

# For Lease · 3929 S El Camino Real

GROUND LEASE OPPORTUNITY | SAN CLEMENTE, CA



## FEATURES

- ± 19,60 SF lot available for ground lease
- Shares parking with Carl's Jr
- Potential high-profile drive-thru restaurant opportunity
- Adjacent to the primary parking field for the iconic Trestles Beach
- First exit northbound on I-5 Fwy after Camp Pendleton
- Potential ±20 car stacking plan depending on building size

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**CHAIN LINKS**  
RETAIL ADVISORS

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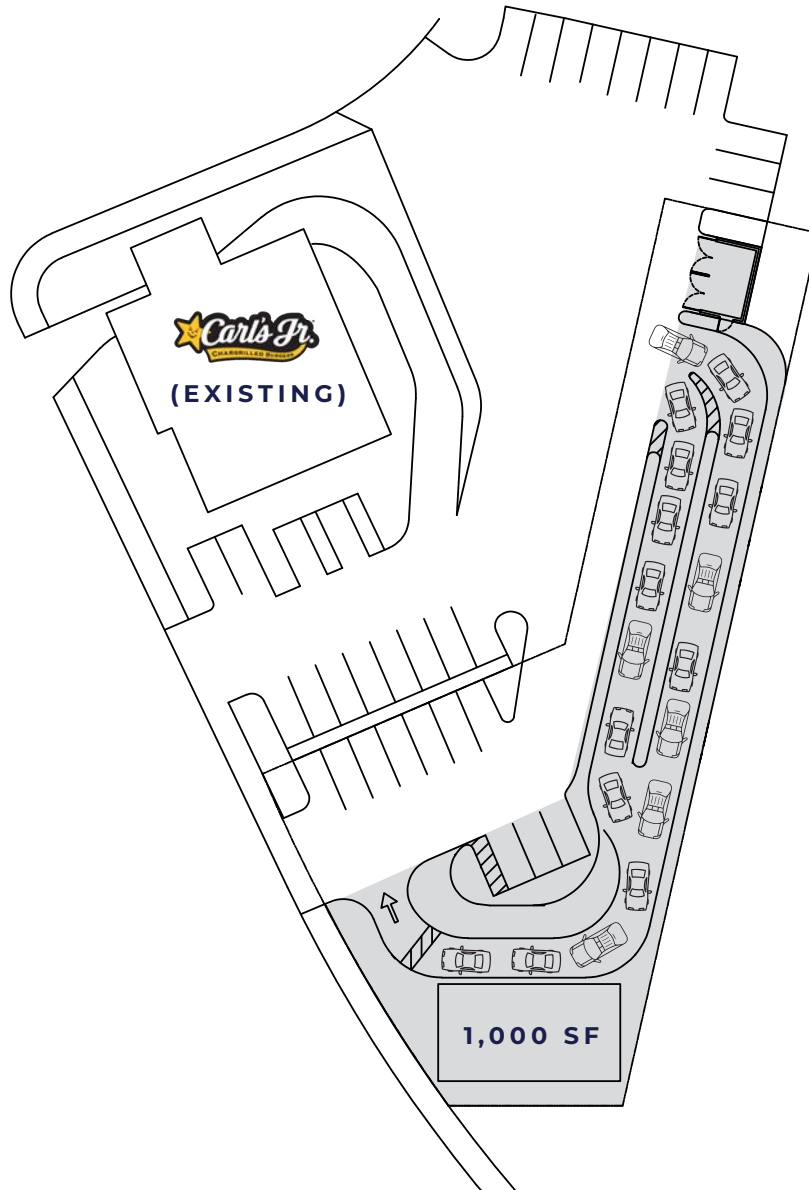
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## CONCEPT\* DRIVE THRU PLAN



**CONCEPT  
SITE AREA  
BUILDING SF**

DRIVE THRU RESTAURANT  
UP TO 19,600 SF  
± 1,000 SF

**\*Tenant to independently verify stacking plan in the city of San Clemente**

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.



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Outlets at San Clemente  
574,382 SF

**SITE**

# Expanded Demographic Profile

ESTIMATED 2020 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

3929 S EL CAMINO REAL | SAN CLEMENTE, CA



## POPULATION

1 MILE

3 MILES

5 MILES

Estimated Population	4,546	31,124	57,274
Forecasted Population (2025)	4,606	31,341	57,814



## HOUSEHOLDS

Households	1,733	11,917	19,771
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## AVG HHD INCOME

Estimated Avg Household Income	\$131,226	\$132,051	\$148,694
Forecasted Income (2025)	\$150,609	\$150,995	\$168,958



## MEDIAN HH INCOME

Estimated Median Household Income	\$79,365	\$87,078	\$105,181
Forecasted Median Income (2025)	\$90,388	\$102,732	\$119,093

## \$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$49,038	\$50,192	\$52,309
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## \$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$64,720	\$70,115	\$83,269
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## DAYTIME DEMOS

Total Number of Businesses	100	1,653	3,295
Total Number of Employees	1,805	14,130	30,070



## RACE & ETHNICITY

1 MILE

3 MILES

5 MILES

White	3,616 79.56%	24,977 80.25%	46,426 81.06%
Black or African American	87 1.91%	584 1.88%	1,126 1.97%
American Indian & Alaskan Native	36 0.79%	281 0.90%	430 0.75%
Asian	141 3.10%	1,166 3.75%	2,675 4.67%
Hawaiian & Pacific Islander	14 0.31%	89 0.29%	159 0.28%
Other Race	431 9.48%	2,583 8.30%	3,646 6.37%
Two or More Races	220 4.84%	1,444 4.64%	2,812 4.91%



## AGE DISTRIBUTION

Median Age	37 yrs	35.6 yrs	35.6 yrs
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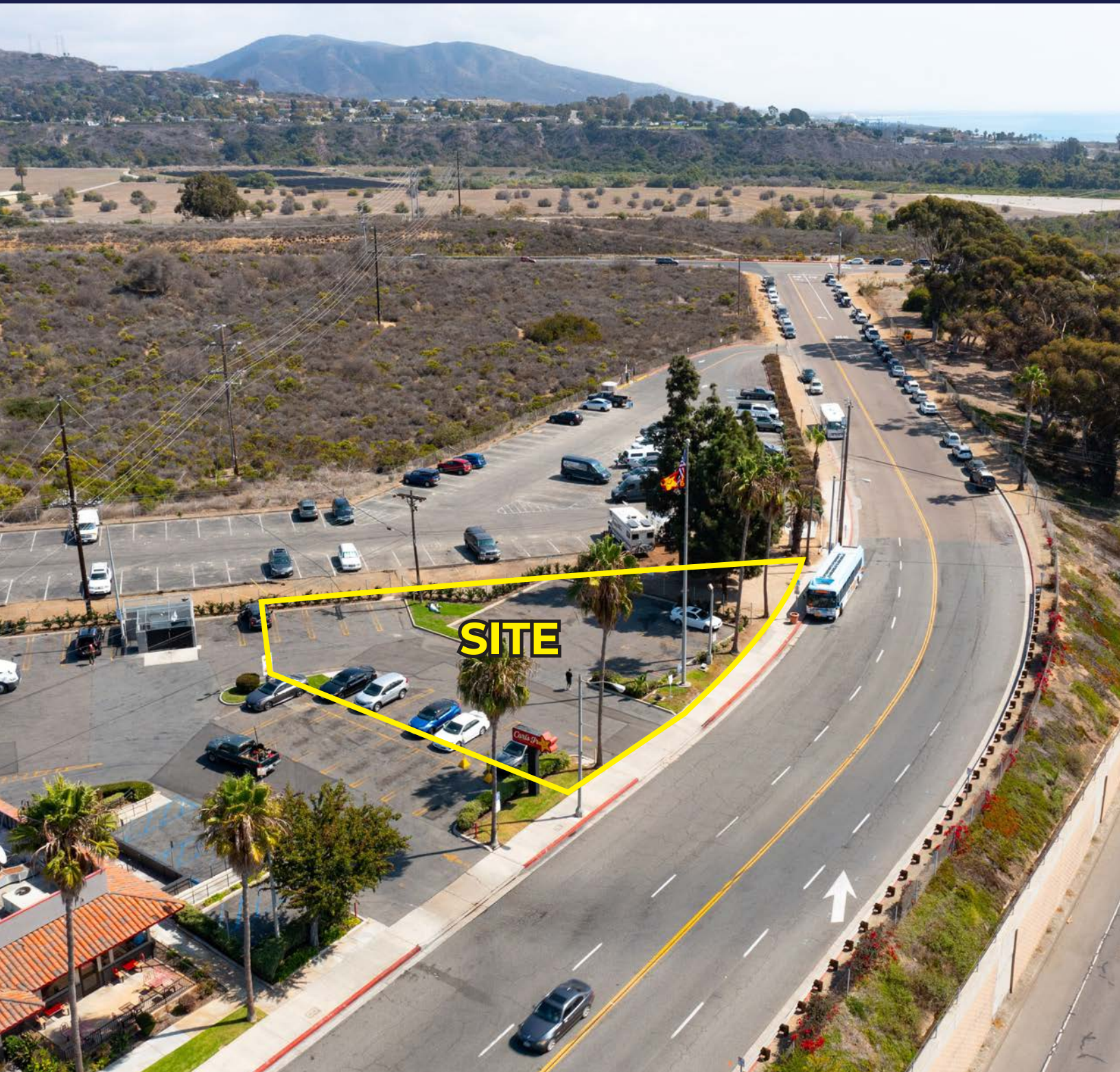
## HOUSING

Total Housing Units	1,948	13,474	24,289
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