

FOR LEASE

THE NORTHWEST OPEN SPACE

29943 Camino Capistrano, San Juan Capistrano, CA

# *San Juan Capistrano*

Orange County, CA

CBRE has been retained by the City of San Juan Capistrano as the exclusive marketing advisors for the lease of the City's fee simple interest of a portion of the Northwest Open Space in San Juan Capistrano.

Known as "The Jewel of the Missions"(above), the mission at San Juan Capistrano was founded by Padre Junipero Serra on November 1, 1776, and today is one of California's most important historical, cultural, and educational centers.

**CBRE**



# San Juan Capistrano

Orange County, CA

## THE NORTHWEST OPEN SPACE

The site consists of ±60 acres of land, of which ±22.5 acres are available for limited development. Zoned Open Space - Community Park, the property consists of open space with trails, a dog park, equestrian staging area, and Hamilton Oaks Vineyards. The Northwest Open Space offers breathtaking scenery and is a popular photography destination. In the spring, wild mustard flowers bloom and the Trabuco Creek is flowing which add to the natural beauty of the property. The Northwest Open Space is located west of Interstate 5 and Camino Capistrano, just north of Junipero Serra Road.



## PROPERTY HIGHLIGHTS

### STRATEGIC

South County's Most Affluent Demographics  
(\$146,793 Avg. Household Income in a 5-Mile Radius)

### ACCESSIBLE

Less than one half mile from Interstate 5 Junipero Serra Rd Exit  
(276,645 Households Within 20-Minute Drive)

### VISIBLE

Over 3,400 Feet Frontage on Camino Capistrano  
(12,000 Cars per Day)

Adjacent to and partial visibility from Interstate 5  
(287,000 Cars Per Day)







# San Juan Capistrano

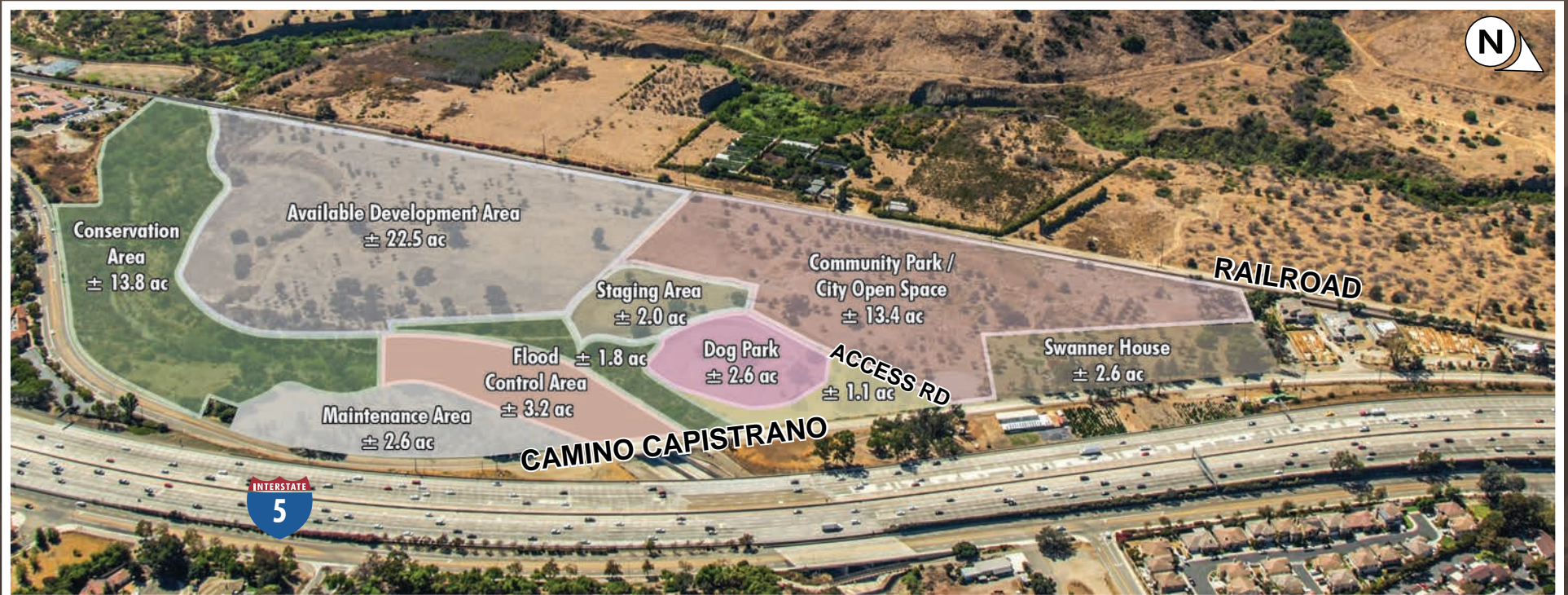
Orange County, CA



## OPPORTUNITY

The city of San Juan Capistrano is seeking proposals from qualified firms to lease a portion ( $\pm 22.5$  acres) of the Northwest Open Space for limited development compatible with the needs of city residents and open space uses.

These uses may include but are not limited to an events venue, winery, sports parks, walking trails, community garden, horse stables and rentals, restaurant and retail uses. Existing uses will remain and be integrated with other compatible uses. The City is currently finalizing plans for the development of a passive-use park that will honor Native Americans indigenous to the area.



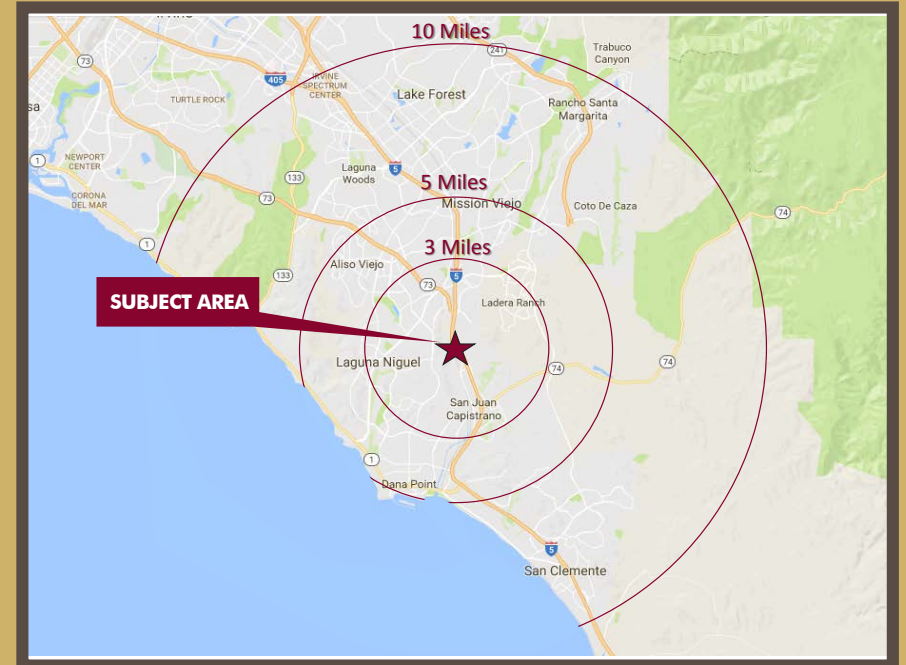


## LOCATION DETAILS

- Total Land: ± 60 acres
- Available Development Area: ± 22.5 acres
- Municipality: City of San Juan Capistrano
- Known as the Northwest Open Space
- One half mile from Junipero Serra Road exit from Interstate 5
- Minutes from historic downtown San Juan Capistrano
- 18 miles from Orange County John Wayne Airport and 7 miles from Dana Point and Pacific Ocean beaches
- APN# 121-050-03: 0.35 acres
- APN# 121-050-18: 2.95 acres
- APN# 121-050-19: 26.79 acres
- APN# 121-050-21: 26.30 acres

## AREA DEMOGRAPHICS

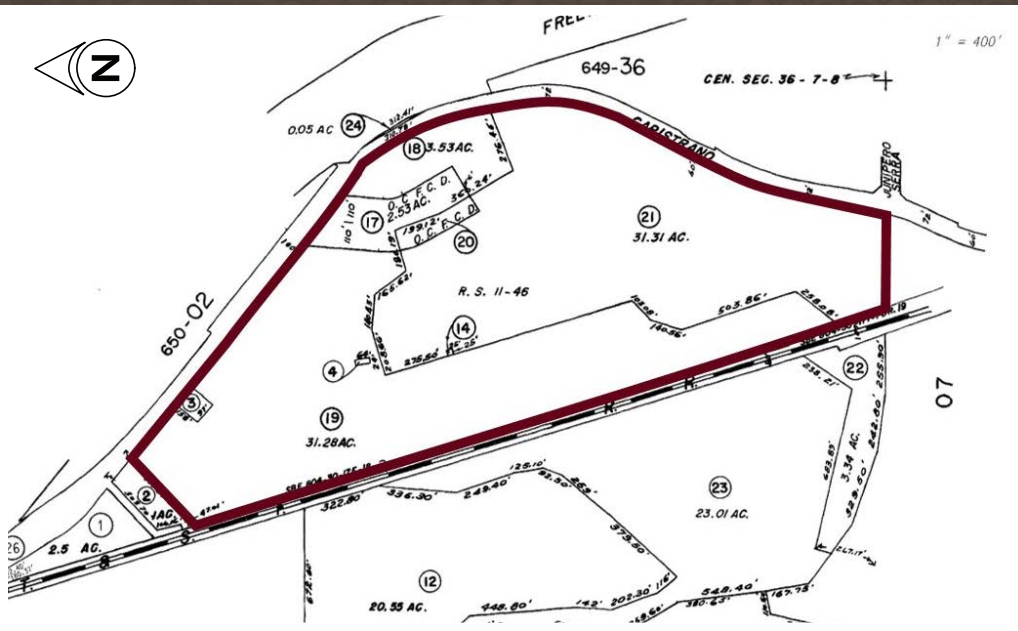
		2017 ESTIMATED	GROWTH 2017-2022
5 MILE RADIUS	Population	263,442	4.10%
	Households	95,566	3.50%
	Income	\$146,793	11.70%
10 MILE RADIUS	Population	601,464	4.45%
	Households	223,708	3.95%
	Income	\$136,912	11.64%
20 MILE RADIUS	Population	1,598,408	4.95%
	Households	545,627	4.55%
	Income	\$125,748	12.24%





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LAND USE AREA	DESCRIPTION
AVAILABLE DEVELOPMENT AREA	± 22.5 Acres Available for Limited Development
CONSERVATION AREA	± 15.6 Acres
COMMUNITY PARK/CITY OPEN SPACE	± 10.0 Acres
MAINTENANCE AREA	± 3.7 Acres
COMMUNITY PARK	± 3.4 Acres
FLOOD CONTROL AREA	± 3.2 Acres
SWANNER HOUSE	± 2.6 Acres (Leased to Hamilton Oak Vineyards)
DOG PARK	± 2.6 Acres
STAGING AREA	± 2.0 Acres

## TIMELINE

**BIDDERS CONFERENCE** November 29, 2017 at 10:00am

**BID DUE DATE** December 8, 2017 at 4:00pm

*Note: Dates are subject to change.*

**PRINCIPAL USES & DEVELOPMENT OPPORTUNITIES**

- Land lease
- Zoned CP - Community Park District
- *Interested parties are strongly encouraged to carefully review the [General Plan Land Use Element](#) and [Title 9 Land Use Code](#) prior to submitting a proposal.*

**GENERAL PLAN TABLE LU-2  
LAND USE CLASSIFICATION SYSTEM**

Major Land Groupings	Maximum Floor Area Ratio	Average Floor Area Ratio	Land Use Designation and Summary Description
Open Space & Recreation	0.20:1	0.0001:1	<b>1.0 General Open Space</b> – An individual use or combination of the uses listed in other open space and recreation designations. Site-specific uses are determined during review of development applications.
	0.10:1	0.005:1	<b>1.1 Open Space Recreation</b> – Outdoor recreational facilities, including golf courses, swimming schools, tennis clubs and equestrian clubs.
	0.10:1	0.005:1	<b>1.2 Neighborhood Park</b> – Small neighborhood parks serving residential areas in immediate vicinity.
	0.05:1	0.01:1	<b>1.3 Community Park</b> – Major active recreation sites, serving a larger population and geographic area.
	0.20:1	0.05:1	<b>1.4 Specialty Park</b> – Unique or specialized forms of recreational activity.
	0.01:1	0.001:1	<b>1.5 Regional Park</b> – Active and passive recreational activities serving a large population and geographic area extending beyond the City.
	0.01:1	0.0001:1	<b>1.6 Natural Open Space</b> – Natural open space land preserving highly visible open space areas and allowing equestrian/hiking trails and public utilities.
	0.40:1	0.1:1	<b>1.7 Recreation Commercial</b> – Indoor recreational activities, including bowling, cinemas, gymnasiums and similar activities.





DANA POINT

DOWNTOWN  
SAN JUAN CAPISTRANO

LAGUNA NIGUEL

SADDEBACK VALLEY  
CHRISTIAN SCHOOL

J SERRA  
CATHOLIC  
HIGH SCHOOL

KAISER  
PERMANENTE

SUBJECT AREA

JUNIPERO SERRA  
INTERCHANGE

ACCESS RD

CAMINO CAPISTRANO

INTERSTATE  
5

RAILROAD

SAN JUAN CAPISTRANO

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