

Q1 2025 COMPLETION

SWALLOWS CREEK

BUILDING 1 ±101,508 SF BUILDING 2 ±20,800 SF BUILDING 3 ±14,000 SF



Class A property



±30' clear height



33 dock high doors



Direct access to I-5 freeway

40

Miles to Ports of Long Beach & L.A.

50

Miles to LAX

60

Miles to Port of San Diego



DEDEAUX PROPERTIES



30590 - 30700 Rancho Viejo Road · San Juan Capistrano · California










Jones Lang LaSalle Brokerage, Inc. RE license #01856260

PROPERTY HIGHLIGHTS

DOWNLOAD SITE PLAN 



	BUILDING 1 30700 RANCHO VIEJO ROAD	BUILDING 2 30630 RANCHO VIEJO ROAD	BUILDING 3 30590 RANCHO VIEJO ROAD
--	---------------------------------------	---------------------------------------	---------------------------------------

 Building SF	±101,508 SF	±20,800 SF	±14,000 SF
 Office SF	20,000 SF / 2 stories	1,500 SF	1,500 SF
 Clear height	±30' minimum	±30' minimum	±24' minimum
 Dock high doors	31	2	0
 Grade level doors	4	4	1
 Power	2,000 amps	1,200 amps	1,200 amps
 Trailer parking	83 stalls	0	0
 Car parking	113 stalls	59 stalls	41 stalls
 Sprinklers	ESFR K17 at 52-psi	ESFR K17 at 52-psi	ESFR K17 at 35-psi

BUILDING 1

30700 RANCHO VIEJO ROAD



BUILDING 1 FEATURES



±101,508
Building SF



±20,000
Two-story office SF



±30'
Minimum clear height



31
Dock high doors



4
Grade level doors



2,000 AMPS
Power



83 STALLS
Trailer parking



113 STALLS
Car parking



ESFR K17 AT 52-PSI
Sprinklers

BUILDING 2

30630 RANCHO VIEJO ROAD



BUILDING 2 FEATURES



±20,800
Building SF



±1,500
Office SF



±30'
Minimum clear height



2
Dock high doors



4
Grade level doors



1,200 AMPS
Power



59 STALLS
Car parking



ESFR K17 AT 52-PSI
Sprinklers

BUILDING 3

30590 RANCHO VIEJO ROAD



BUILDING 3 FEATURES



±14,000
Building SF



±1,500
Office SF



±24'
Minimum clear height



1
Grade level door



1,200 AMPS
Power



41 STALLS
Car parking



ESFR K17 AT 35-PSI
Sprinklers

LOCATION & DRAYAGE



Located in Southern California, Swallows Creek benefits from being in the largest Mega Region in the U.S. with **25M+ people** reaching Los Angeles and Orange County.

Site reaches **4.5M people** in San Diego County, the 6th largest county in the U.S.

I-5 freeway frontage, Southern California's #1 connection to San Diego and Los Angeles

265,000 cars per day frontage + signage on San Diego (I-5) Freeway

7.1M population within 60 minutes of the site

5,000 new homes within 10 minutes of site: Rancho Mission Viejo

3.2M homes within 60 minutes of site

DRAYAGE RATE COMPARISON CHART

Source: JLL Research April 2024

Submarket	Cost Per Container (From LA/LB Port)	Difference (Cost Difference Per Container)
Anaheim	\$525	-
Fontana	\$752	\$227
Perris	\$895	\$370
Las Vegas	\$1,875	\$1,350

SWALLOWS CREEK

30590 - 30700 Rancho Viejo Road · San Juan Capistrano · California



LOUIS J. TOMASELLI

Executive Managing Director
+1 949 885 2985
Louis.Tomaselli@jll.com
RE license #00904844

KRIS SMITH

Industrial, Distribution, eCommerce
+1 949 885 2973
Kris.Smith@jll.com
RE license #01073233



DEDEAUX
PROPERTIES



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.