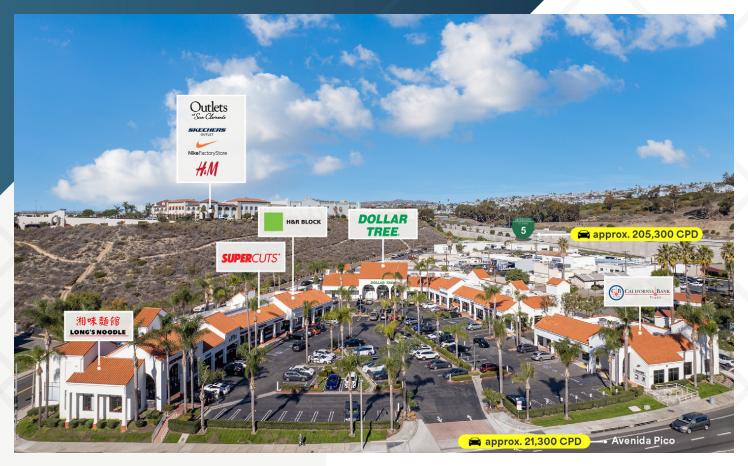
Pico Pavilion

415 E Avenida Pico | San Clemente, CA 92672





Light Food Use & Retail Opportunity

670 SF - 1,045 SF Light Food Use

901 SF - 2,581SF

DO NOT DISTURB EVISTING TENANTS

CONTACT

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610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

DESCRIPTION

- Adjacent to I-5 freeway with great visibility
- 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
- Strong retail and restaurant performance trends with historically low vacancy

2024 DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Population | 13,165 | 45,967 | 48,172 |
| Avg Household Income | \$166,369 | \$194,841 | \$170,208 |
| Daytime Population | 6,934 | 17,502 | 19,498 |
| Source: Esri | | | |

TRAFFIC COUNTS

Source: Costar

Avenida Pico approx. 21,300 cpd I-5 Fwy approx. 205,300 cpd

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Available

- B 1,045 SF Light Food Use (available in 30 days)
- N1 901 SF Available

N2 670 SF Light Food Use

2,581SF Available





| No. | Tenant | SF |
|-----|---|--------|
| Α | Long Noodles | 1,360 |
| В | Light Food Use Available DO NOT DISTURB | 1,045 |
| С | Malulu Sushi | 971 |
| D | Jewelry store | 1,715 |
| Е | Pico Vet Clinic | 1,261 |
| F | Super Cuts | 965 |
| G | Beauty Nails | 965 |
| Н | H&R Block | 962 |
| I | BU Threading | 709 |
| J | Dry Cleaner | 710 |
| K | St Gobain | 1,225 |
| L | Dollar Tree | 10,525 |
| М | Physical Therapy | 2,743 |
| Ν | Rico's Mexican take out | 880 |
| N1 | Available | 901 |
| N2 | Light Food Use Available | 670 |
| 0 | Available | 2,581 |
| Р | California Bank & Trust | 4,622 |
| | | |

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