

OLD TOWN SAN CLEMENTE

RESTAURANT SPACE FOR LEASE

111 W Avenida Palizada
Suite 302

±2,000 SF
Second-Generation
Restaurant

Historic Property



BRIANNA WOOLSLAYER

OWNER'S REPRESENTATIVE

949-273-9149

FORMER FIRE & POLICE STATION

Overview

LOCATION	111 W Avenida Palizada, San Clemente, CA
CROSS STREETS	Avenida Palizada & El Camino Real
SIZE	±2,000 SF
BUILDOUT	Second-Generation Restaurant
KITCHEN	Hood, Grease Interceptor & Walk-In
ALCOHOL	ABC License Potential
PARKING	On-Site

Location

Situated in the heart of Old Town San Clemente, the property benefits from established restaurant co-tenancy, a strong coastal residential base, and consistent year-round visitor activity. The city's Spanish Colonial character and the historic building's origins as a former fire and police station create a distinctive setting rarely found in the market.

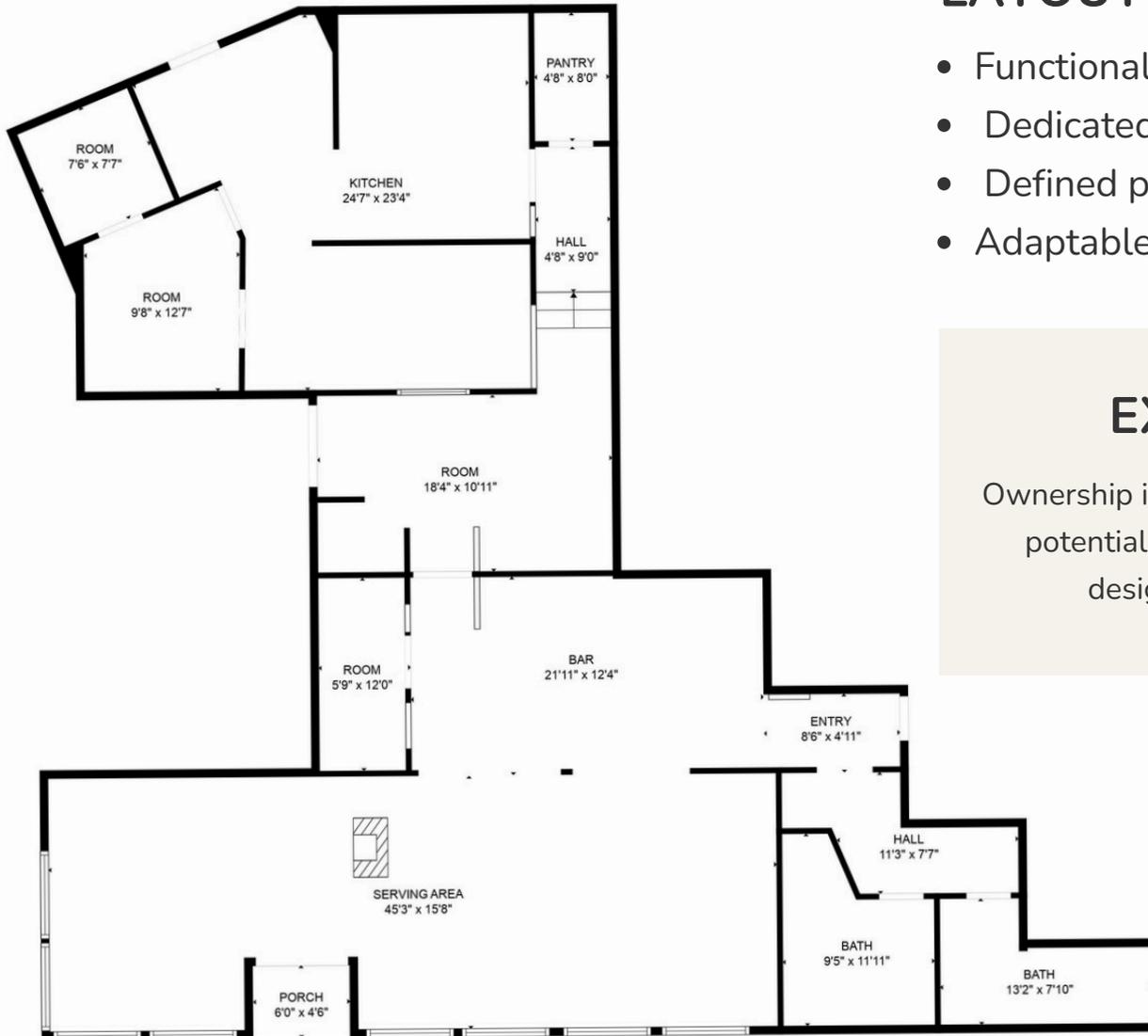
LEASING CONTACT

Brianna Woolslayer - Owner's Representative
briannabrenn@gmail.com | 949.273.9149



FLOOR PLAN

±2,000 SF | Second-Generation Restaurant



LAYOUT HIGHLIGHTS

- Functional separation of kitchen and dining
- Dedicated bar/service footprint
- Defined prep and storage areas
- Adaptable configuration for multiple concepts

EXTERIOR POTENTIAL

Ownership is pursuing exterior enhancements including a potential patio and operable glass façade elements designed to enhance indoor-outdoor flow.

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THE AREA

OLD TOWN SAN CLEMENTE | CENTRAL COASTAL LOCATION

THE NUMBERS

ESTIMATED POPULATION (San Clemente)

±63,500

MEDIAN HOUSEHOLD INCOME

±\$135,000

HOME OWNERSHIP RATE ~65%

AVERAGE HOUSEHOLD SIZE

~2.6 persons per household

TRAFFIC EXPOSURE

I-5 Freeway: ±170,000+ vehicles per day

El Camino Real: ±20,000+ vehicles per day

STRATEGIC LOCATION

- I-5 corridor connecting Los Angeles and San Diego
- Proximity to Camp Pendleton
- Strong coastal spending power

