

# 165 Avenida Del Mar



RESTAURANT AND RETAIL SPACES AVAILABLE.



SAN CLEMENTE / CALIFORNIA

# Property Highlights.

- Available: Rare 915 SF + patio, 2nd gen restaurant opportunity
- Available: Adjacent 915 SF retail opportunity
- Freestanding building
- Well-positioned mixed use property on the main retail corridor
- Situated on the highly trafficked Avenida Del Mar
- Average household income exceeds \$135,000



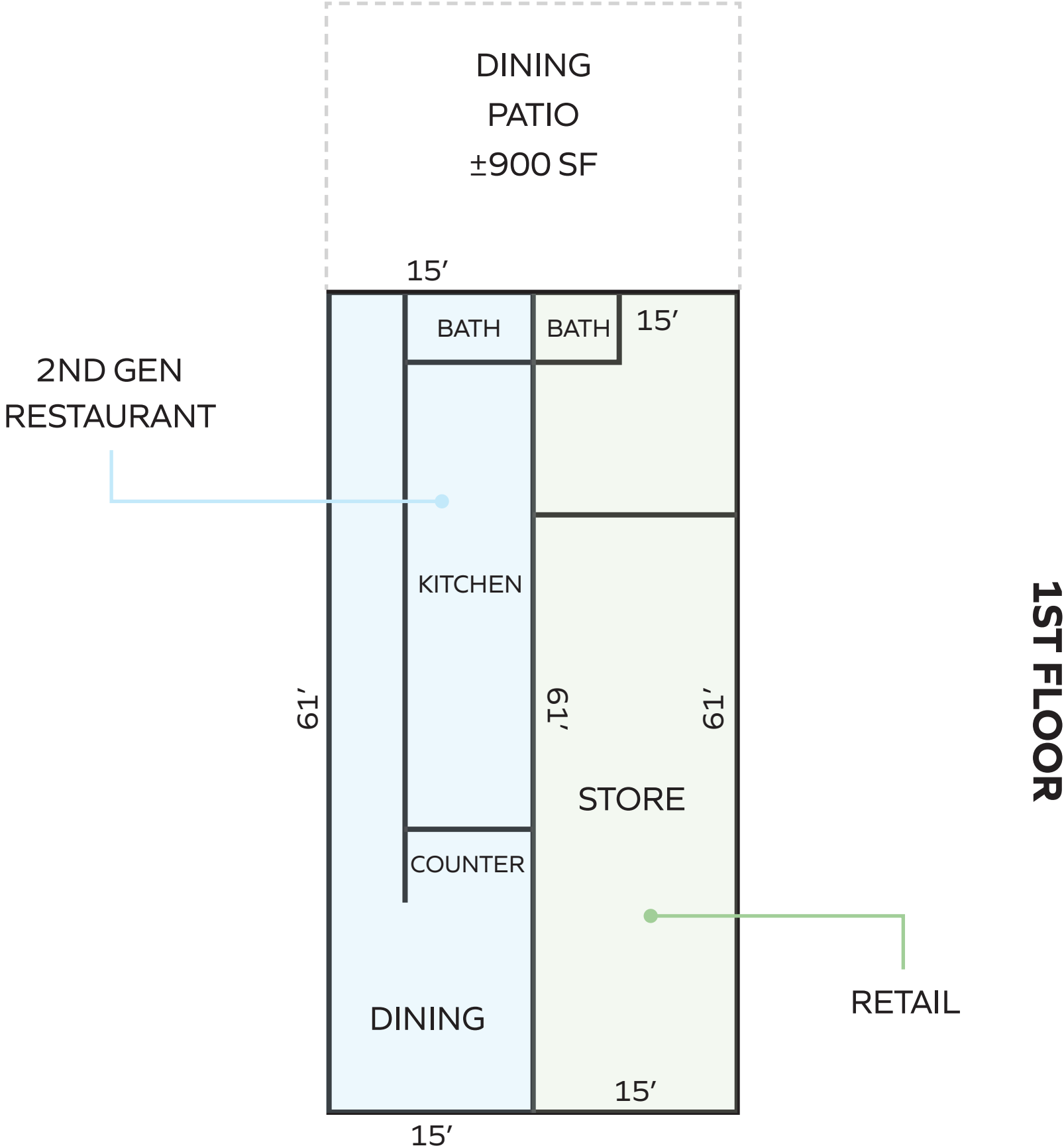
# Site Plan.

**165 AVENIDA DEL MAR**  
 // SAN CLEMENTE, CALIFORNIA

## 2nd Gen Restaurant & Retail Spaces

SPACE	SF
First Floor Restaurant	915
First Floor Retail	915
Concrete Patio	915

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**Property  
Photos.**



**Location  
Aerial.**



# The Neighborhood.

San Clemente is one of Southern California's most unique coastal towns. The charming city of over ±60,000 people is known for its exceptional beaches, surf culture, restaurants, and shopping.

NOTABLE  
TENANTS



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