

FOR LEASE

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 - 2,581 SF

Retail

DO NOT DISTURB EXISTING TENANTS

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

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

CONTACT

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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

O 2,581 SF Available



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

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Site

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