

8,766 SF FOR LEASE AT VIA PICO PLAZA

85 VIA PICO PLAZA | SAN CLEMENTE, CALIFORNIA



PROPERTY HIGHLIGHTS

- Adjacent to I-5 freeway with great visibility
- Ample parking
- National Tenant Coming soon as Co-Tenant along with Facade upgrades
- Affluent customer base
- Close proximity to San Clemente High School (3,150 students)
- Close proximity to Marblehead Coastal (248 acre retail/residential development) and the Outlets at San Clemente
- Attractive existing Facade with Tower Signage not be missed from I-5

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Population	36,913	102,806	262,044
Median Age	43.6	41.1	42.2
No. of Households	14,634	37,565	95,725
Average Household Income	\$139,511	\$142,955	\$152,279

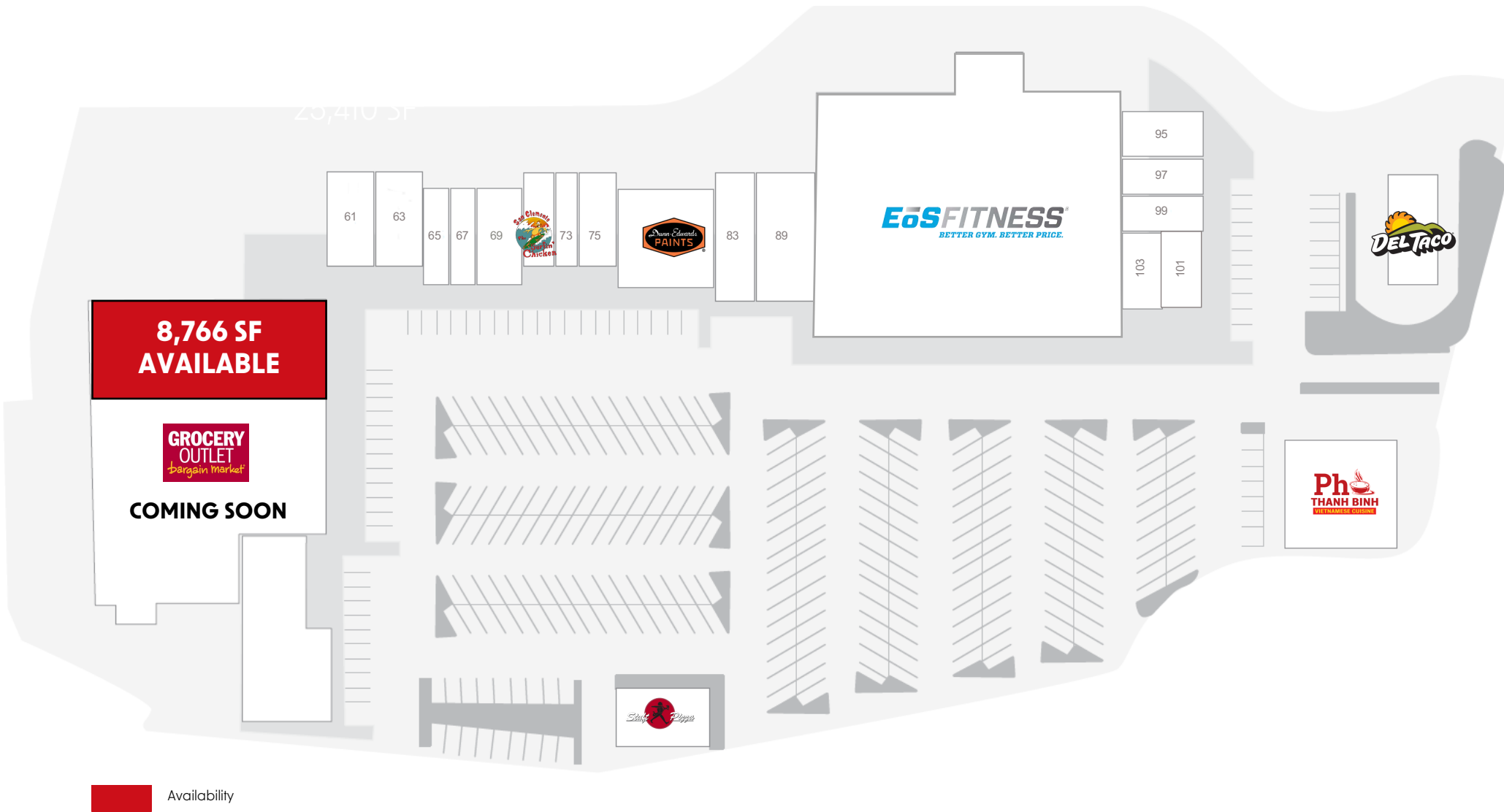
SURROUNDING RETAILERS:



SITE PLAN

+/- 8,766 SF FOR LEASE AT VIA PICO PLAZA

85 VIA PICO PLAZA | SAN CLEMENTE, CALIFORNIA



 Availability

PROPOSED DEMISING PLAN



PROPOSED DEMISING PLAN

99 VIA PICO PLAZA - 99 CENT
SAN CLEMENTE, CA

DEMISING PLAN MAY 26, 2023

A201

SURROUNDING RETAILERS

