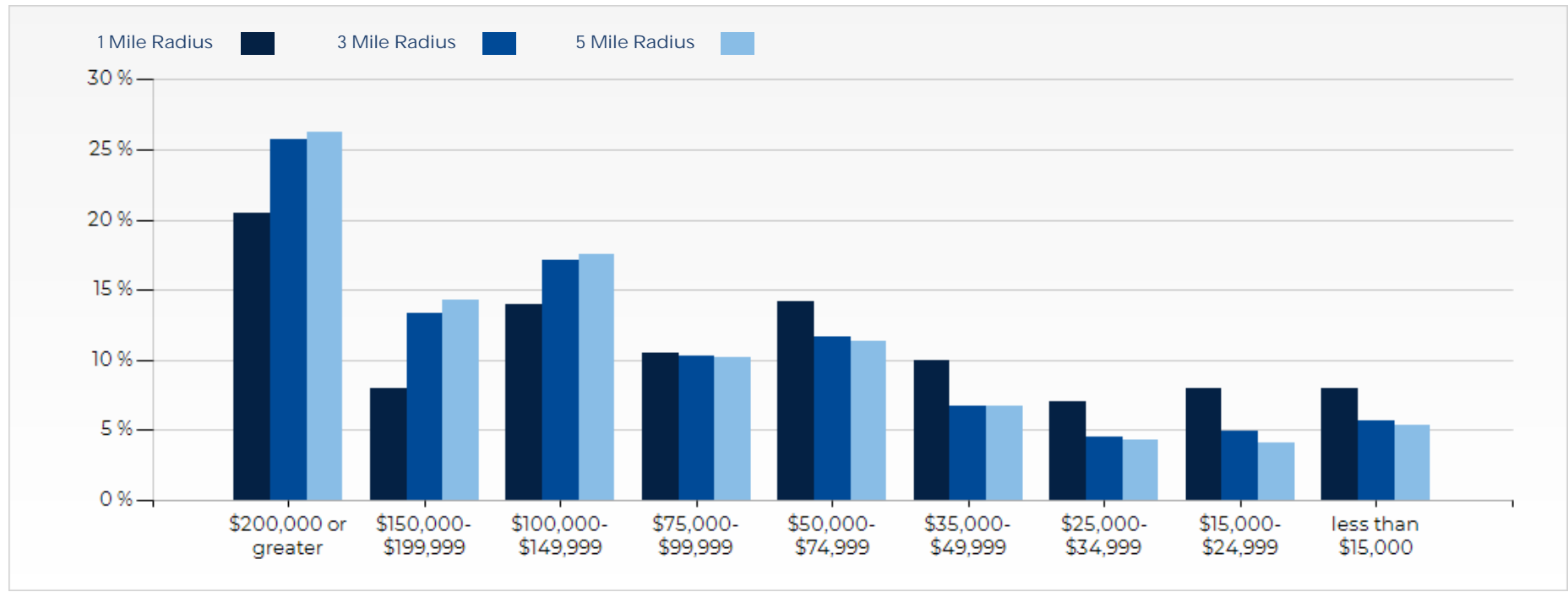
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	891	5,457	13,457
2020 Population Age 35-39	821	5,560	14,439
2020 Population Age 40-44	781	5,167	13,109
2020 Population Age 45-49	773	5,683	13,235
2020 Population Age 50-54	839	6,423	14,490
2020 Population Age 55-59	911	7,072	16,098
2020 Population Age 60-64	898	6,514	15,019
2020 Population Age 65-69	793	5,448	12,547
2020 Population Age 70-74	720	4,226	10,040
2020 Population Age 75-79	576	2,869	6,765
2020 Population Age 80-84	384	1,836	4,435
2020 Population Age 85+	494	2,031	5,060
2020 Population Age 18+	11,167	70,741	165,634
2020 Median Age	39	42	42

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,693	\$90,652	\$96,062
Average Household Income 25-34	\$104,795	\$119,523	\$121,186
Median Household Income 35-44	\$94,185	\$150,204	\$156,437
Average Household Income 35-44	\$150,411	\$177,334	\$181,860
Median Household Income 45-54	\$123,744	\$168,631	\$178,373
Average Household Income 45-54	\$186,583	\$215,782	\$220,002
Median Household Income 55-64	\$113,172	\$145,778	\$147,622
Average Household Income 55-64	\$180,659	\$191,602	\$192,076
Median Household Income 65-74	\$81,640	\$93,418	\$94,958
Average Household Income 65-74	\$132,820	\$132,028	\$131,087
Average Household Income 75+	\$77,270	\$87,095	\$90,638

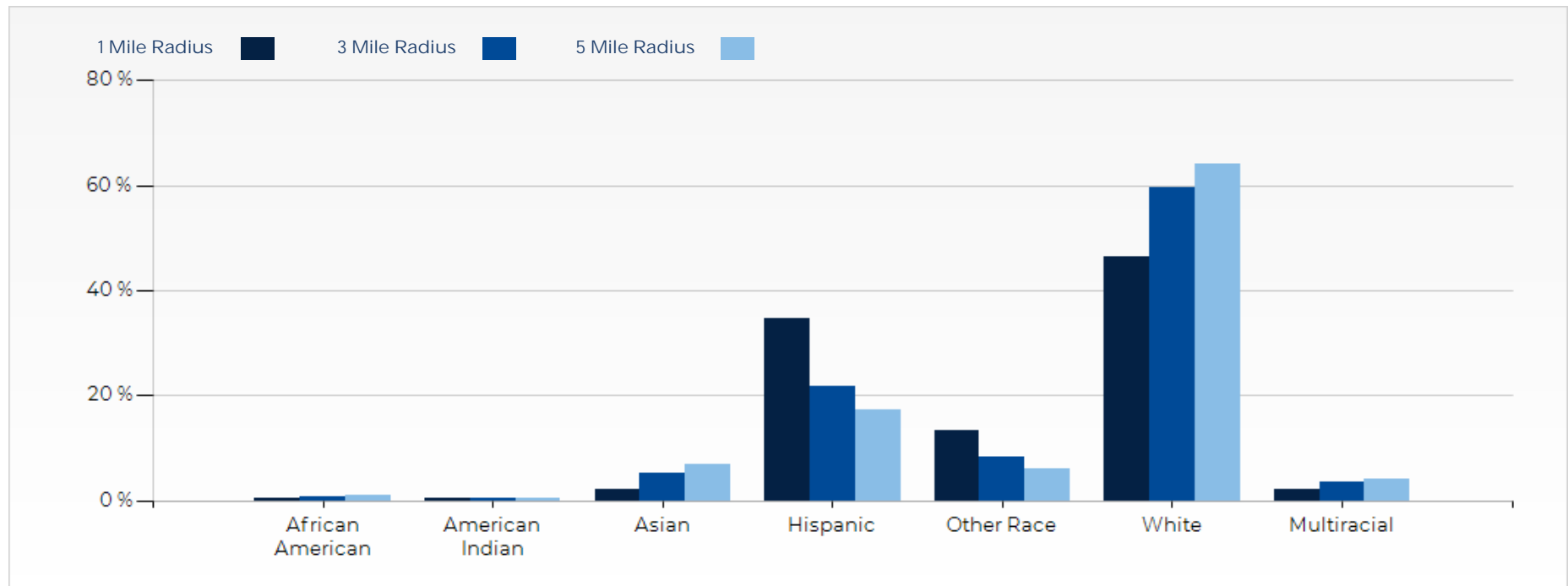
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	930	6,006	14,966
2025 Population Age 35-39	908	6,547	16,716
2025 Population Age 40-44	894	6,106	14,922
2025 Population Age 45-49	765	5,350	12,515
2025 Population Age 50-54	789	5,770	12,857
2025 Population Age 55-59	850	6,291	14,026
2025 Population Age 60-64	916	6,547	15,049
2025 Population Age 65-69	854	6,012	14,025
2025 Population Age 70-74	754	4,913	11,491
2025 Population Age 75-79	721	3,882	9,110
2025 Population Age 80-84	490	2,366	5,755
2025 Population Age 85+	497	2,252	5,781
2025 Population Age 18+	11,499	73,291	171,811
2025 Median Age	40	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,168	\$100,167	\$104,573
Average Household Income 25-34	\$115,541	\$135,420	\$137,527
Median Household Income 35-44	\$108,434	\$161,700	\$167,682
Average Household Income 35-44	\$175,673	\$203,320	\$208,185
Median Household Income 45-54	\$131,636	\$186,312	\$200,001
Average Household Income 45-54	\$203,055	\$239,084	\$243,718
Median Household Income 55-64	\$121,647	\$160,382	\$163,018
Average Household Income 55-64	\$193,997	\$214,189	\$215,373
Median Household Income 65-74	\$89,714	\$105,481	\$106,494
Average Household Income 65-74	\$146,997	\$152,549	\$151,379
Average Household Income 75+	\$89,448	\$102,296	\$104,618

2020 Household Income

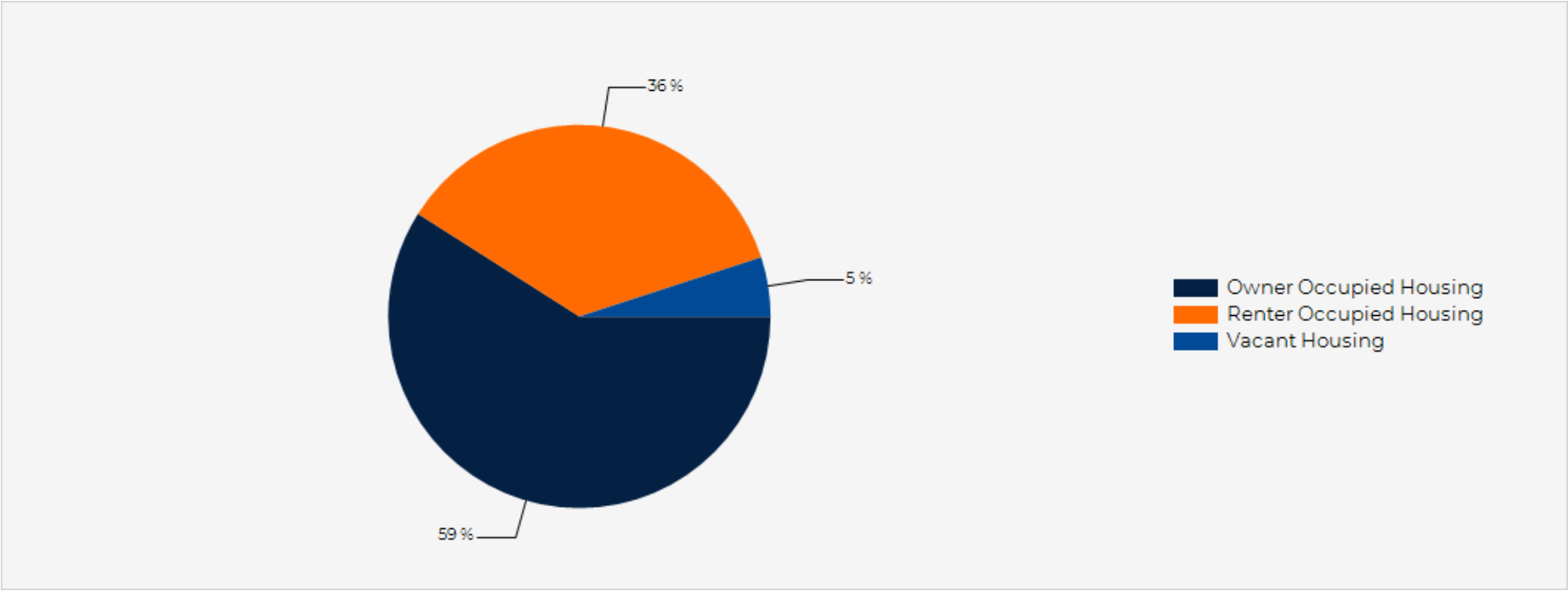


2020 Population by Race

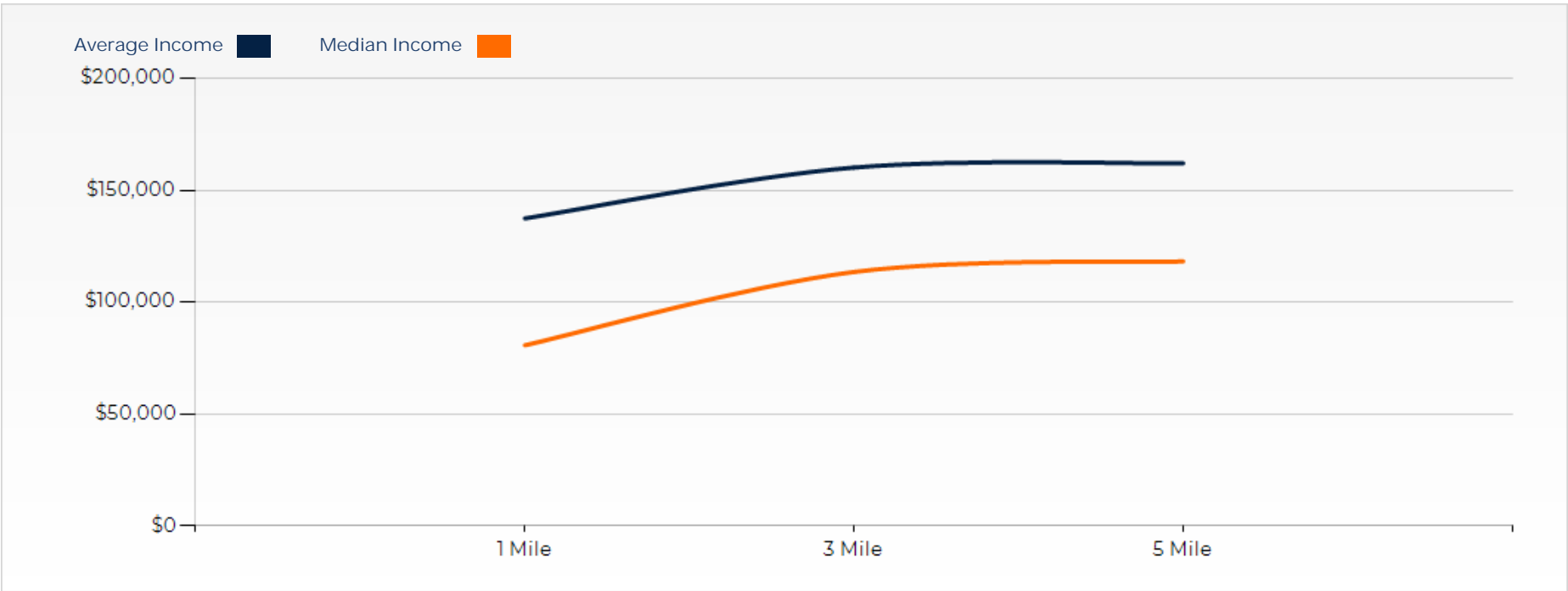




2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Education:

Santa Margarita Catholic High School

- (Orange County, CA)

San Diego State University

- Economics, B.A.

Davis Niehaus

Acquisition, Disposition, Tenant Representation

California Department of Real Estate

- License # 02098058

- Valid: August of 2019, thru, August of 2023

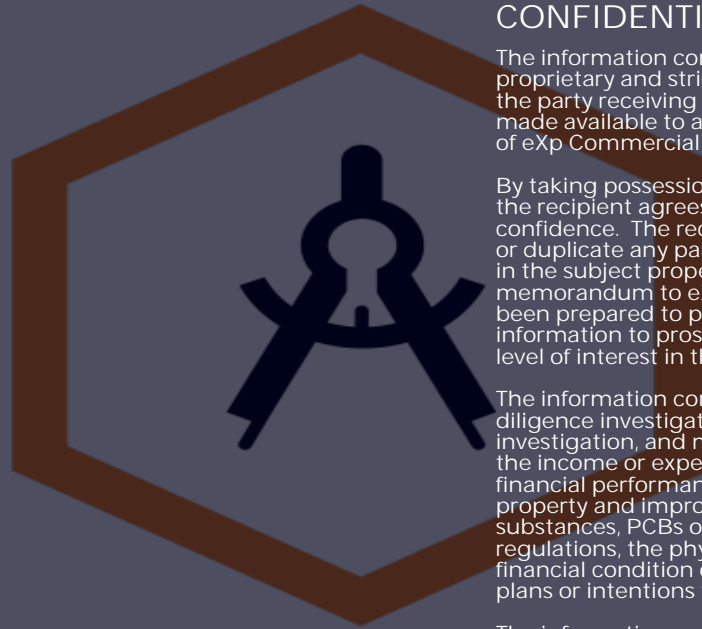
Please feel free to contact us at eXp Commercial if you would like any further information.

Davis Lance Niehaus

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# Chevron Gas Station & Food Mart



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# NNN C.R.E. Group



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