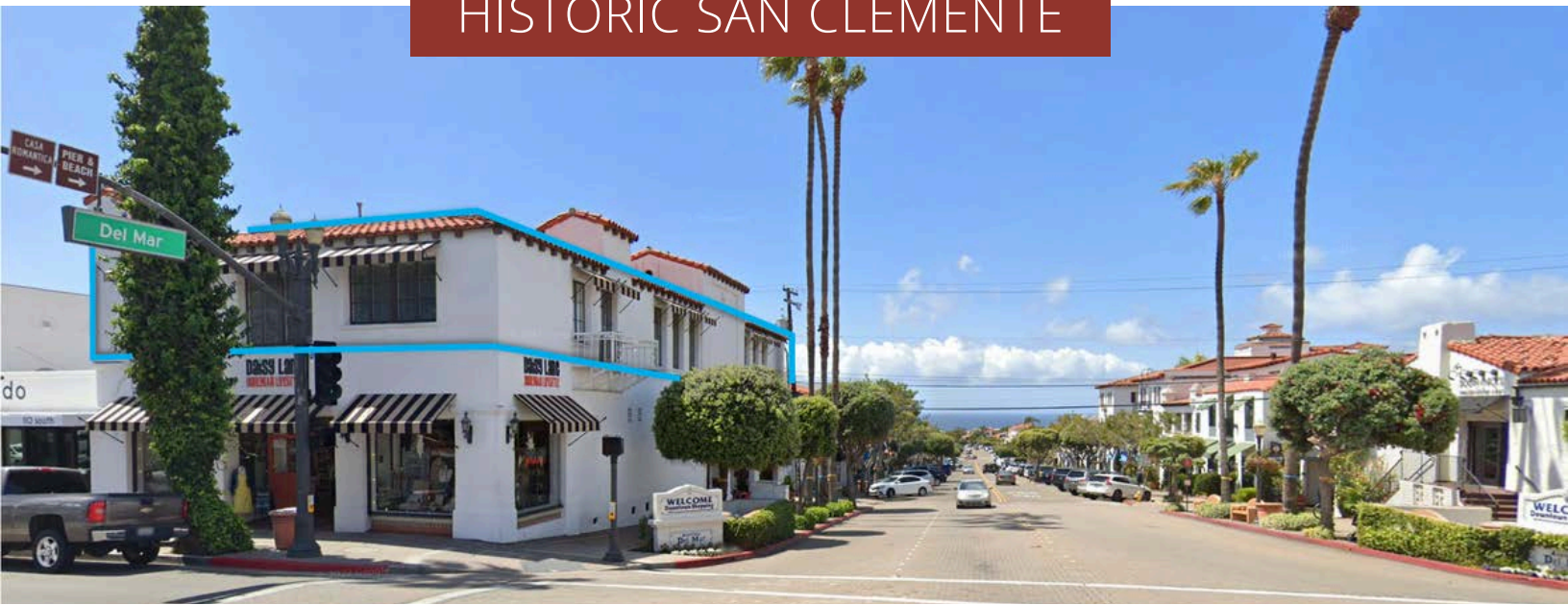


# HISTORIC SAN CLEMENTE



## SAN CLEMENTE OFFICE SPACE

Office space available at the premier corner of Avenida Del Mar and El Camino Real, a popular route for local and tourist traffic.

- Second floor office space
- Private offices, flexible use

## LOCATION

**100 S El Camino Real**  
Avenida Del Mar & S El Camino Real  
San Clemente, CA 92672

## AVAILABLE

**2nd Floor Office:** 1,292 SQ FT

## DOWNTOWN SAN CLEMENTE

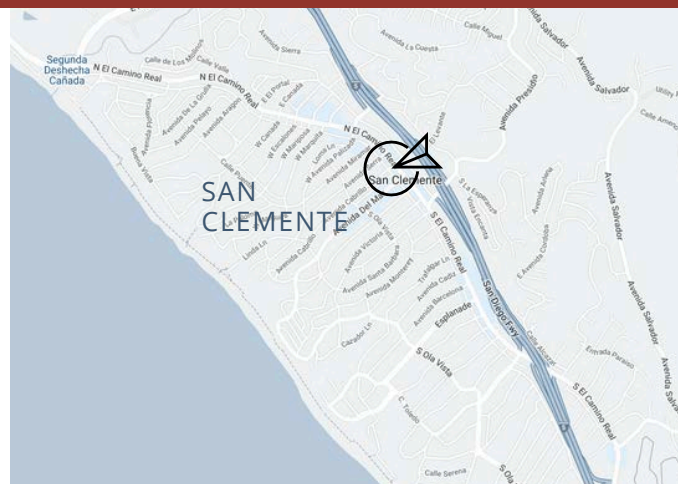
The intersection of Avenida Del Mar and the El Camino Real is the heart of Downtown San Clemente. The Bartlett Building features picturesque red tile roof and tree lined streets. It is walking distance to the city's most popular shops and restaurants.

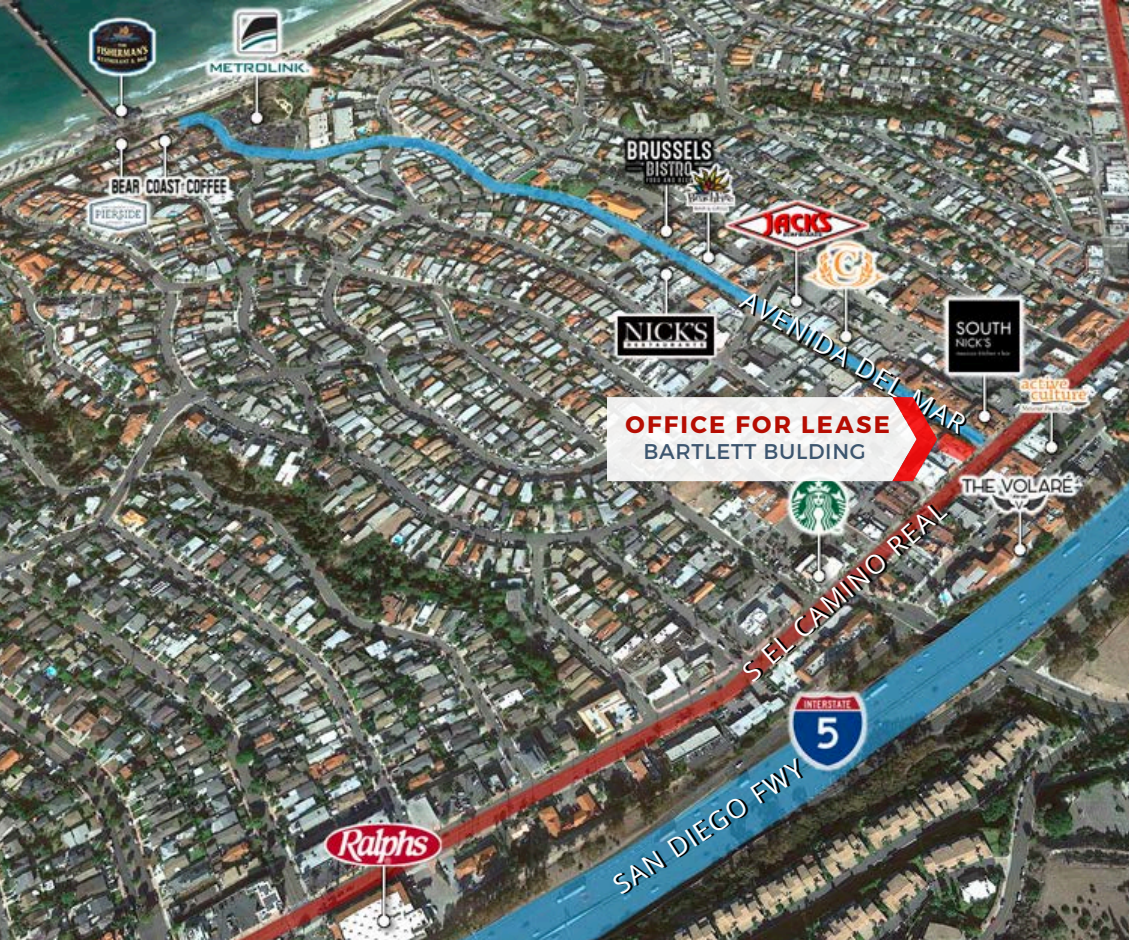


COMMERCIAL WEST BROKERAGE

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## BY THE NUMBERS

### POPULATION

1 mi | 17,552  
 2 mi | 32,977  
 3 mi | 52,684

### HOUSEHOLD INCOME

1 mi | \$147,916  
 2 mi | \$164,368  
 3 mi | \$174,334

### DAYTIME POPULATION

1 mi | 16,317  
 2 mi | 32,919  
 3 mi | 52,217

### TRAFFIC

I-5 FWY | 182,300 CPD  
 EL CAMINO REAL | 17,000  
 AVE DEL MAR | 7,000 CPD

## BARTLETT BUILDING

### 100 S El Camino Real

San Clemente, CA 92672

## AVAILABLE FOR LEASE

**2nd Floor Office:** 1,292 SQ FT

## FEAUTURES

- Flexible layout, divisible
- Private offices
- Close proximity to shopping and dining

## IN GOOD COMPANY

The Bartlett Building is conveniently located off I-5 commuter Freeway, with easy access to popular destinations including San Clemente Outlets and the San Clemente Pier. Popular restaurants within walking distance include: South of Nick's, Nick's Restaurant, Brussels Bistro, The Cellar, Starbucks and more.



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