

# FOR LEASE

±20,808 SF of Retail Center  
2727 Via Cascadita, San Clemente, CA 92672



AVAILABLE UNIT

VIA CASCADITA

Lee & Associates® - Los Angeles, Inc.  
1201 N. Main Street  
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## Disclaimer

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.



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## Property Highlights



±20,808 SF Neighborhood Retail Center In San Clemente



±11,000 to ±20,000 SF Anchor Opportunity One Block From Pacific Ocean With Rear Loading



Rare Opportunity To Service The Surrounding Residential Communities Of North San Clemente

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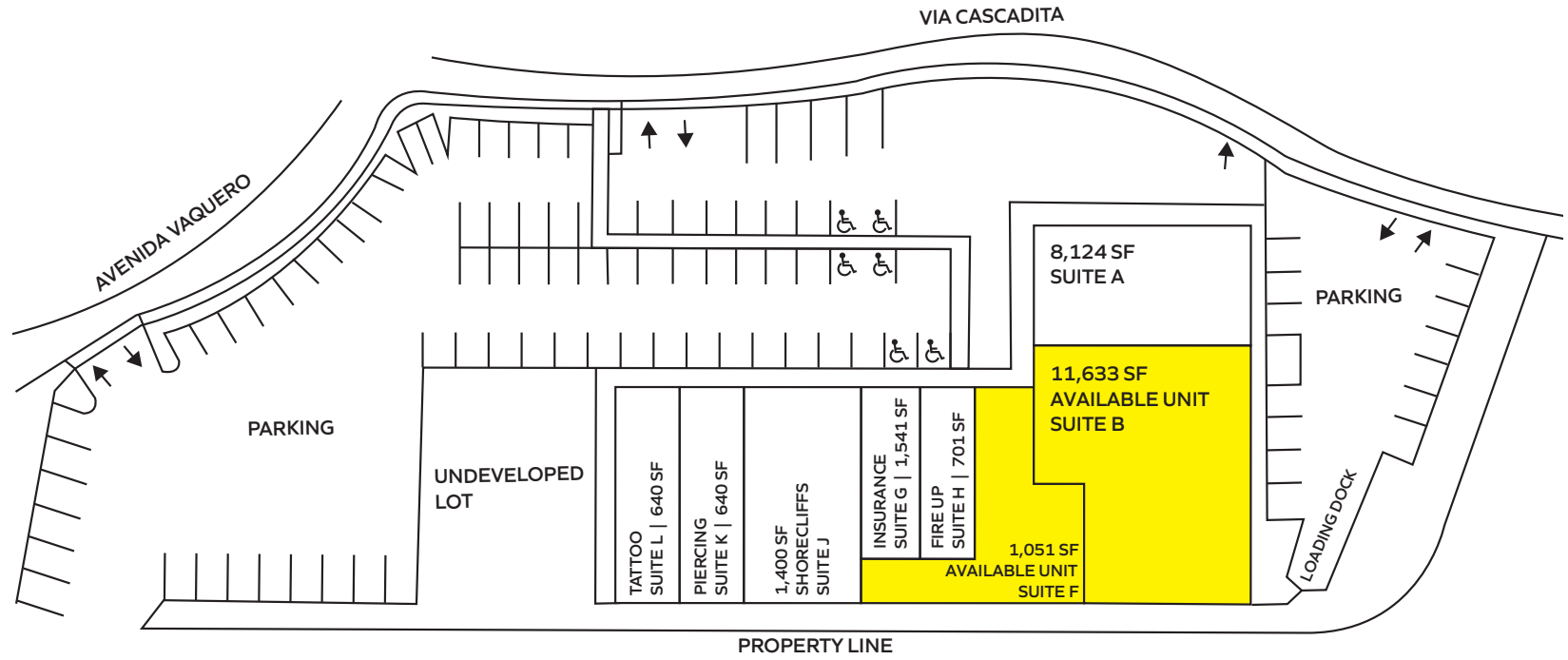


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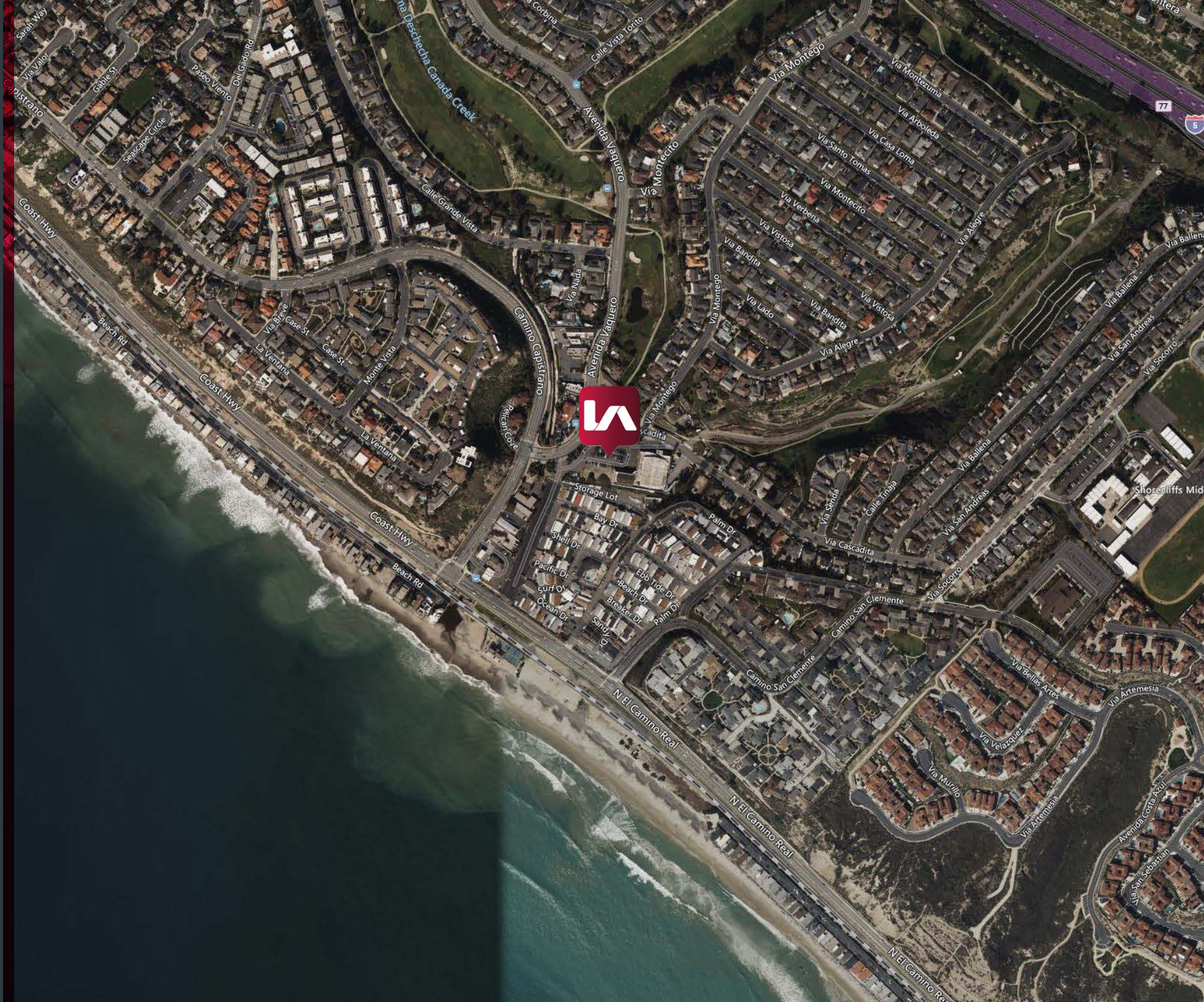
# SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



AMENITIES MAP

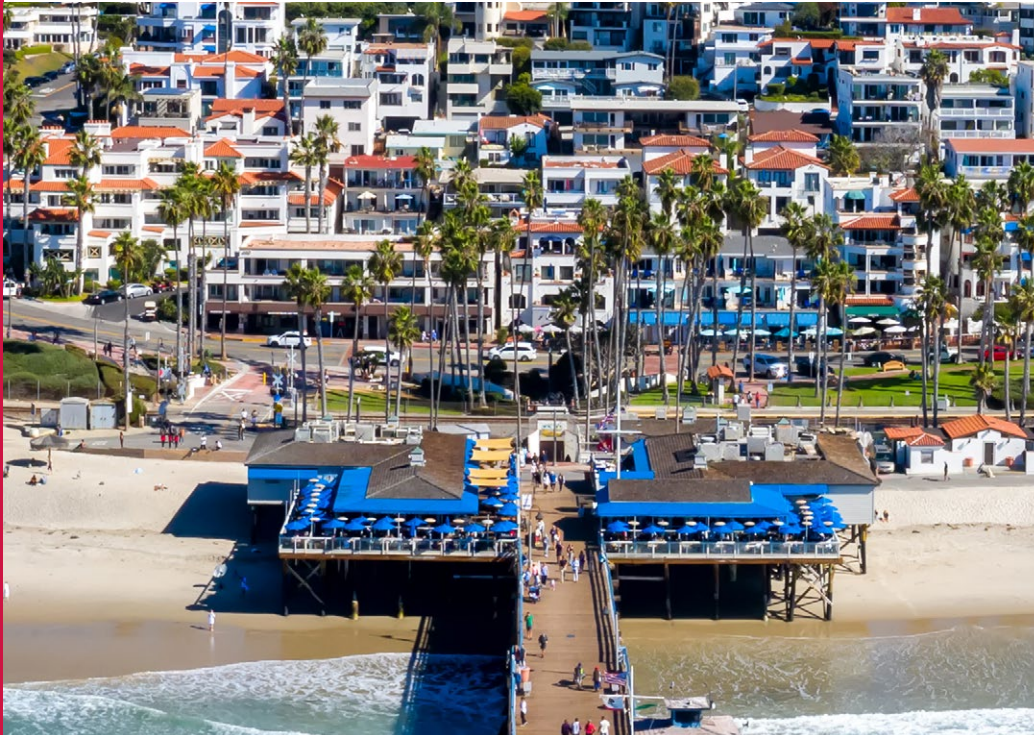


## LOCATION OVERVIEW

San Clemente is a picturesque city located in southern Orange County, California. Known for its beautiful beaches, charming Spanish colonial architecture, and laid-back vibe, it's a popular spot for both residents and visitors. The city boasts a mild, Mediterranean climate, making it ideal for outdoor activities like surfing, hiking, and beachcombing.

San Clemente is situated along the Pacific coastline, offering stunning ocean views and a relaxed, coastal lifestyle. The city's main attractions include the San Clemente Pier, a popular spot for fishing and scenic walks, and the vibrant downtown area with its unique shops and restaurants.

Additionally, San Clemente is home to a number of parks, golf courses, and cultural sites, contributing to its appeal as a desirable place to live and visit. It has a strong sense of community and often hosts local events and festivals that draw in both locals and tourists.





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