

# TALEGA

## VILLAGE CENTER

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



### 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 2008)

	1 Mile	3 Mile	5 Mile
Population	9,035	49,107	98,079
Average Household Income	\$198,859	\$145,434	\$134,734
Daytime Population	5,946	16,559	34,161



For more information, contact:

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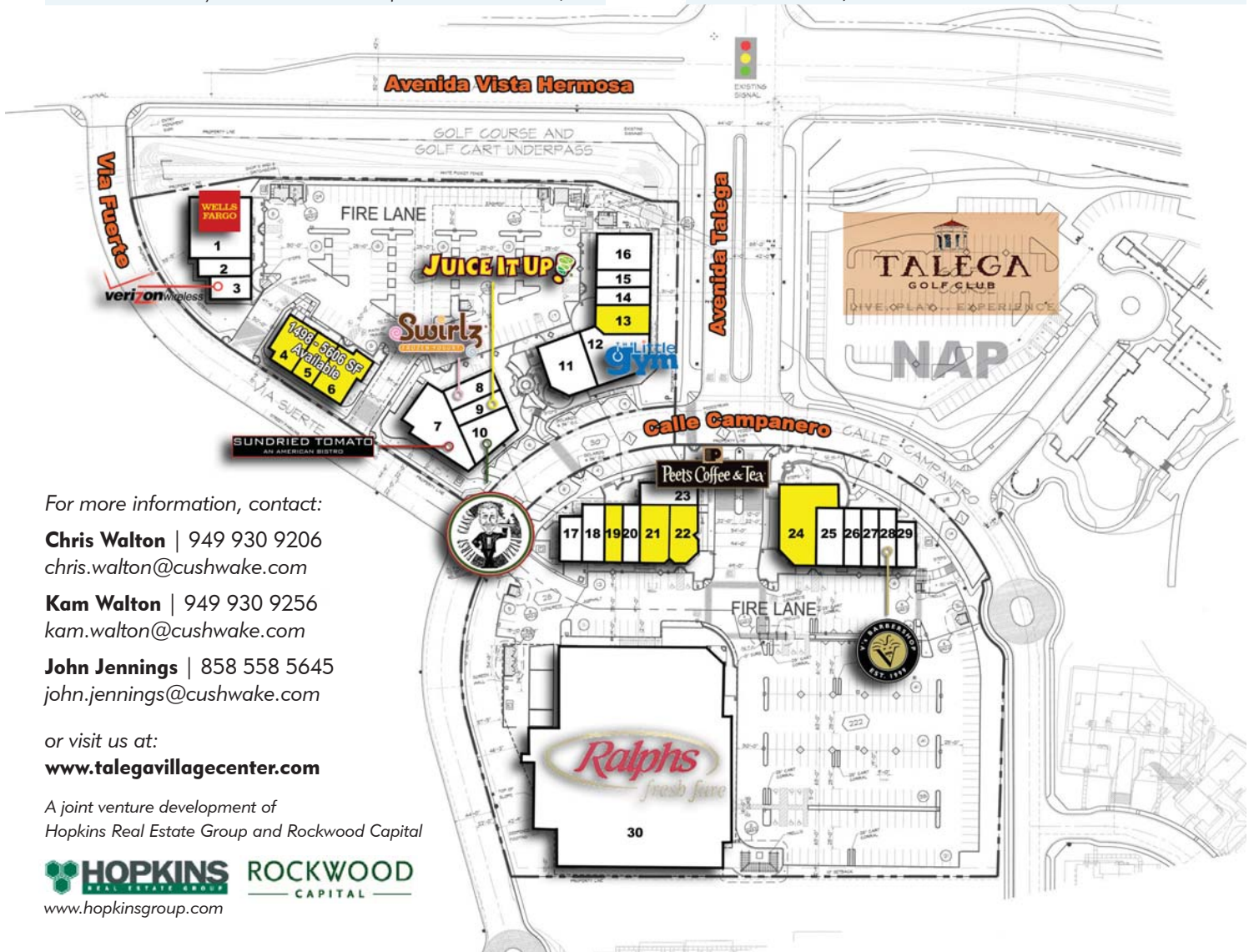
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#	TENANT	SQ FT
1	Wells Fargo Bank	4,885
2	The Vine's Leaf Florist	1,021
3	Verizon	1,136
4	Available	1,826
5	Available	1,498
6	Available	2,282
7	Sundried Tomato	3,864
8	Swirlz	1,000
9	Juice It Up	986
10	First Class Pizza	2,619
11	Sea Smoke Japanese	3,053
12	The Little Gym	3,801
13	Available	1,632
14	Beauty Source	1,200
15	Fairytales Children's Boutique	1,212

#	TENANT	SQ FT
16	Wild's Animal Supplies	2,314
17	Toba Salon	1,261
18	Talega Cleaners	1,409
19	Available	1,300
20	Paper Annex	1,326
21	Available	1,934
22	Available	2,100
23	Peet's Coffee & Tea	1,640
24	Available	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	Favorite J Boutique	900
30	Ralphs Fresh Fare	46,000



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