



110 NORTH EL CAMINO REAL

SAN CLEMENTE, CALIFORNIA

6,998 SF

TURNKEY RESTAURANT
SPACE AVAILABLE FOR LEASE
CUP FOR FULL LIQUOR

[VIEW ON MAP](#)

EL CAMINO REAL

BUSTLING DOWNTOWN SAN CLEMENTE AWAITS YOUR RESTAURANT'S ARRIVAL



EL CAMINO REAL

INCLUDED
PARKING

SUBJECT

PROPERTY HIGHLIGHTS

- Signalized Hard Corner Location - Excellent Visibility to $\pm 22,000$ VPD on N El Camino Real and Avenida Del Mar, both primary thoroughfares
- Highly Accessible from Interstate 5 - 187,500 VPD
- Abundant Parking: 45 Surface Spaces & 2 Curb Cuts
- Historic Building with Attractive Curb Appeal

BUILDING PROFILE

ADDRESS	110 N EL CAMINO REAL SAN CLEMENTE, CA 92672
APN	5545-011-025
ZONING	C2
GLA	11,047
LOT SIZE	0.21 AC
YEAR BUILT	1954
PARKING SPACES	45 SURFACE SPACES
PARKING RATIO	5.68 : 1,000 SF



SPACE SUMMARY

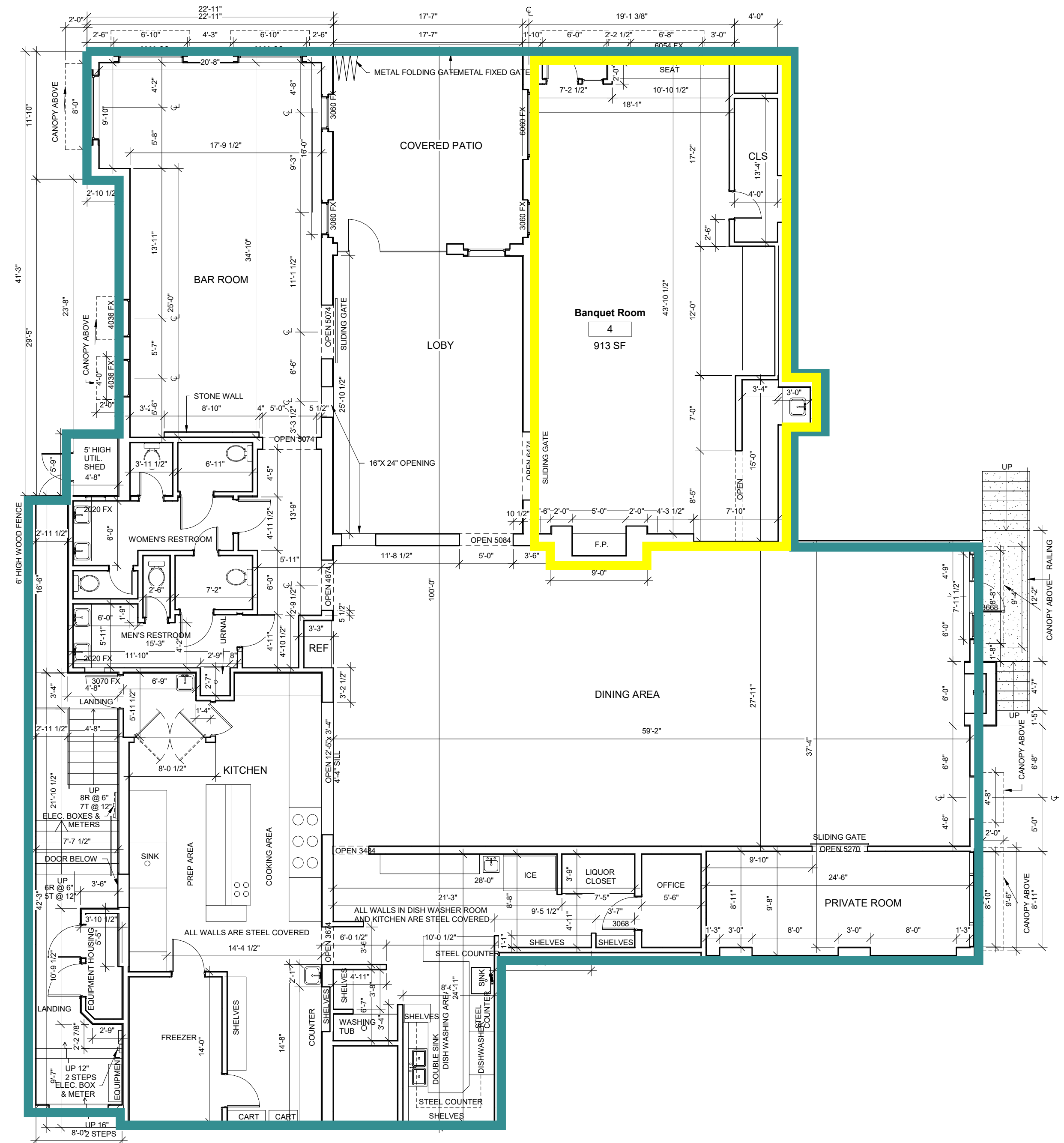
6,998 SF Restaurant Space with Full Liquor CUP

Prime, fully built-out restaurant space offering immediate operational capability and the rare advantage of a CUP in place for full liquor service. The property's flexible layout allows demising down to 1,000 SF, catering to everything from fast-casual tenants to signature dining operators. A true turnkey opportunity in a highly active retail corridor.

■ 6,998 SF ■ 1,000 SF



Representative Photo



PACIFIC OCEAN

MIRAMAR
FOOD HALL
SAN CLEMENTE, CA

WELLS
FARGO

RITE
AID

CVS

JACKS
SURFBOARDS

AVILA S
EL RANCHITO
MEXICAN RESTAURANT

The Cellar

CAFE CALYDSO
COFFEES • SMOOTHIES • BREAKFAST • LUNCH

SUBJECT

AVENIDA DEL MAR

NICK'S
SAN CLEMENTE

ARTIFEX

HISTORIC CITY
HALL

SOUTHSWELL
HAND DIPPED ICE CREAM

Starbucks

EL CAMINO REAL



INTERSTATE
5

187,500 VPD



SAN CLEMENTE PIER

PACIFIC OCEAN

SAN CLEMENTE BEACH TRAIL



NICK'S
SAN CLEMENTE

AVILA'S
EL RANCHITO
MEXICAN RESTAURANT

BANK OF AMERICA



SOUTHSWELL
HAND DIPPED ICE CREAM



ARTIFEX



187,500 VPD



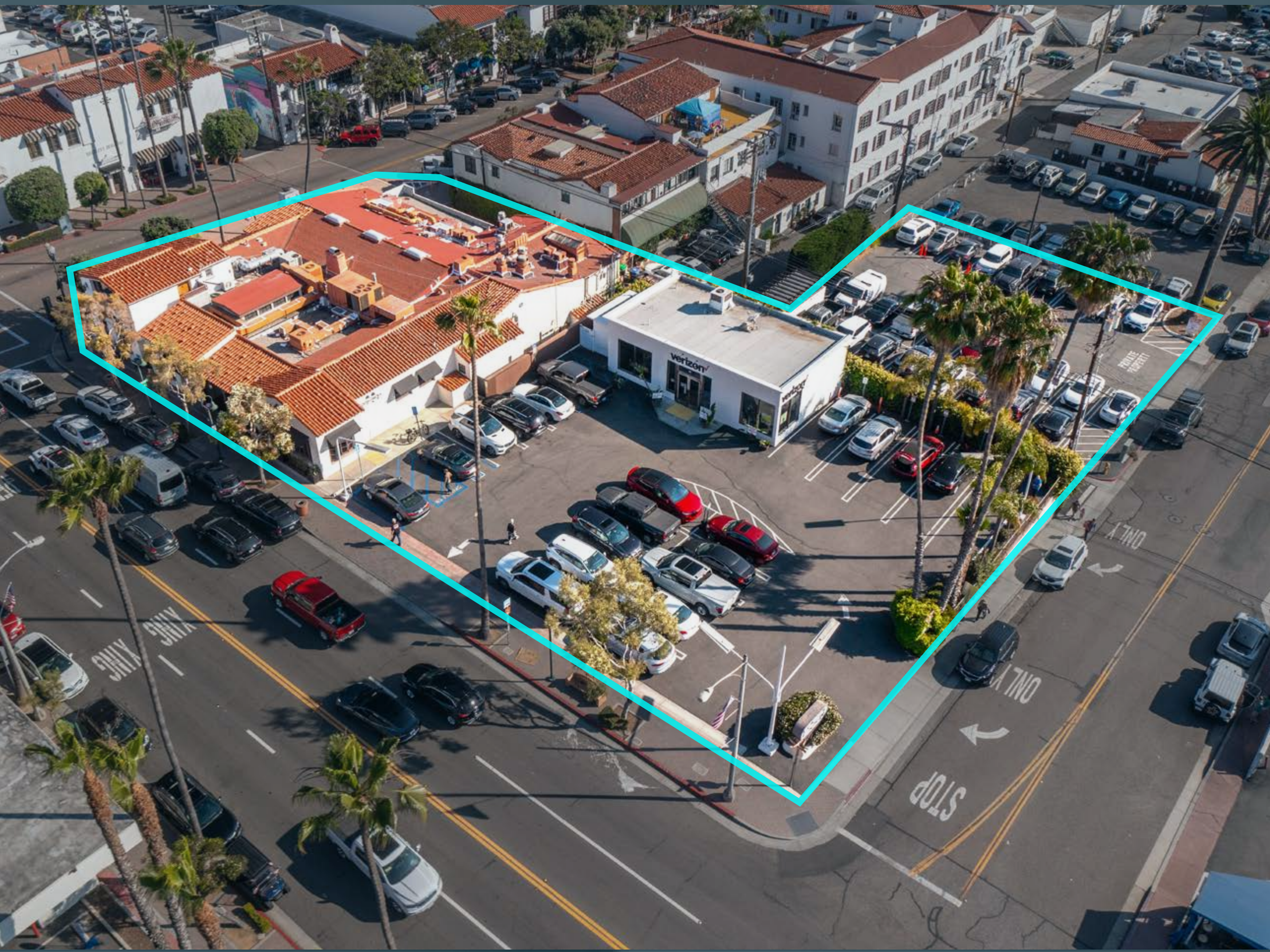
SUBJECT

HISTORIC CITY
HALL

AVENIDA DEL MAR

EL CAMINO REAL

110 NORTH EL CAMINO REAL



SAN CLEMENTE

MARKET OVERVIEW

The city of San Clemente, also known as “The Spanish Village by the Sea,” is an affluent beachfront community located in southern Orange County that marks the halfway point between Los Angeles and San Diego. San Clemente is known for its fifteen (15) square miles of Pacific Ocean coastline and scenic foothills providing for a small town charm with the convenience of an urban sprawl surrounding in nearby cities. San Clemente is the eleventh (11th) most populous city in the Orange County MSA with a population of approximately 64,431. San Clemente is one of the wealthiest cities in Orange County with an average household income of approximately \$147,711.

San Clemente is located immediately off Interstate 5 (187,500 VPD), the primary north-south thoroughfare connecting Orange County directly to Los Angeles and San Diego. San Clemente is located thirty (30) miles from John Wayne International Airport and sixty (60) miles from San Diego International Airport. San Clemente is a popular tourist destination with an average of 1,500,000 annual visitors. San Clemente has various notable attractions, including numerous scenic hiking trails and, arguably, the best surfing on the entire West Coast.

Downtown San Clemente is known for its walkable historic commercial district with family-friendly restaurants, boutiques and shops. The Property is located in an ideal area for business and retail, as the intersection of El Camino Real and Avenida Del Mar boasts an impressive day time population exceeding 100,000 and walk score of 87. The Property benefits from its close proximity to high residential density and numerous on and off ramps of Interstate 5.

2024 AVG. HOUSEHOLD INCOME			2024 EST. POPULATION		
1-MILE	3-MILE	5-MILE	1-MILE	3-MILE	5-MILE
\$133,820	\$149,426	\$152,247	18,367	51,829	86,739
2024 HOUSEHOLDS			2024 MEDIAN AGE		
1-MILE	3-MILE	5-MILE	1-MILE	3-MILE	5-MILE
7,707	20,559	31,916	42	44.8	41.7



110

N EL CAMINO REAL

Andrew Cohen

Executive Vice President - Leasing

424.363.7800

acohen@pegasusam.com

LIC # 01996397 (CA)

Daniel Woznica

Associate - Leasing

424.363.7800

dwoznica@pegasusam.com

LIC # 02211034 (CA)

Emmet Pierson

Senior Associate- Leasing

424.363.7800

epierson@pegasusam.com

LIC # 02048600 (CA)

Josh Dembo

Associate- Leasing

424.363.7800

jdembo@pegasusam.com

LIC # 02242456 (CA)



1901 Avenue of the Stars, Suite 630
Los Angeles, CA 90067

424.363.7800
pegasusam.com
LIC # 02119442 (CA)

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