

# 641-B Camino De Los Mares

± 24,102 SF • Los Mares Plaza • San Clemente, CA



Available for Lease

AVISON  
YOUNG



# Property Overview

PREVIOUS TENANT	Retail Cinema
BUILDING TYPE	Commercial
TENANCY	Single
GLA / AVAILABLE SPACE	±24,102 SF (Demisable)
STORIES	1
LAND	2.40 AC
PARCEL	865-070-002
ZONING	CC4
TRAFFIC & FRONTAGE	33,776 on Camino De Los Mares & Calle Agua Estrella (2025) 248,827 on 5-Freeway & Paseo Aguilla S.W. (2025)
AIRPORT	30 min drive to John Wayne/ Orange County
LEASE RATE	Withheld

PREMIERE THEATRES





# The Project

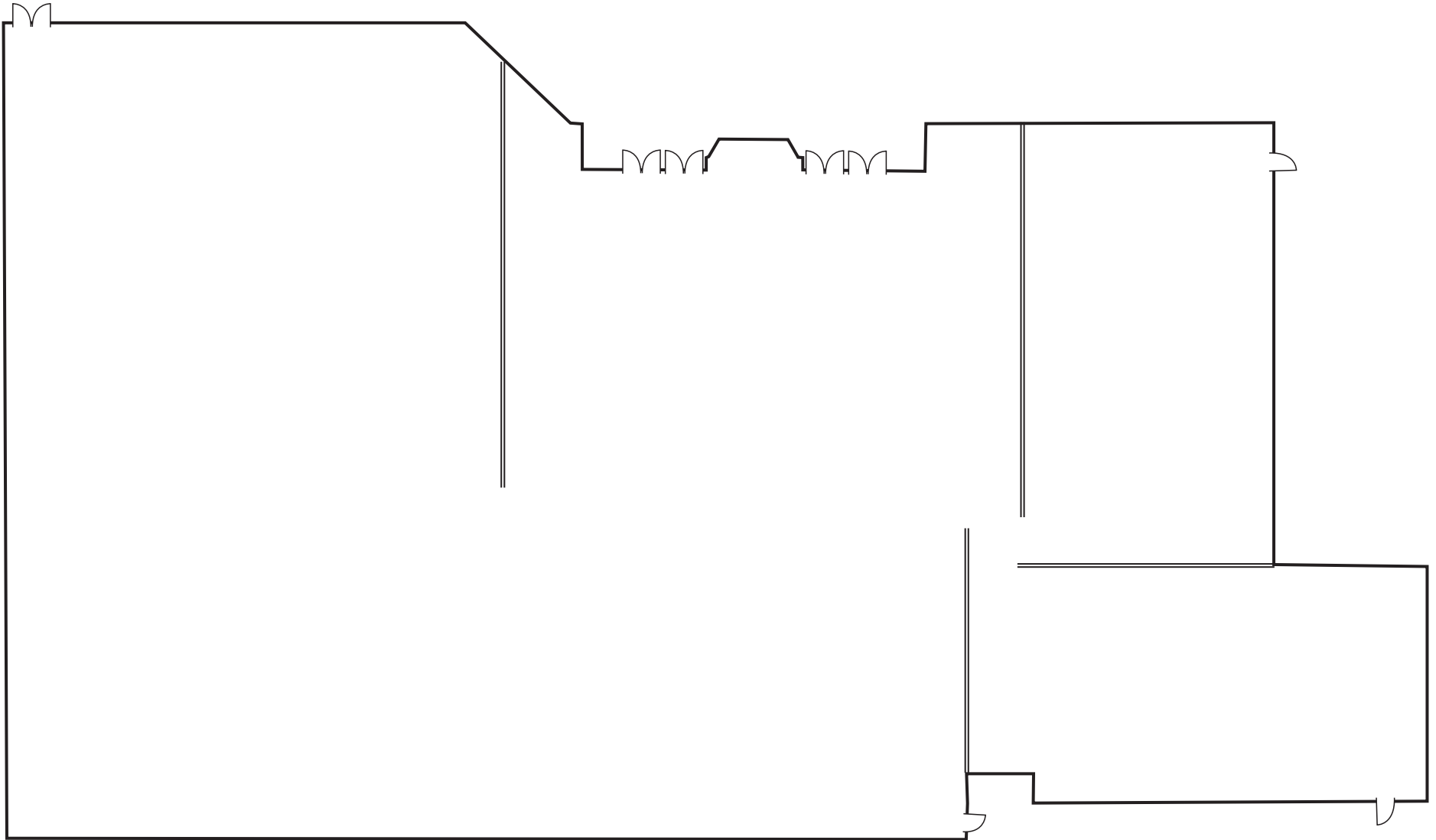
Avison Young is proud to present 641-B Camino De Los Mares, ideally positioned just off the I-5 Freeway in coastal South Orange County, this prominent asset offers excellent visibility and access. The building presents strong potential for adaptive reuse. Its generous floor plan, expansive ceilings, and anchor signage opportunity make it a prime candidate for medical, retail, or entertainment redevelopment—giving tenants and investors numerous avenues for value creation.





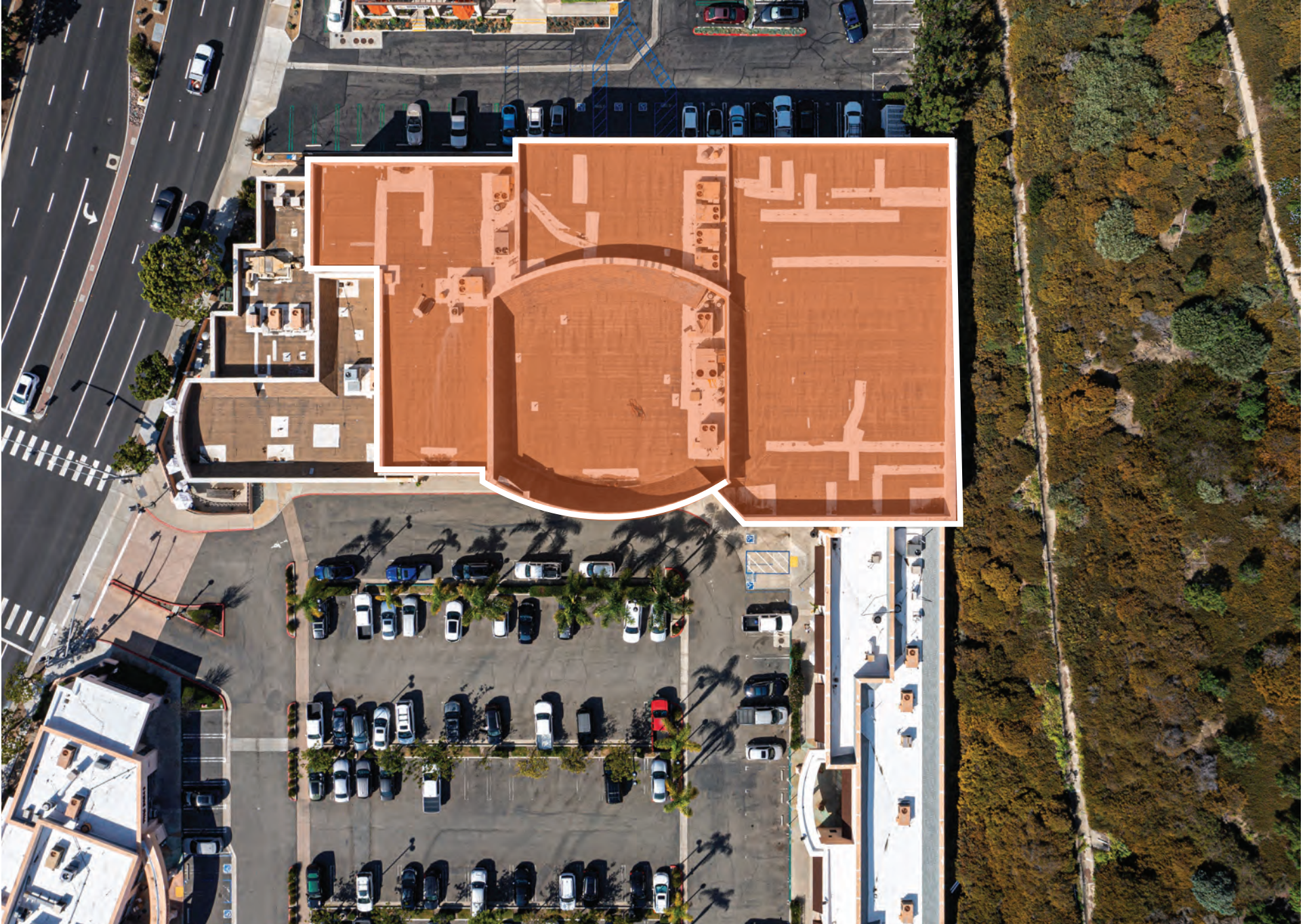


# Floor Plan - ±24,102 SF



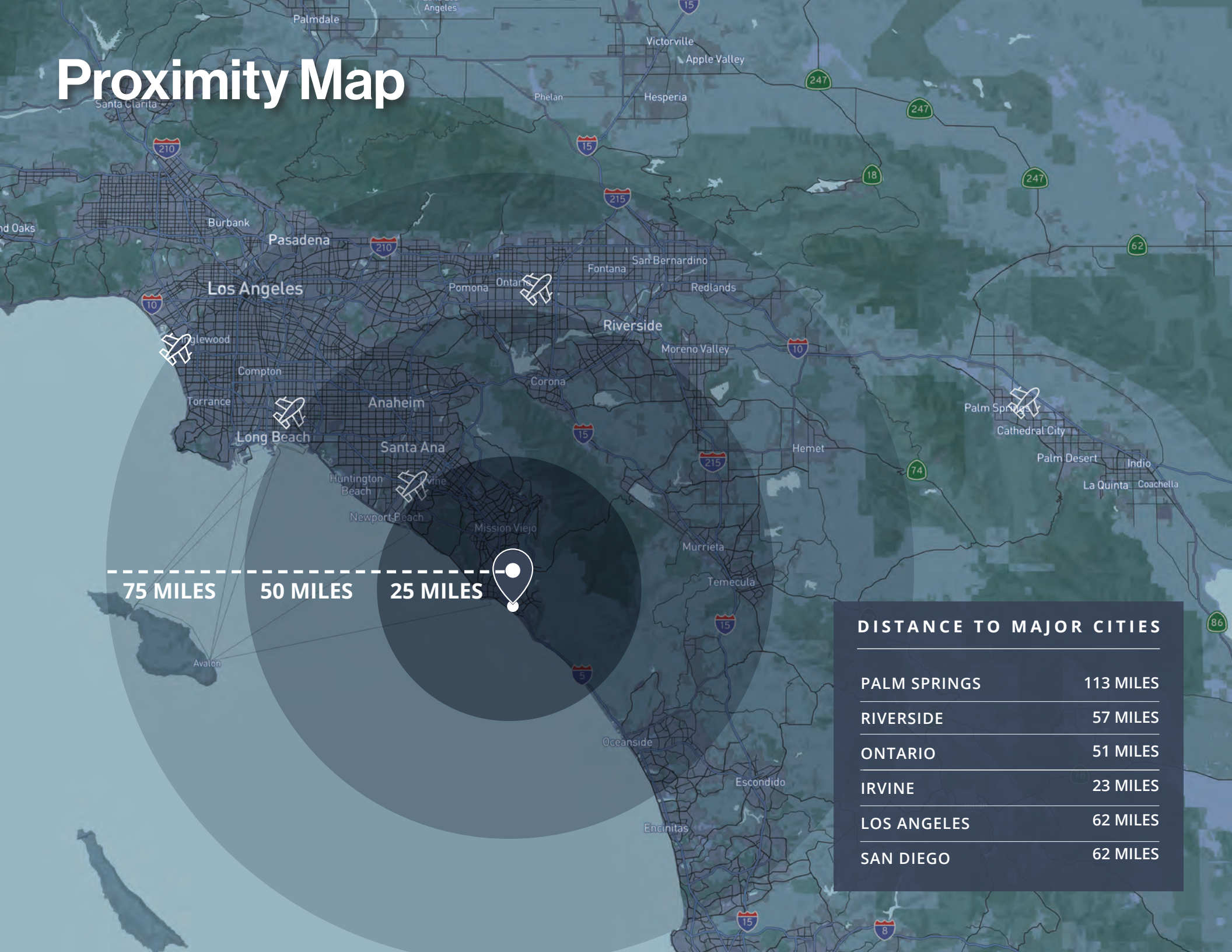
*\*Floor Plan not to scale*

# Property Aerial





# Proximity Map



DISTANCE TO MAJOR CITIES	
PALM SPRINGS	113 MILES
RIVERSIDE	57 MILES
ONTARIO	51 MILES
IRVINE	23 MILES
LOS ANGELES	62 MILES
SAN DIEGO	62 MILES



# Ideal Location

Located at the heart of Los Mares Plaza, the property offers seamless accessibility for clients and customers, situated just off the I-5 Freeway and minutes from the Pacific Coast Highway. As part of a thriving mixed-use district, the area benefits from proximity to modern residential neighborhoods, medical offices, and a strong lineup of essential daily-needs retailers.

Surrounded by multiple top-tier grocers—including Stater Bros., Trader Joe's, Sprouts, and Ralphs—the location attracts consistent consumer traffic and serves as a key hub for the surrounding community. With a blend of retail, service, and lifestyle amenities, and situated less than a mile from ocean views and local beaches, the property stands as a prime destination for both business and everyday convenience.





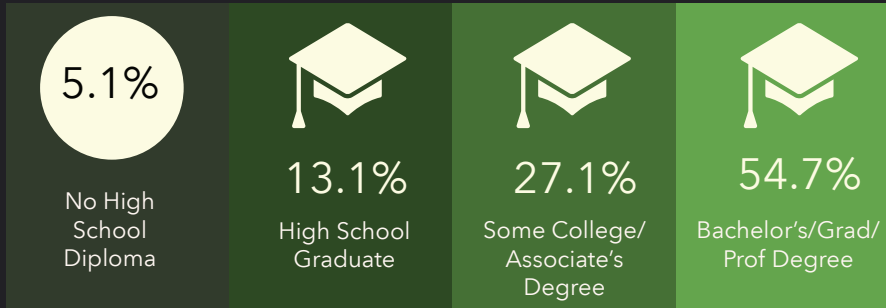
# Neighboring Tenants



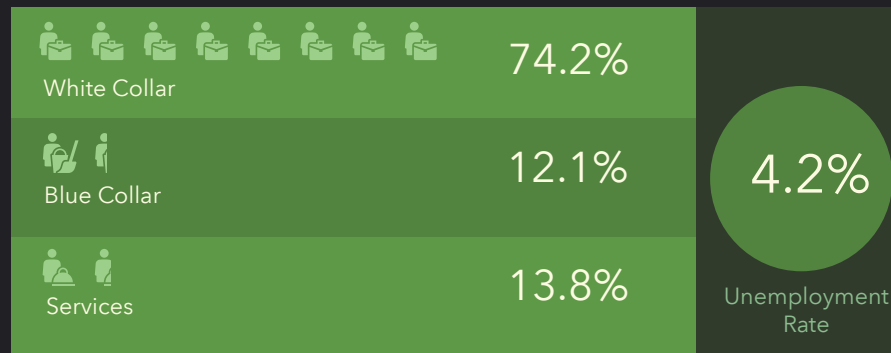


# Demographic Snapshot | City of San Clemente

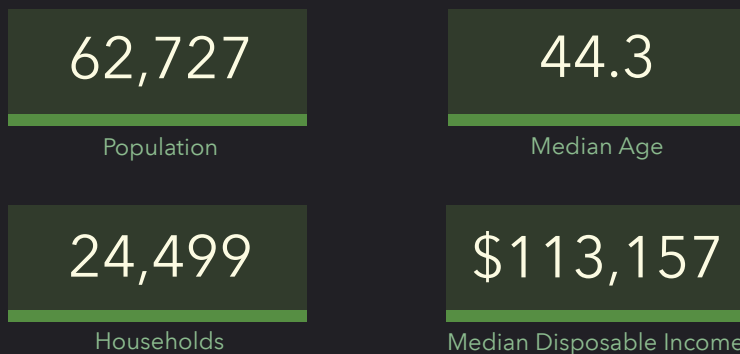
## EDUCATION



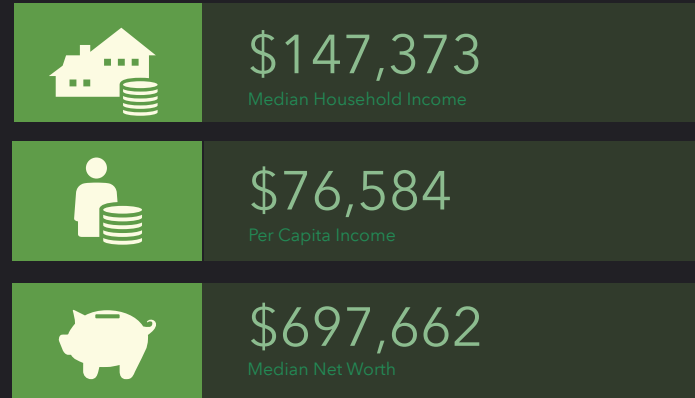
## EMPLOYMENT



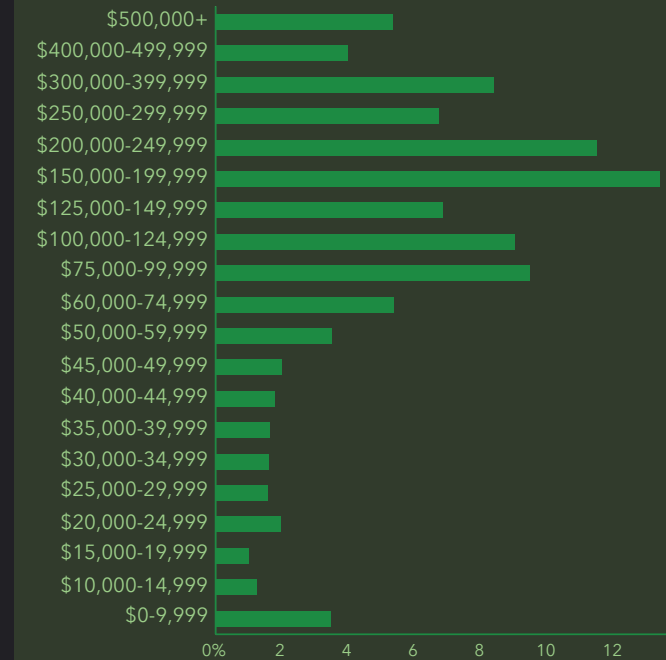
## KEY FACTS



## INCOME



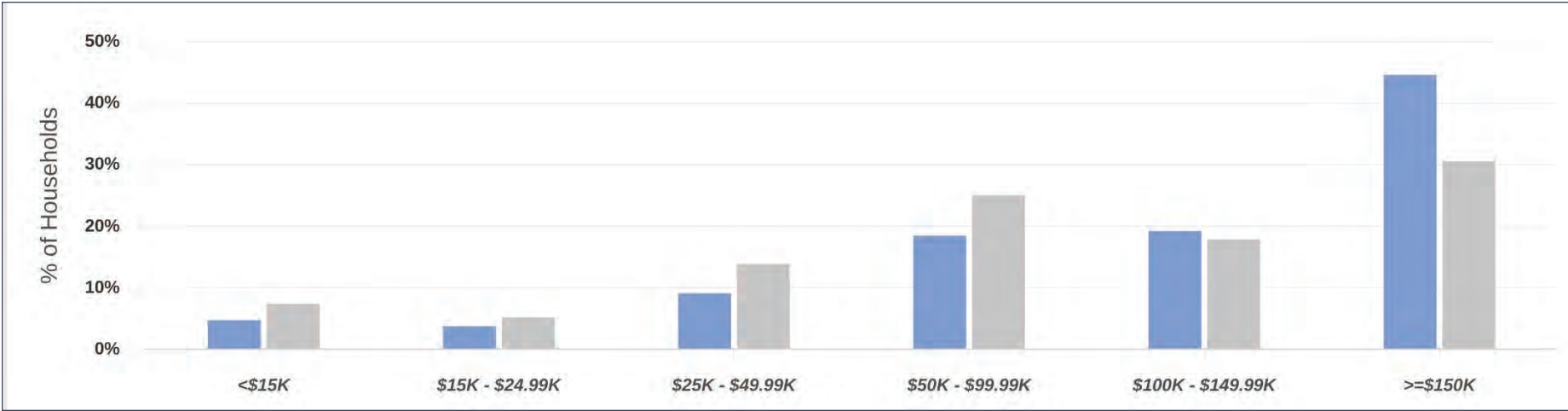
## HOUSEHOLD INCOME





# Demographic Profile | Los Mares Plaza

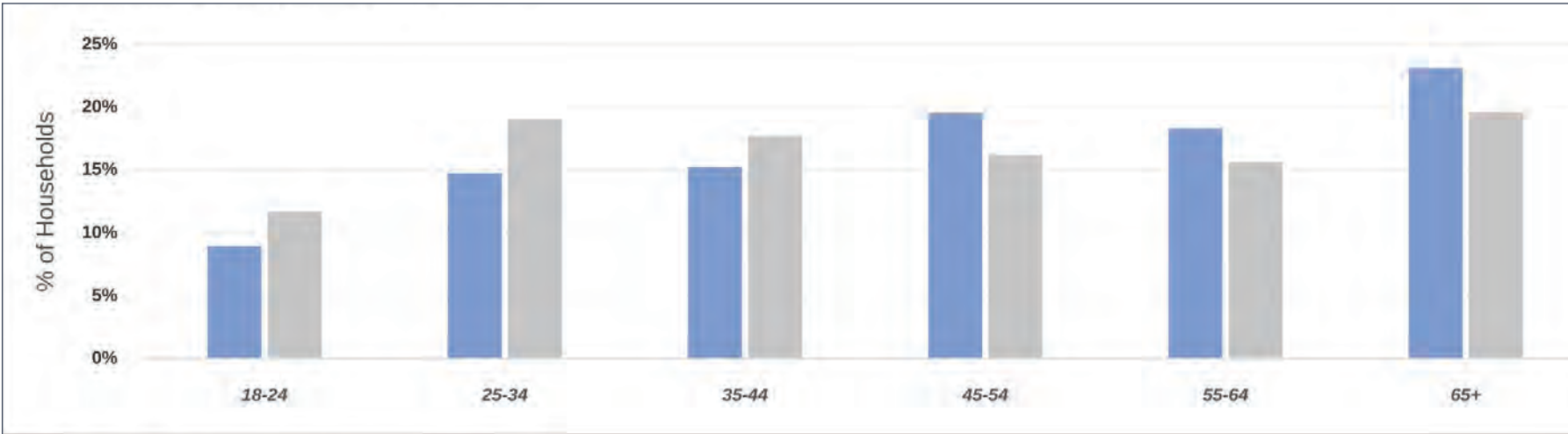
## Household Income



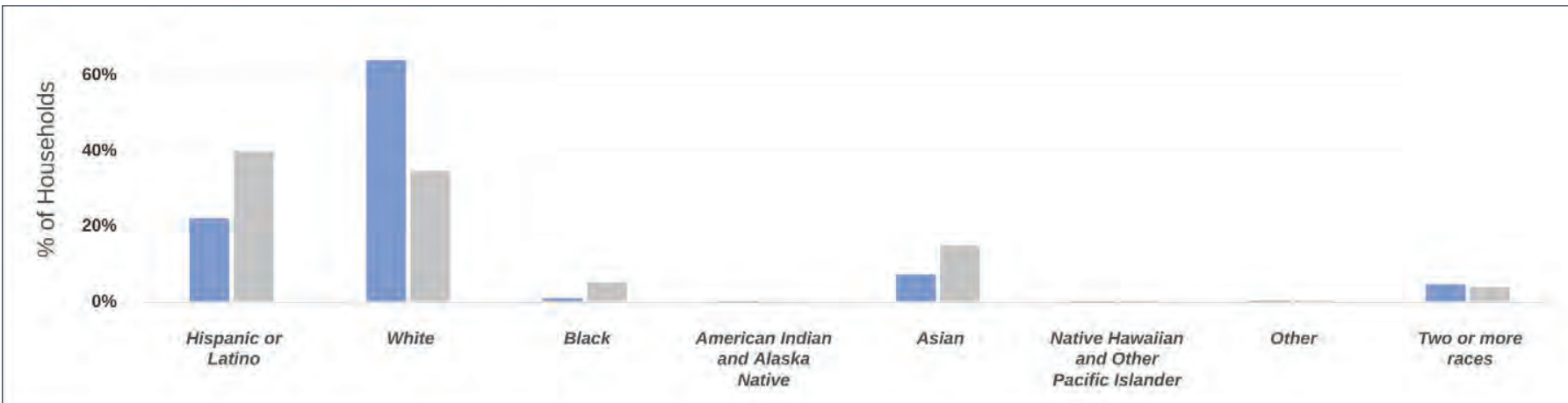


# Demographic Profile continued

## Age



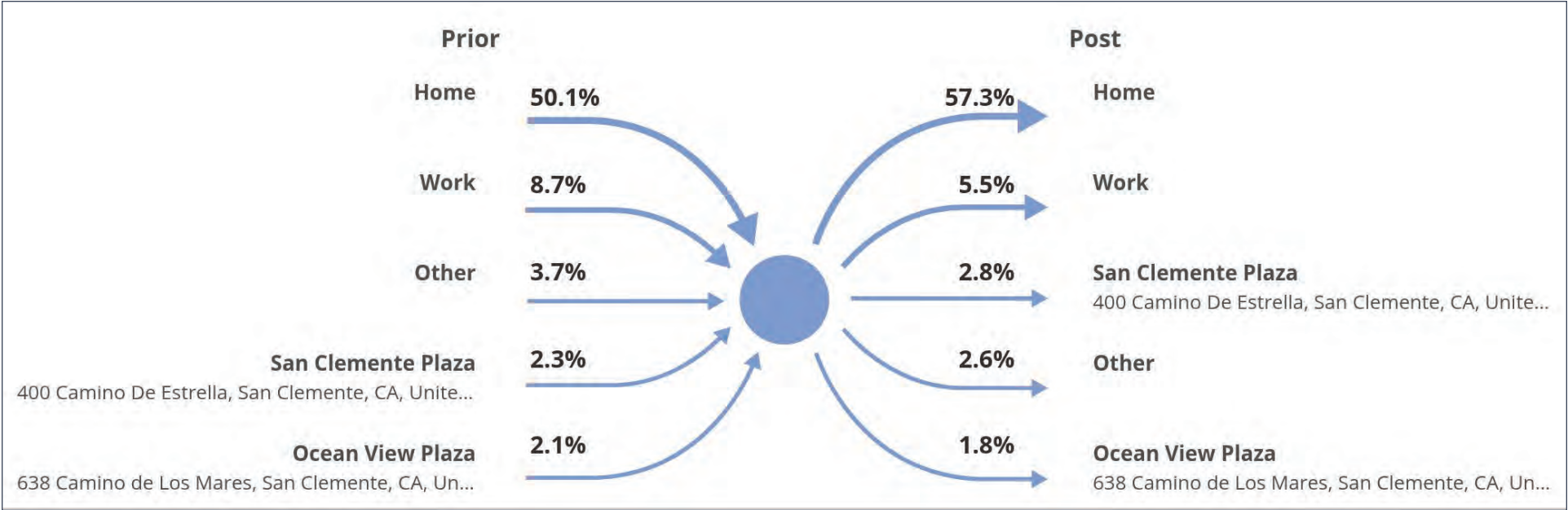
## Ethnicity





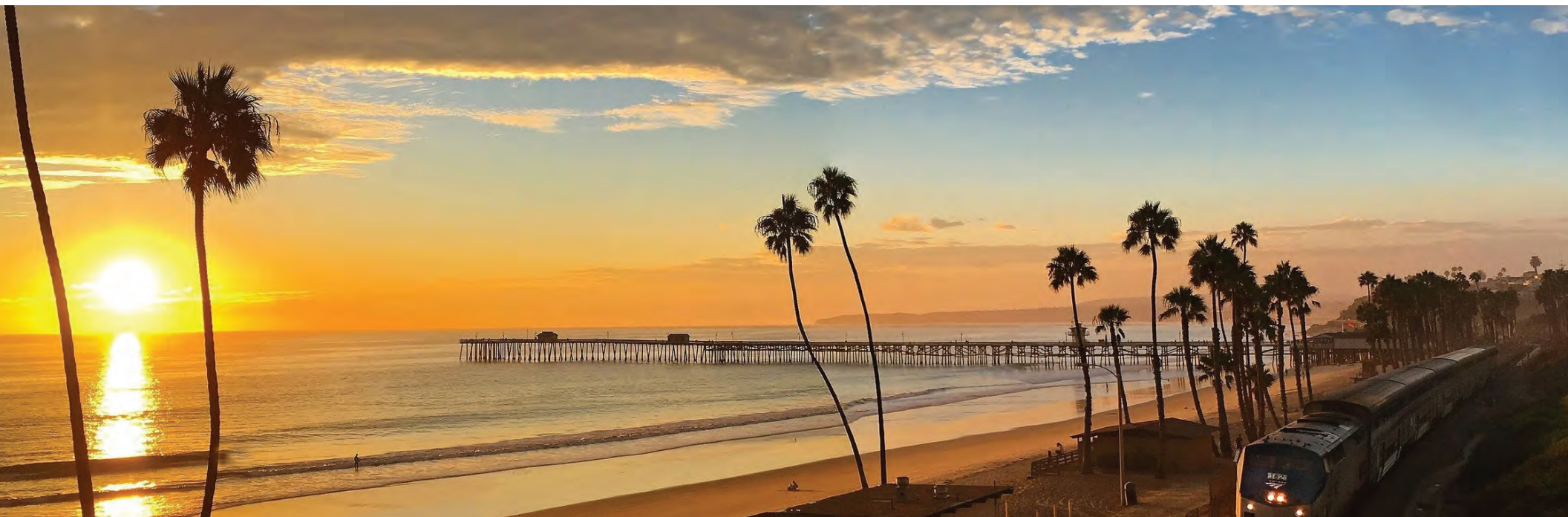
# Demographic Profile continued

## Visitor Journey





# South County Market Overview



**San Clemente, California**, is a picturesque coastal city in Southern Orange County known as the “Spanish Village by the Sea”. Situated roughly midway between Los Angeles and San Diego, it is celebrated for its stunning ocean views, a year-round mild Mediterranean climate, and a relaxed, active lifestyle focused on its beautiful beaches and a strong community atmosphere. San Clemente boasts over 20 acres of beautiful beaches and is a premier destination for surfing, with iconic spots like Trestles, T-Street Beach, and San Clemente State Beach. The historic San Clemente Pier is a central landmark, popular for fishing, strolling, and enjoying sunsets and oceanfront dining. Residents enjoy an active lifestyle with 25 parks, miles of coastal and ridgeline trails for hiking and biking, and several golf courses. The vibrant downtown district along Avenida Del Mar offers boutique shopping, cafes, and diverse dining options, fostering a friendly, small-town community feel. The city has a population of around 64,000, with a high homeownership rate and a median household income significantly above the national average. The economy is boosted by tourism, retail (including the Outlets at San Clemente), and hospitality industries.



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**Thank You.**