

FOR LEASE

Plaza Pacifica

979 Avenida Pico | San Clemente, CA 92673



Opportunity

1,000 SF

Suite I - Available

PLEASE DO NOT DISTURB EXISTING TENANTS

TRAFFIC COUNTS

Avenida Pico

approx. 21,500 cpd

Avenida La Pata

approx. 8,500 cpd

Source: Costar

CONTACT

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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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DESCRIPTION

- Plaza Pacifica is San Clemente's premier daily needs retail shopping center with a perfect blend of national and regional co-tenants including Lowes, Pavilions, Walmart, Michaels, Hoag Health Center and more
- Strategically located along Avenida Pico, which serves as the primary connection between the 5 freeway, and some of South Orange County's most affluent neighborhoods
- Well maintained parking field with ample parking and multiple convenient points of access
- High disposable incomes with average household incomes of over \$180,000 per year within a 1, 3, and 5 mile radius
- Strong retail and restaurant performance trends with historically low vacancy
- Visibly attractive facades and shopping center condition with excellent façade signage visible to large daily traffic counts

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,262	61,500	106,402
Avg Household Income	\$211,623	\$199,362	\$184,810
Daytime Population	7,287	29,581	51,069

Source: Esri

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Plaza Pacifica Total GLA: 23,779 SF

Available

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NO	TENANT	SF
A	Baja Fresh Mexican Grill	2,000
C	Board and Brew	1,800
D	Cafe Hermosa	1,500
E	Romano's Pizza	1,412
F	Poke Tiki & Matcha Tea	1,807
G	Verizon Wireless	1,260
H	Chinese Bros	1,300
I	Available	1,000
J	AT&T	1,100
K	LocoCycle	1,000
L	Navy Federal Credit Union	1,500
M	Mattress Firm	4,500
P	NuBrace Dental	2,000
Q	Talega Nail Lounge	1,500

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