



RETAIL
INSITE
COMMERCIAL REAL ESTATE

110

N EL CAMINO REAL
SAN CLEMENTE, CALIFORNIA

6,998 SF

FULLY IMPROVED RESTAURANT
SPACE AVAILABLE FOR LEASE!



BUSTLING DOWNTOWN
SAN CLEMENTE AWAITS
YOUR BRAND'S ARRIVAL



EL CAMINO REAL

SUBJECT

PACIFIC OCEAN

FOUR SEASONS PACIFICA



SUBJECT



AVENIDA DEL MAR



HISTORIC CITY HALL



EL CAMINO REAL



187,500 VPD



SAN CLEMENTE PIER

PACIFIC OCEAN

SAN CLEMENTE BEACH TRAIL

FOUR SEASONS PACIFICA



BANK OF AMERICA



187,500 VPD

SUBJECT

HISTORIC CITY HALL

AVENIDA DEL MAR

EL CAMINO REAL



PROPERTY HIGHLIGHTS

- Signalized Hard Corner Location - Excellent Visibility to $\pm 22,000$ VPD on N El Camino Real and Avenida Del Mar, both primary thoroughfares
- Highly Accessible from Interstate 5 - 187,500 VPD
- Abundant Parking: 45 Surface Spaces & 2 Curb Cuts
- Historic Building with Attractive Curb Appeal

BUILDING PROFILE

ADDRESS	110 N EL CAMINO REAL SAN CLEMENTE, CA 92672
APN	5545-011-025
ZONING	C2
GLA	11,047
LOT SIZE	0.21 AC
YEAR BUILT	1954
PARKING SPACES	45 SURFACE SPACES
PARKING RATIO	5.68 : 1,000 SF





SAN CLEMENTE, CA

The city of San Clemente, also known as “The Spanish Village by the Sea,” is an affluent beachfront community located in southern Orange County that marks the halfway point between Los Angeles and San Diego. San Clemente is known for its fifteen (15) square miles of Pacific Ocean coastline and scenic foothills providing for a small town charm with the convenience of an urban sprawl surrounding in nearby cities. San Clemente is the eleventh (11th) most populous city in the Orange County MSA with a population of approximately 64,431. San Clemente is one of the wealthiest cities in Orange County with an average household income of approximately \$147,711.

San Clemente is located immediately off Interstate 5 (187,500 VPD), the primary north-south thoroughfare connecting Orange County directly to Los Angeles and San Diego. San Clemente is located thirty (30) miles from John Wayne International Airport and sixty (60) miles from San Diego International Airport. San Clemente is a popular tourist destination with an average of 1,500,000 annual visitors. San Clemente has various notable attractions, including numerous scenic hiking trails and, arguably, the best surfing on the entire West Coast.

Downtown San Clemente is known for its walkable historic commercial district with family-friendly restaurants, boutiques and shops. The Property is located in an ideal area for business and retail, as the intersection of El Camino Real and Avenida Del Mar boasts an impressive day time population exceeding 100,000 and walk score of 87. The Property benefits from its close proximity to high residential density and numerous on and off ramps of Interstate 5.

2020 EST. POPULATION

1-MILE	3-MILE	5-MILE
19,016	50,991	85,019

2020 AVG. HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$115,704	\$134,448	\$141,380

2020 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
7,611	19,813	30,981

2020 MEDIAN AGE

1-MILE	3-MILE	5-MILE
40	41.6	40.2



ORANGE COUNTY, CALIFORNIA

Orange County is the second (2nd) largest county in California, and sixth (6th) most populous county in the United States with a population of approximately 3,176,000. Orange County is driven by an extremely diverse economy that is expected to grow more than 32.8% by 2030. Orange County boasts an extremely low unemployment rate of 3.2% and the number of employees is expected to increase by 14% by 2024. The economy is driven by technology, health care, tourism, international trade, life sciences, action sports and green economy. An illustrious list of Fortune 500 companies are headquartered in Orange County, including Ingram Micro, Pacific Life and Edwards Lifesciences. Additionally, Quicksilver, Blizzard Entertainment and Vans launched and grew their enterprises into global brands with headquarters in Orange County.

Orange County has attracted residents due to its exceptionally strong school system, positive job growth and increasing income rates. Orange County is one of the most affluent counties in the United States with an average household income of \$125,325. Orange County is home to five (5) of the country's most affluent cities – Newport Beach, Yorba Linda, Laguna Niguel, San Clemente and Mission Viejo – all with median household incomes greater than \$96,000.



110

N EL CAMINO REAL

LEASING TEAM



**RETAIL
INSITE**
COMMERCIAL REAL ESTATE

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405 S. HIGHWAY 101, SUITE 150
SOLANA BEACH, CA 92075
(858) 523-2090
WWW.RETAILINSITE.NET
LIC #01206760 (CA)

CONNOR STEVENS
949.490.1411
cstevens@retailinsite.net
LIC #02016996

MANAGED BY:



PEGASUS

PEGASUS ASSET MANAGEMENT INC.

1901 AVENUE OF THE STARS,
SUITE 630
LOS ANGELES, CA 90067
(310) 691-1350
WWW.PEGASUSAM.COM
LIC # 02119442 (CA)

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