

# 2727 Via Cascadita

11,600 SF ANCHOR OPPORTUNITY FOR LEASE | SAN CLEMENTE, CA



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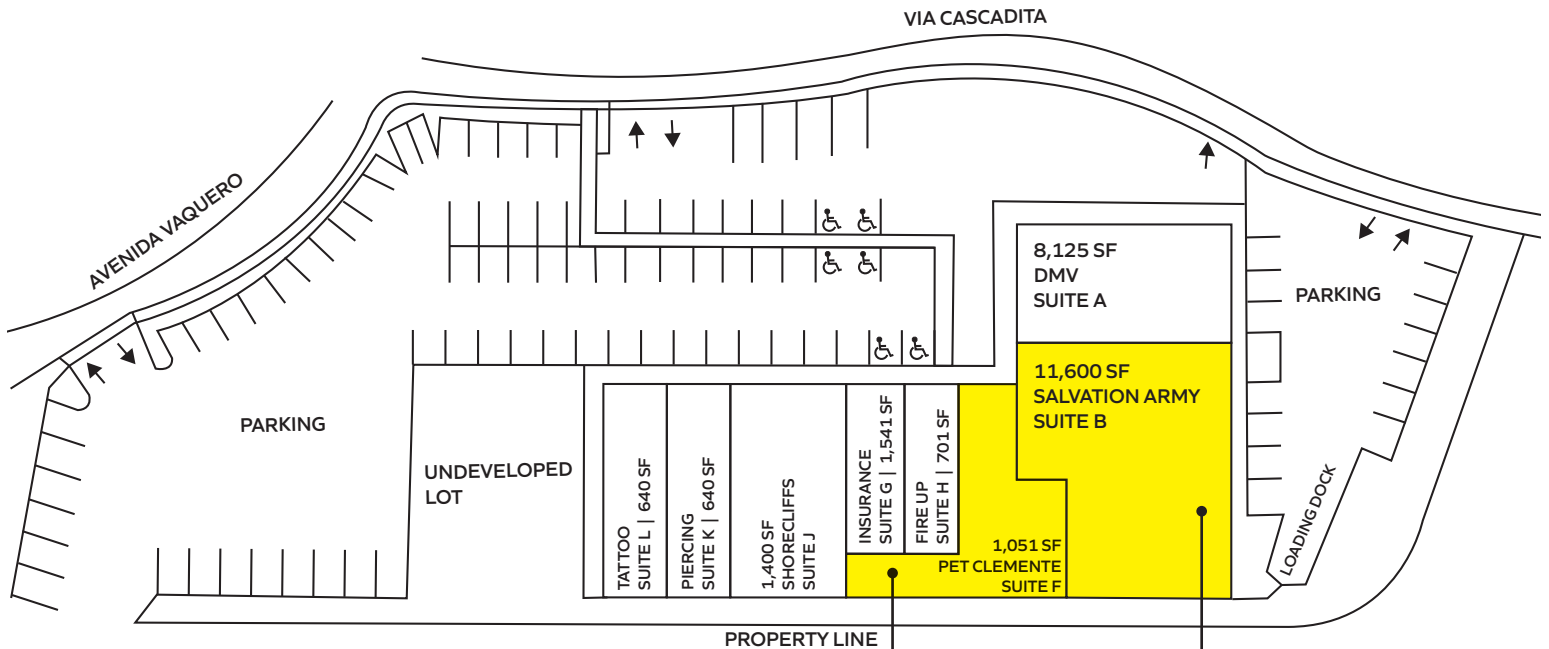


- 25,700 SF neighborhood retail center in San Clemente
- 11,600 SF anchor opportunity one block from Pacific Ocean
- 1,051 SF shop space available
- Rear loading, building signage, off-street parking
- Services the surrounding residential communities of north San Clemente
- Located less than a mile from Outlets at San Clemente (Nike Factory, Lululemon, Skechers, Vans Shoes, Yoga Six, H&M, and others)



# 2727 Via Cascadita

San Clemente, CA 92672



**AVAILABLE**

SUITE F

1,051 SF

**AVAILABLE**

SUITE B

11,600 SF

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.





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## ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

2727 Via Cascadita, San Clemente, California, 92672

 POPULATION

	1 mile	3 miles	5 miles
Total Population	7,521	57,751	129,244
Projected Population (2028)	7,482	57,877	129,683

 HOUSING

	1 mile	3 miles	5 miles
Total Households	2,914	22,711	48,440
Projected Total Households (2028)	2,918	22,931	49,027

 INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$122,124	\$120,729	\$120,181
Average Household Income	\$182,475	\$173,869	\$176,457
Per Capita Income	\$72,841	\$68,576	\$66,518
Median Disposable Income	\$102,106	\$100,562	\$100,359
Average Disposable Income	\$121,010	\$116,588	\$117,483

 DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	6,987	54,430	122,851
Daytime Population Workers	3,148	26,028	58,918
Daytime Population Residents	3,839	28,402	63,933

 RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	5,687 <b>75.61%</b>	42,016 <b>72.75%</b>	90,659 <b>70.15%</b>
Black or African American	46 <b>0.61%</b>	365 <b>0.63%</b>	1,169 <b>0.90%</b>
American Indian & Alaska Native Population	53 <b>0.70%</b>	441 <b>0.76%</b>	1,154 <b>0.89%</b>
Asian Population	396 <b>5.27%</b>	2,501 <b>4.33%</b>	5,610 <b>4.34%</b>
Pacific Islander Population	14 <b>0.19%</b>	95 <b>0.16%</b>	200 <b>0.15%</b>
Other Race Population	381 <b>5.07%</b>	4,209 <b>7.29%</b>	12,258 <b>9.48%</b>
Population of Two or More Races	944 <b>12.55%</b>	8,125 <b>14.07%</b>	18,195 <b>14.08%</b>
Hispanic Population	1,244 <b>16.54%</b>	12,163 <b>21.06%</b>	31,333 <b>24.24%</b>
Non-Hispanic Population	6,277 <b>83.46%</b>	45,588 <b>78.94%</b>	97,911 <b>75.76%</b>

 EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,896 <b>31.81%</b>	12,852 <b>30.54%</b>	28,908 <b>31.46%</b>
Graduate/Professional Degree	1,343 <b>22.53%</b>	8,498 <b>20.20%</b>	19,003 <b>20.68%</b>

 AGE

	1 mile	3 miles	5 miles
Median Age	55.0	44.2	42.3





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