

# 223 Avenida Del Mar



PREMIER RETAIL SPACE AVAILABLE.





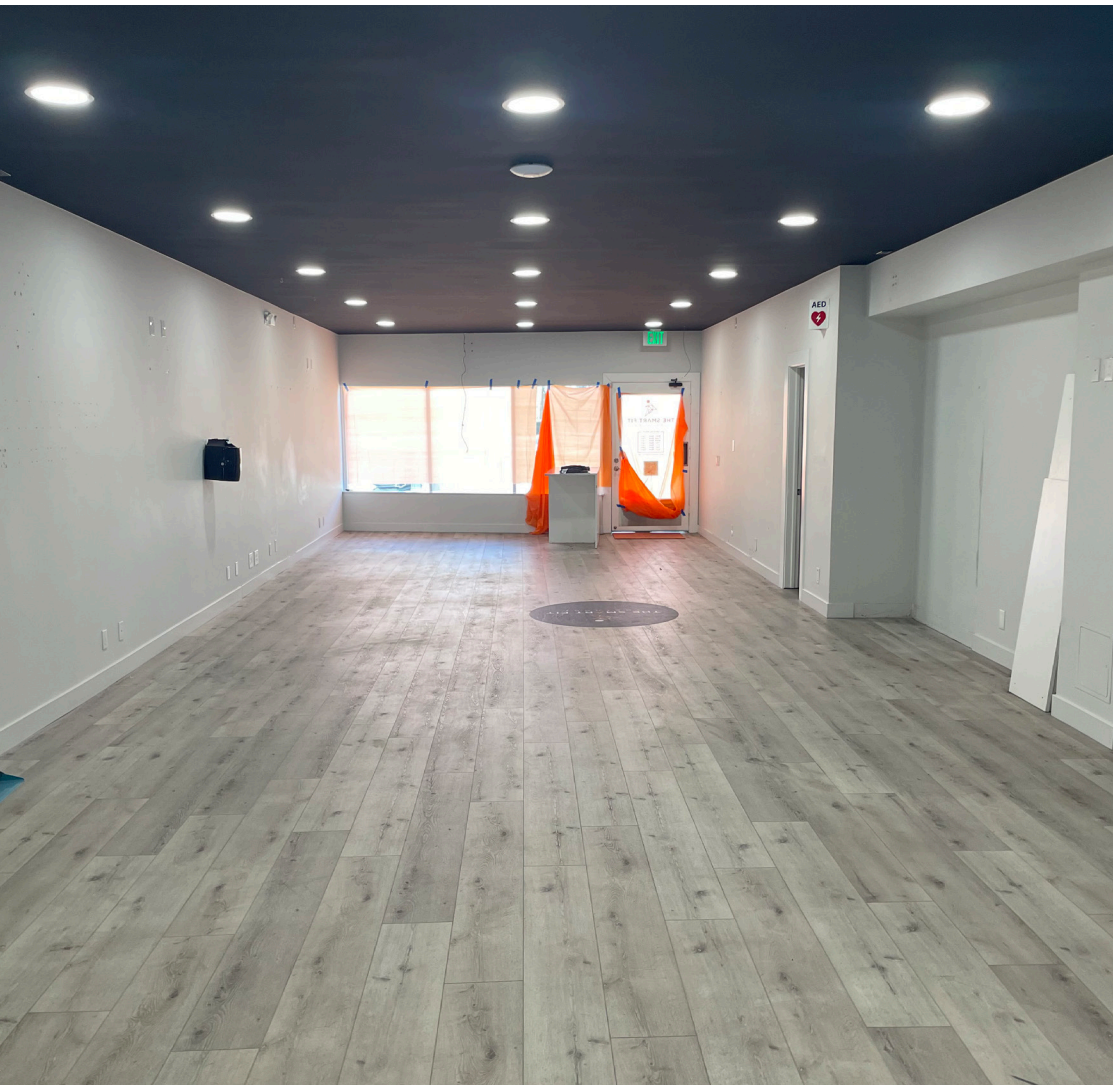
# Property Highlights.

- 1,375 SF
- Situated on Avenida Del Mar, the premier retail/restaurant corridor of San Clemente
- Adjacent to Bluestone Lane
- 2 reserved parking stalls in rear
- ADA compliant restroom
- 2nd Gen fitness space



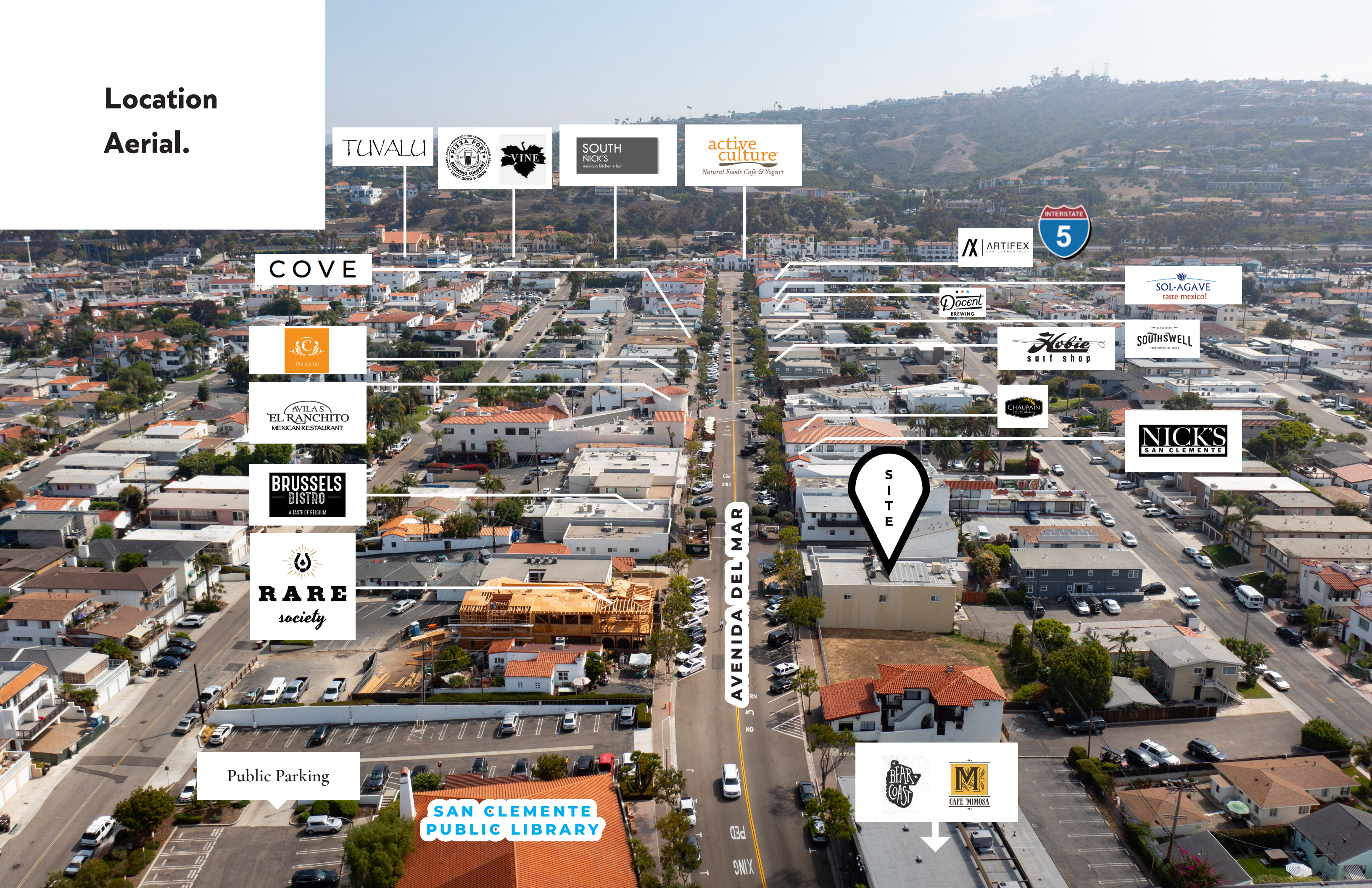


**Property  
Photos.**





# Location Aerial.



TUVALU

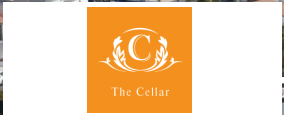


SOUTH  
NICK'S  
mexican kitchen + bar

active  
culture  
Natural Foods Cafe & Yogurt



COVE



AVILA'S  
EL RANCHITO  
MEXICAN RESTAURANT

BRUSSELS  
BISTRO  
A TASTE OF BELGIUM

RARE  
society

Hobie  
surf shop

SOL-AGAVE  
taste mexico!

SOUTHSWELL  
HAND CUPPED ICE CREAM

NICK'S  
SAN CLEMENTE



AVENIDA DEL MAR

Public Parking

SAN CLEMENTE  
PUBLIC LIBRARY





# 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.



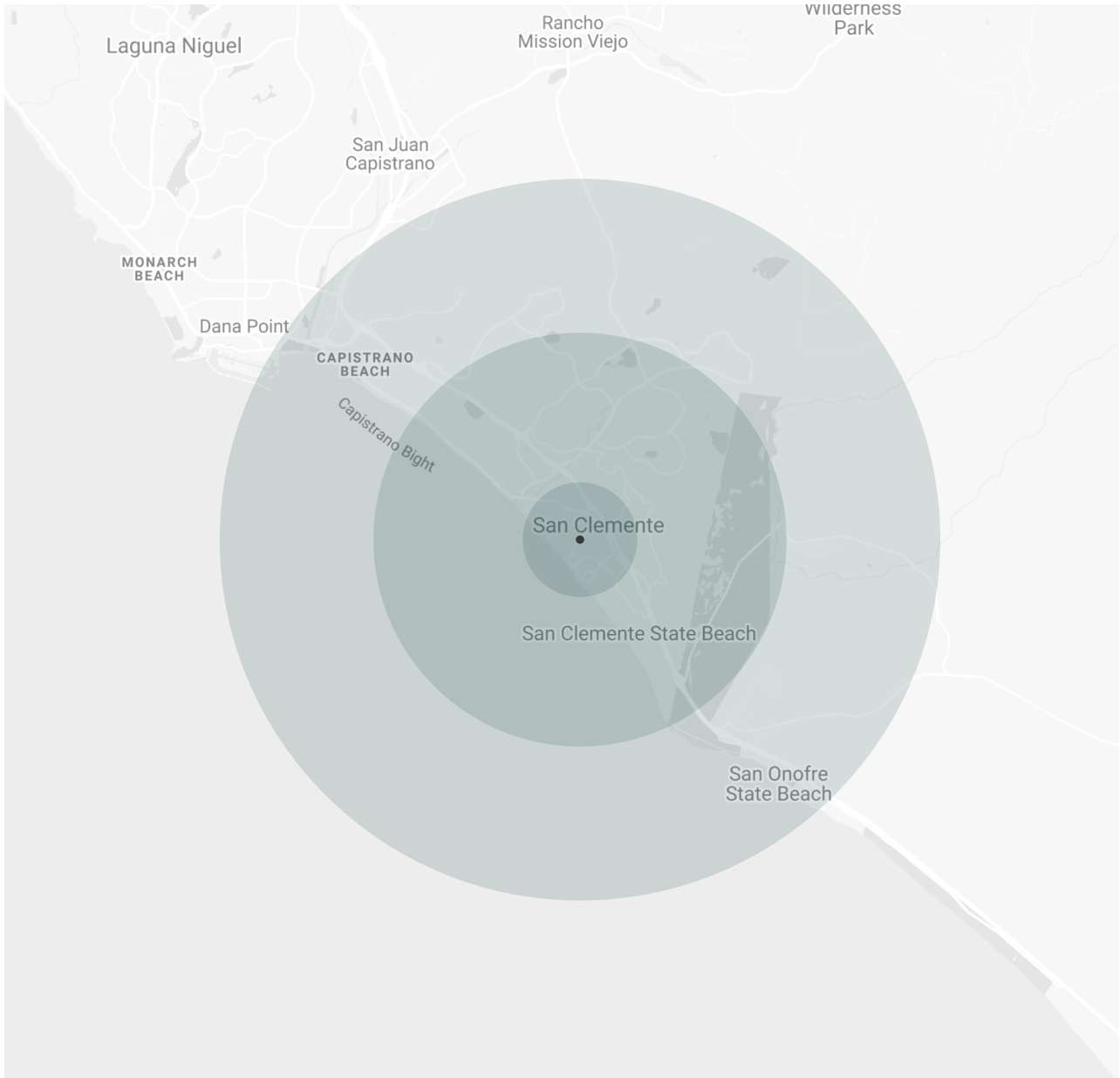
NOTABLE  
TENANTS





# The Demographics.

SAN CLEMENTE / CALIFORNIA



Population	1 Mile	3 Miles	5 Miles
Estimated Population	16,513	45,783	83,592
Forecasted Population (2029)	16,367	45,326	82,997

Daytime Demos			
Total Daytime Population	15,401	46,620	77,576

Median Household Income			
Estimated Median Household Income	\$108,565	\$179,085	\$189,030
Median Disposable Income	\$89,714	\$103,518	\$107,597

Avg Household Income			
Estimated Average Household Income	\$160,152	\$148,685	\$156,560
Average Disposable Income	\$107,701	\$118,052	\$123,288



# 223 Avenida Del Mar

SAN CLEMENTE / CALIFORNIA



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