

# SAN CLEMENTE



**204 AVENIDA DEL MAR**  
SAN CLEMENTE, CA



**COASTAL COMMERCIAL**



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# PLAZA DEL MAR

## SECTIONS

1. PROPERTY DETAILS

2. AERIAL MAPS

3. FEATURES

4. PROPERTY PHOTOS

5. DEMOGRAPHICS

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## 1. PROPERTY DETAILS

### Plaza Del Mar | 204 Avenida Del Mar San Clemente, CA 92672

Total Space Available:	Approximately 4,838 SF 1st Floor - 3,568 SF Mezzanine - 1,270 SF
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Base Rent:	Negotiable
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Available:	Immediate
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Term:	Negotiable
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Year Built:	1955/2000
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**Nic's**  
vacuums

DOWNTOWN  
BOUTIQUE

MONGKUT THAI

SAN CLEMENTE  
SWINE COMPANY



COASTAL COWBOY  
CA. EATS

Oliver's

204 Avenida Del Mar

**JACKS**  
SURF BOARDS

the picnic  
BY THE POND COLLECTIVE



TYGER LOTUS

Paradise  
JEWELERS

THE SIDE STREET  
ART STUDIO  
San Clemente

Plaza Del Mar:



Thistles  
LIVING THE DREAM

AVILA'S  
EL RANCHITO  
MEXICAN RESTAURANT

**NICK'S**  
RESTAURANTS

REED TEAM

A Trusted Name in Real Estate



UNITED STATES  
POSTAL SERVICE

**KULI**  
COFFEE

AVENIDA DEL MAR

NOLA VISTA





204 Avenida Del Mar

This is an aerial photograph of a coastal town, likely in San Diego, California. The image shows a dense residential area with many houses and buildings. In the foreground, a large, white, two-story building with a red-tiled roof and a circular tower is highlighted with a white outline. This building is located at the corner of Avenida Del Mar and another street. A yellow callout box with the address "204 Avenida Del Mar" points to this building. The background shows the ocean and a clear blue sky.



## 2. AERIAL MAPS





### 3. FEATURES



**AVAILABLE NOW**



**ALLOWABLE USES: RESTAURANT,  
RETAIL AND OFFICE**



**PRIME LOCATION IN DOWNTOWN SAN  
CLEMENTE POPULAR 'T-ZONE'**



**PRIDE OF OWNERSHIP ASSET**



**DENSE RETAIL CORRIDOR**



**EXCELLENT TRAFFIC COUNTS  
& GREAT VISIBILITY**



**REVITALIZED RETAIL AREA**

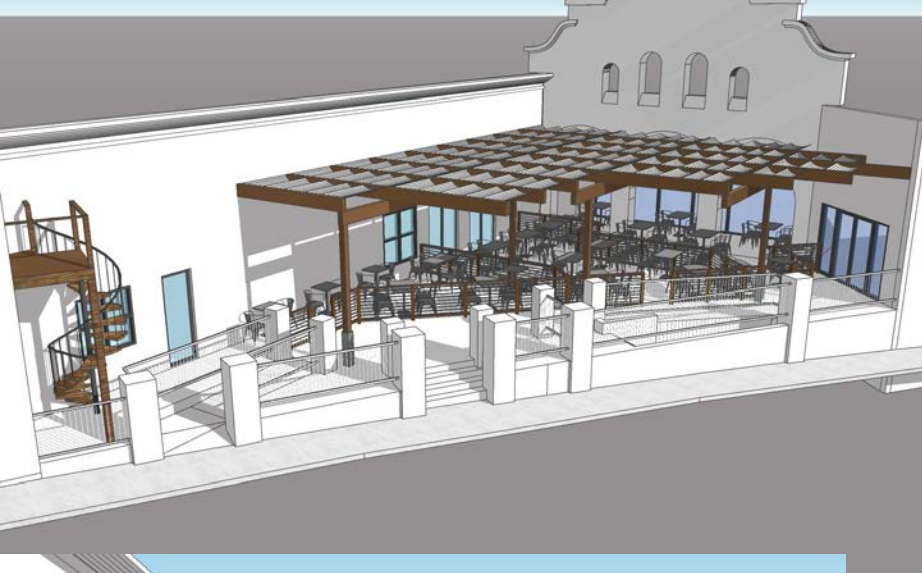




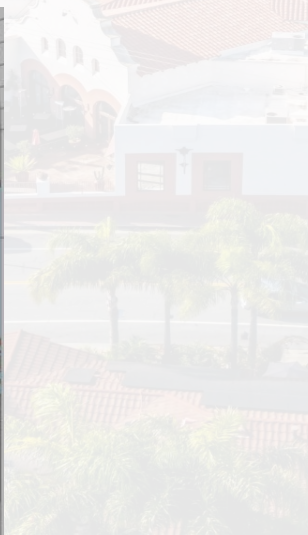
#### 4. PROPERTY PHOTOS - CONCEPTS





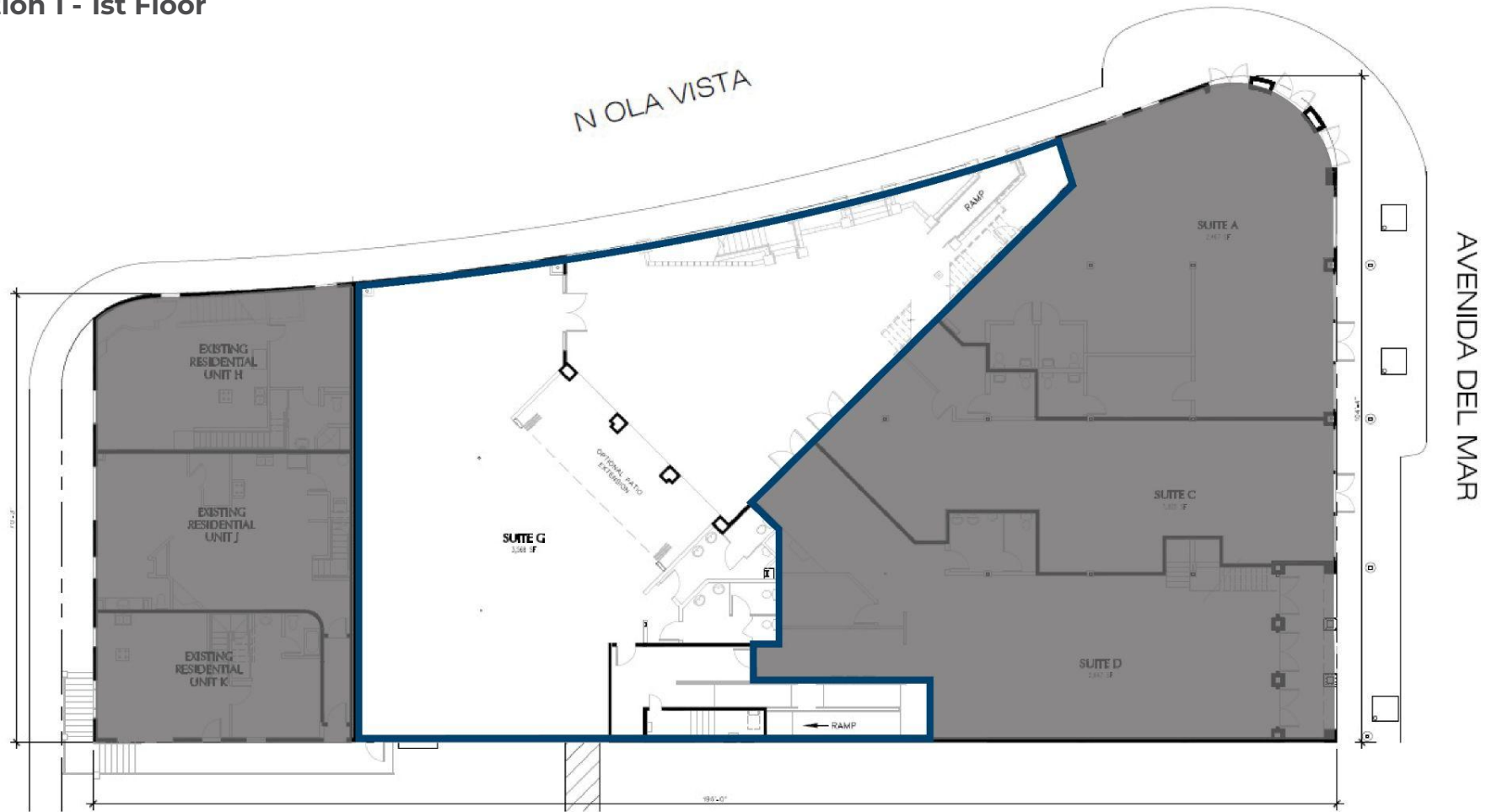






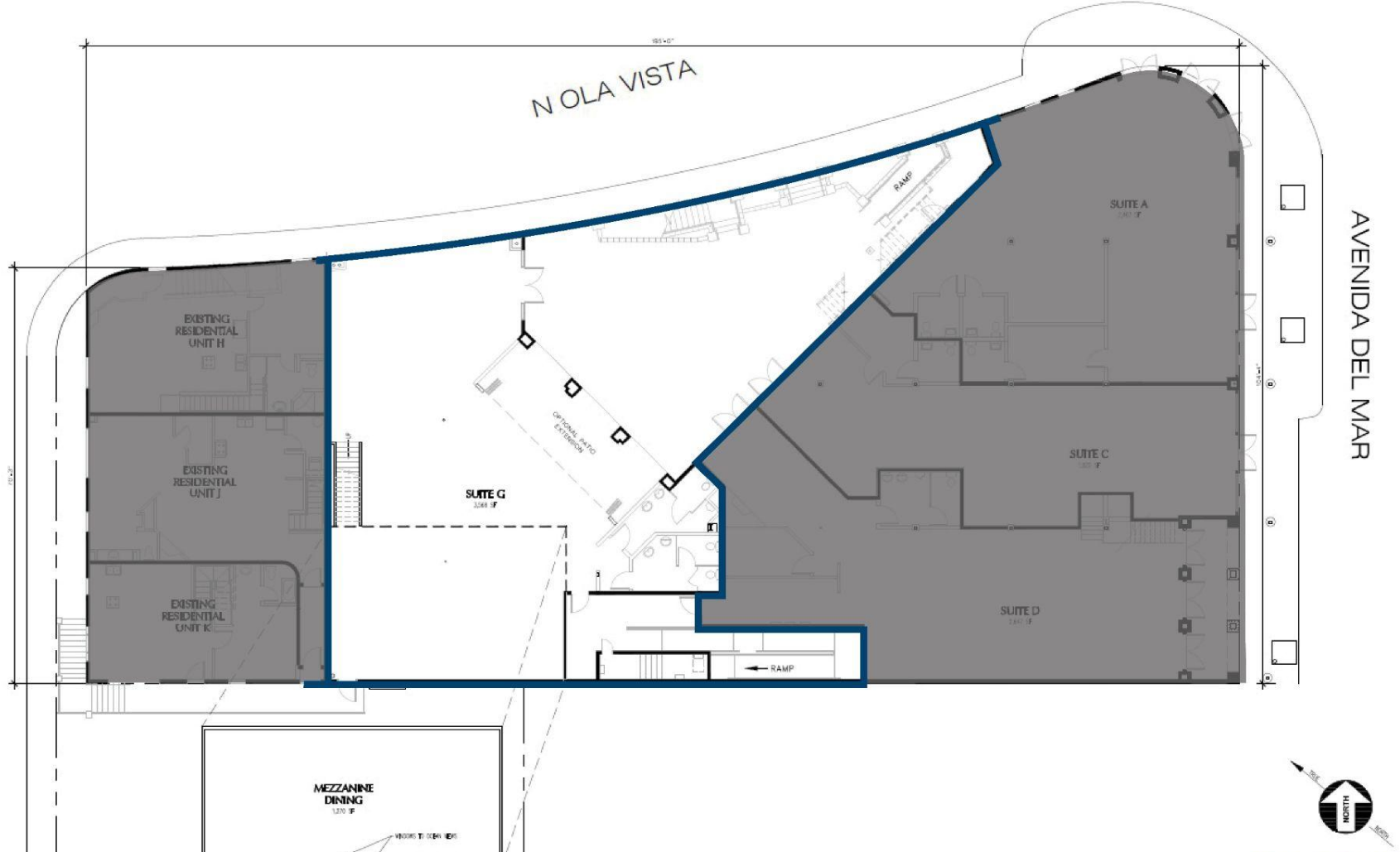


## Option 1 - 1st Floor



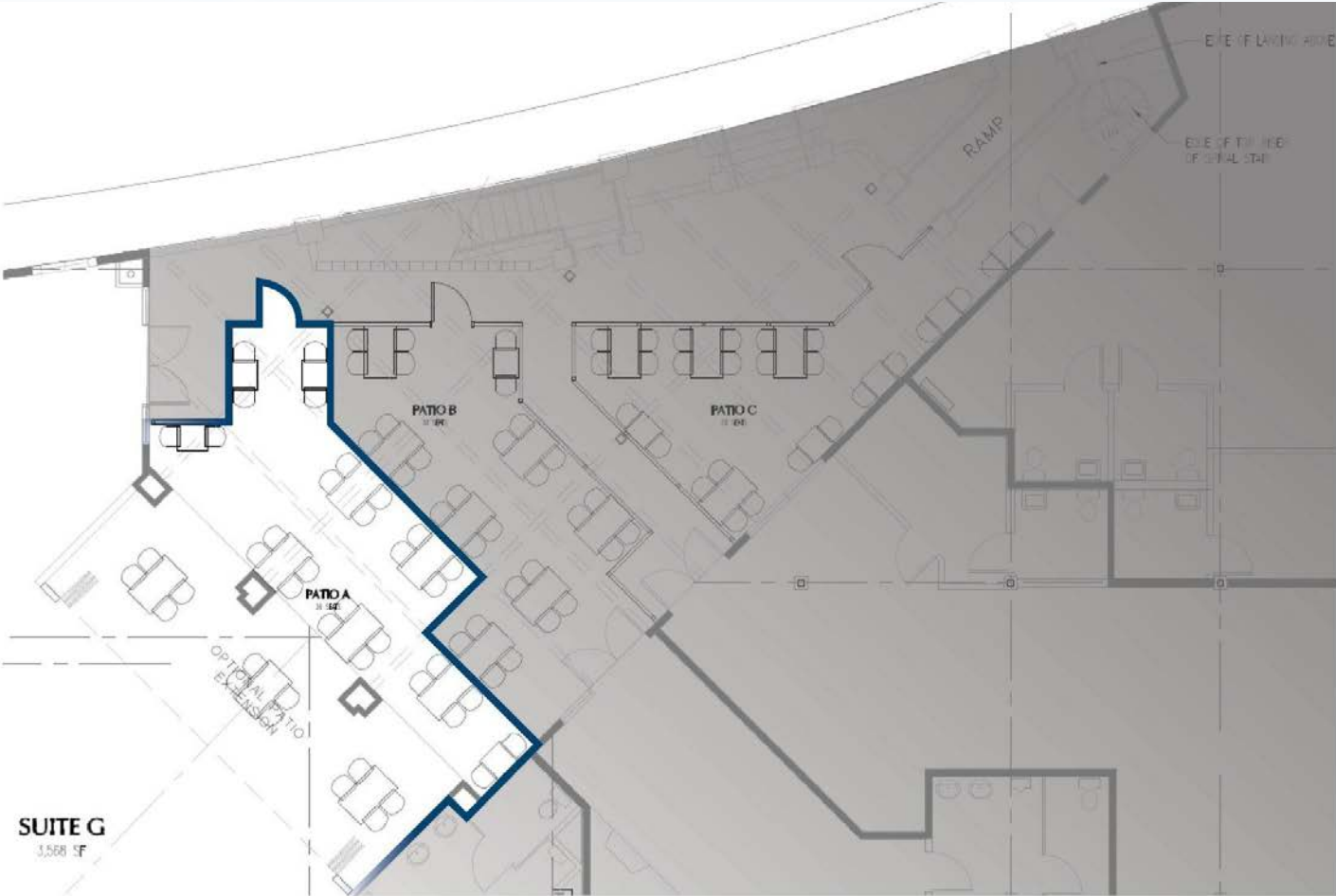


Option 2 - 1st Floor





Patio A Only





#### 4. PROPERTY PHOTOS - CURRENT





#### 4. PROPERTY PHOTOS - CURRENT



#### 4. PROPERTY PHOTOS - CURRENT







204 Avenida Del Mar



204 Avenida Del Mar

MONGKUT THAI



COASTAL COWBOY  
CA BAYS

SAN CLEMENTE  
SWINE COMPANY



Oliver's

Plaza Del Mar:



Beachline  
SAN CLEMENTE, CA



Trestles  
SAN CLEMENTE, CA



AVILA'S  
EL RANCHO  
MEXICAN RESTAURANT

JACK'S  
SURFBOARDS

the picnic  
BY THE BEACH



TYGER LOTUS

Paradise  
JEWELERS



UNITED STATES  
POSTAL SERVICE

REED TEAM

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AVENIDA DEL MAR

NOLA VISTA





## 5. DEMOGRAPHICS

2025 Population - Current Year Estimate	84,108
2030 Population - Five Year Projection	83,472
2020 Population - Census	85,612
2010 Population - Census	83,596
2020-2025 Annual Population Growth Rate	-0.34%
2025-2030 Annual Population Growth Rate - Projection	-0.15%
2025 Average Household Income	\$190,,300
2030 Average Household Income - Projection	\$210,217
2025 Median Household Income	\$138,600
2030 Median Household Income - Projection	\$159,892
2025 Per Capita Income	\$72,302
2030 Per Capita Income - Projection	\$81,242
2025 Average Value of Owner Occ. Housing Units	\$1,461,879
2025 Households - Current Year Estimate	31,703
2030 Households - Five Year Projection	32,043
2020 Households - Census	31,447
2010 Households - Census	30,308
2020-2025 Compound Annual Household Growth Rate	0.15%
2024-2030 Annual Household Growth Rate - Projection	0.21%
2025 Average Household Size	2.53

Demographics are based off a 5-mile radius

## 5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
2025 Businesses	1,466	3,545	4,503
2025 Employees	7,605	23,247	28,945
<b>POPULATION</b>			
2025 Population - Current Year Estimate	16,265	46,481	84,108
2030 Population - Five Year Projection	16,071	45,948	83,472
<b>GENERATIONS</b>			
2025 Population	16,265	46,481	84,108
Generation Alpha (Born 2017 or Later)	1,288 (7.9%)	3,535 (7.6%)	7,049 (8.4%)
Generation Z (Born 1999-2016)	3,194 (19.6%)	9,252 (19.9%)	20,728 (24.6%)
Millennials (1981-1998)	4,470 (27.5%)	10,422 (22.4%)	17,296 (20.6%)
Generation X (Born 1965-1980)	3,273 (20.1%)	9,423 (20.3%)	16,522 (19.6%)
Baby Boomers (Born 1946-1964)	3,357 (20.6%)	11,318 (24.4%)	18,386 (21.9%)
Greatest Generations (Born 1945 or Earlier)	682 (4.2%)	2,531 (5.5%)	4,127 (4.9%)



## 5. DEMOGRAPHICS

### RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	11,203 (68.9%)	34,025 (73.2%)	61,382 (73.0%)
Black or African American	94 (0.6%)	334 (0.7%)	1,133 (1.3%)
Asian	406 (2.5%)	1,944 (4.2%)	3,887 (4.6%)
Two or More Races	2,589 (15.9%)	6,557 (14.1%)	11,484 (13.7%)
American Indian or Alaska Native	160 (1.0%)	330 (0.7%)	629 (0.7%)
Other	1,784 (11.0%)	3,212 (6.9%)	5,408 (6.4%)

### EDUCATION

9-12th Grade - No Diploma	296 (2.4%)	833 (2.4%)	1,566 (2.7%)
High School Diploma	1,585 (13.0%)	4,202 (12.1%)	7,114 (12.1%)
GED or Alternative Credential	286 (2.3%)	621 (1.8%)	932 (1.6%)
Some College - No Degree	2,332 (19.1%)	6,538 (18.8%)	10,532 (18.0%)
Associate's Degree	1,045 (8.6%)	3,158 (9.1%)	5,389 (9.2%)
Bachelor's Degree	3,708 (30.4%)	11,246 (32.3%)	19,096 (32.6%)
Graduate or Professional Degree	2,285 (18.7%)	7,152 (20.5%)	12,498 (21.3%)

## 5. DEMOGRAPHICS

### HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 Households	7,021	18,965	31,703
2025 Average Household Income	\$164,180	\$183,964	\$190,300
2030 Average Household Income - Projection	\$181,231	\$203,745	\$210,217
2025 Average Value of Owner Occ. Housing Units	\$1,624,135	\$1,482,817	\$1,461,879

### DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
2025 Daytime Population	15,536	48,280	78,122
Daytime Workers	8,266 (53.2%)	25,707 (53.2%)	38,101 (48.8%)
Daytime Residents	7,270 (46.8%)	22,573 (46.8%)	40,021 (51.2%)



# INVEST IN WHAT YOU LOVE

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