

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

641-B

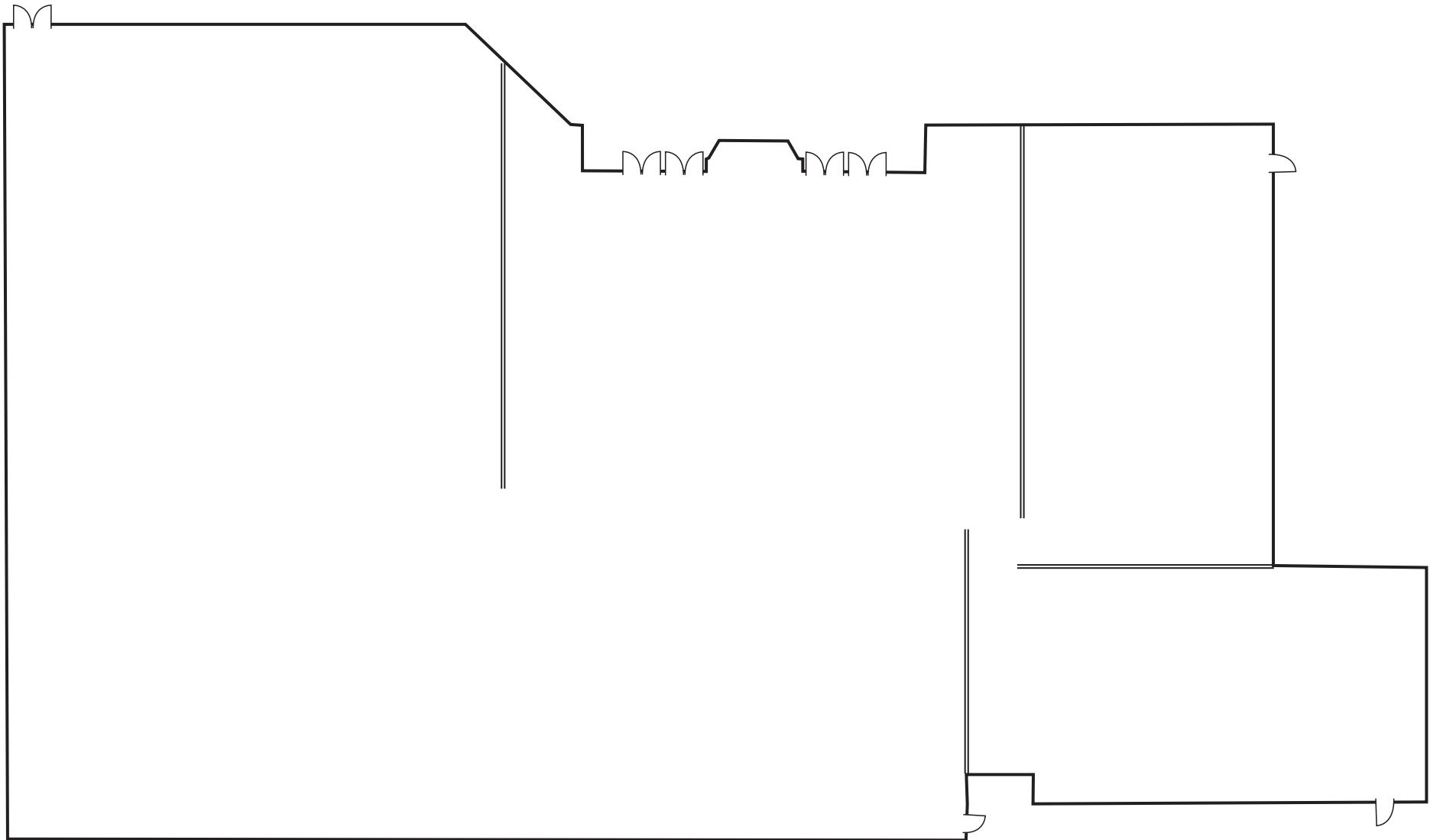


The Project

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

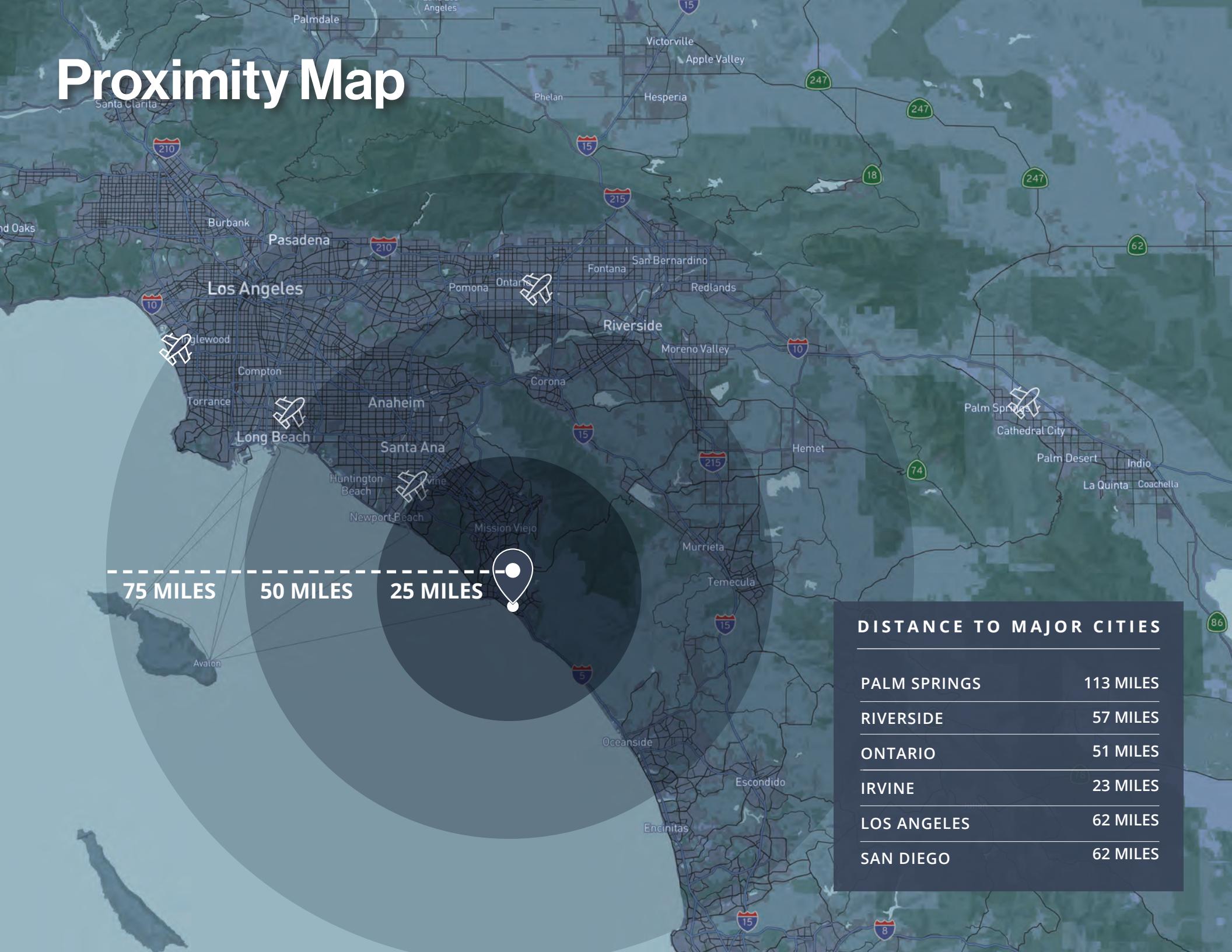


**Floor Plan not to scale*

Property Aerial



Proximity Map



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.

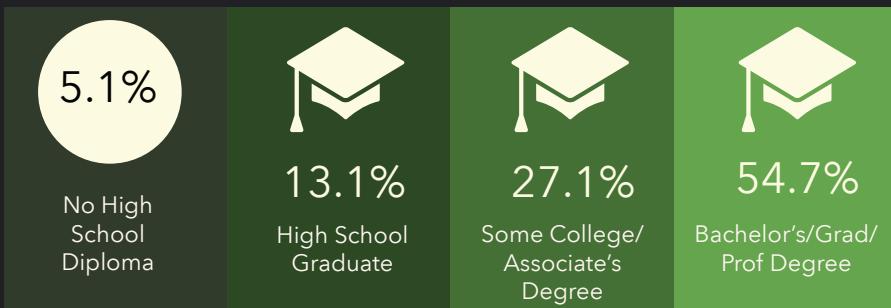


Neighboring Tenants



Demographic Snapshot | City of San Clemente

EDUCATION



INCOME



EMPLOYMENT



HOUSEHOLD INCOME



KEY FACTS



Population



Median Age



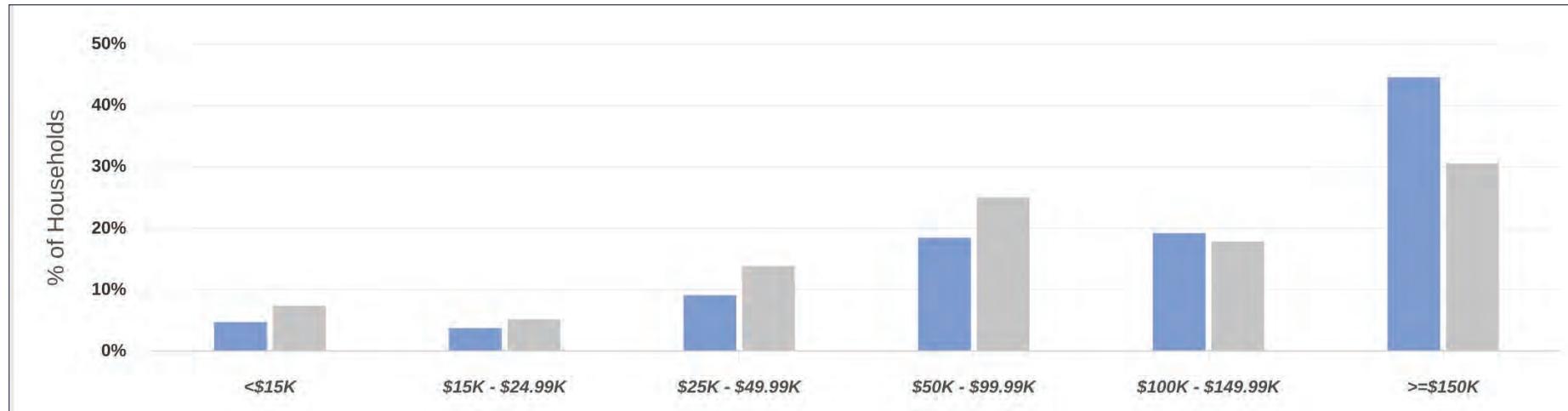
Households



Median Disposable Income

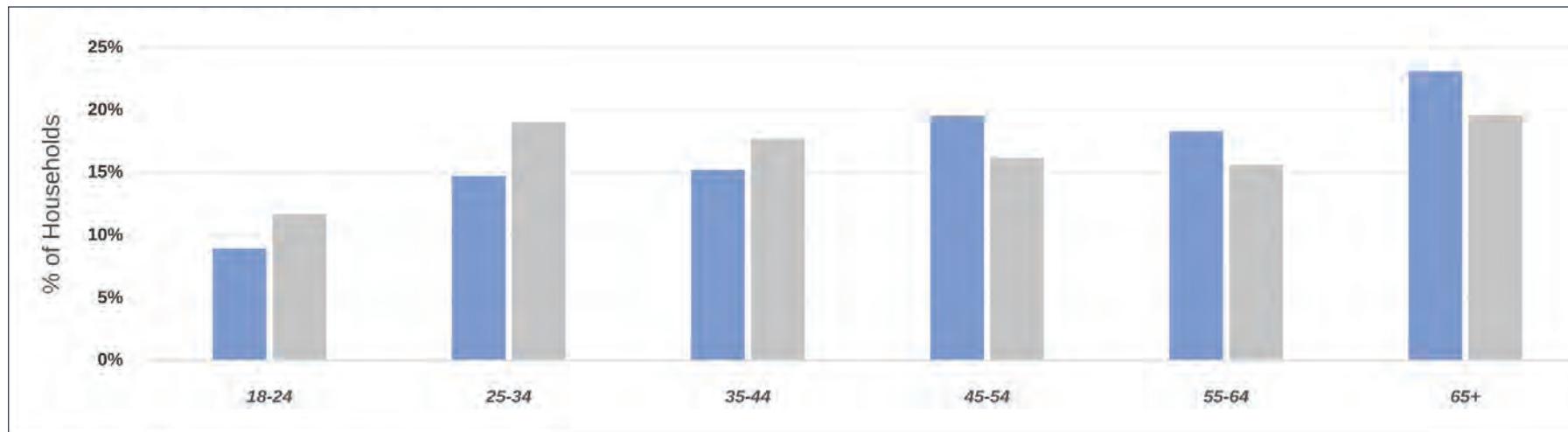
Demographic Profile | Los Mares Plaza

Household Income

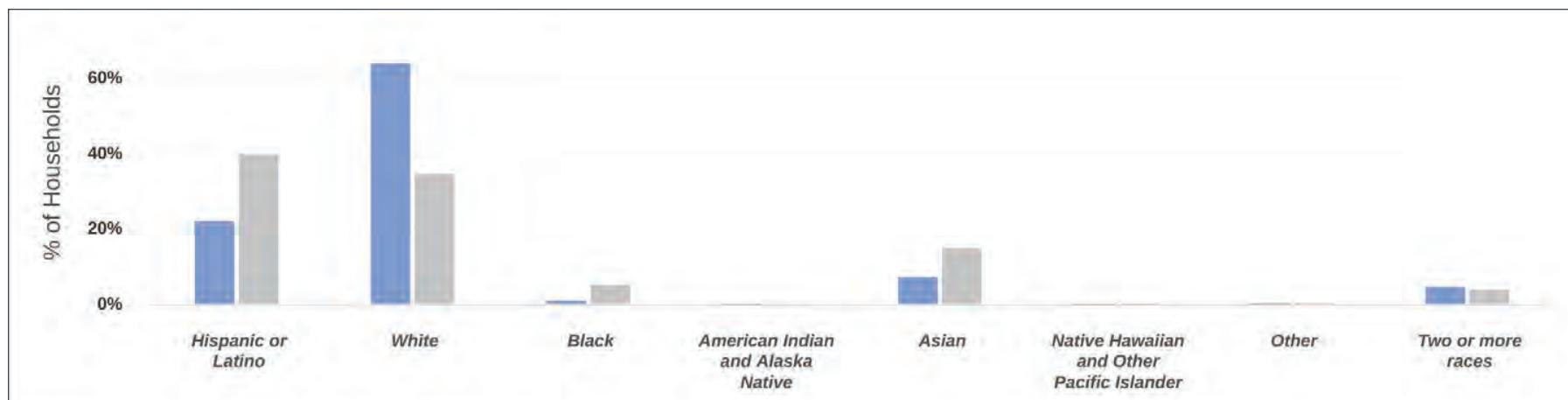


Demographic Profile continued

Age

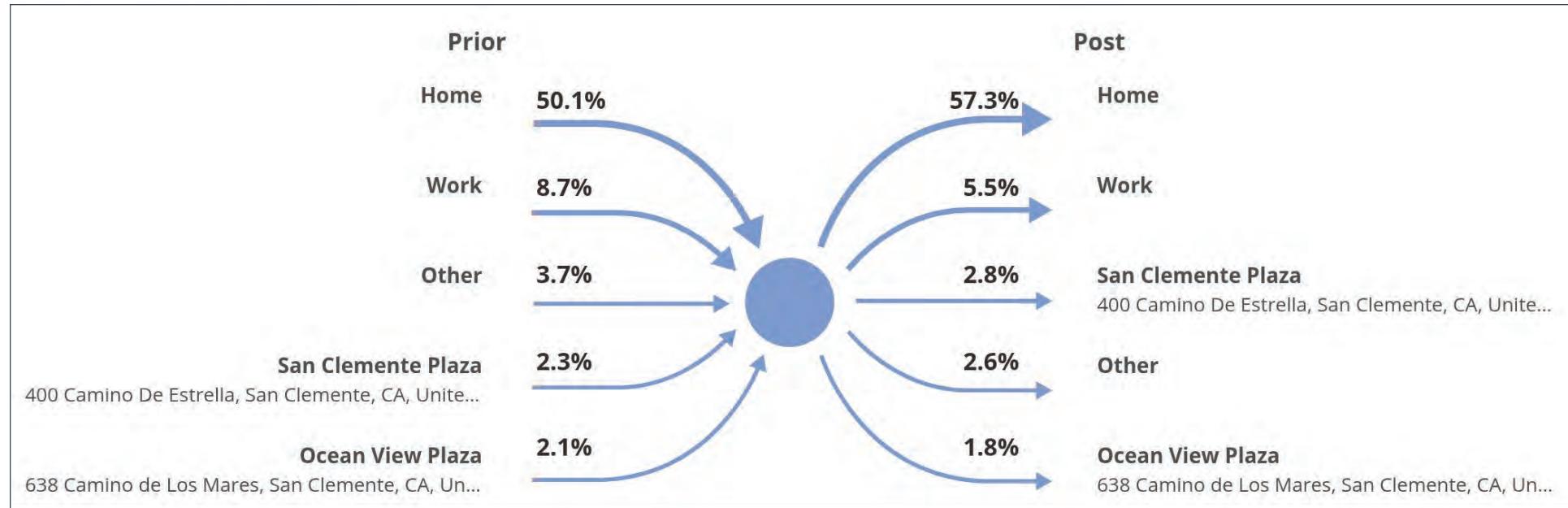


Ethnicity

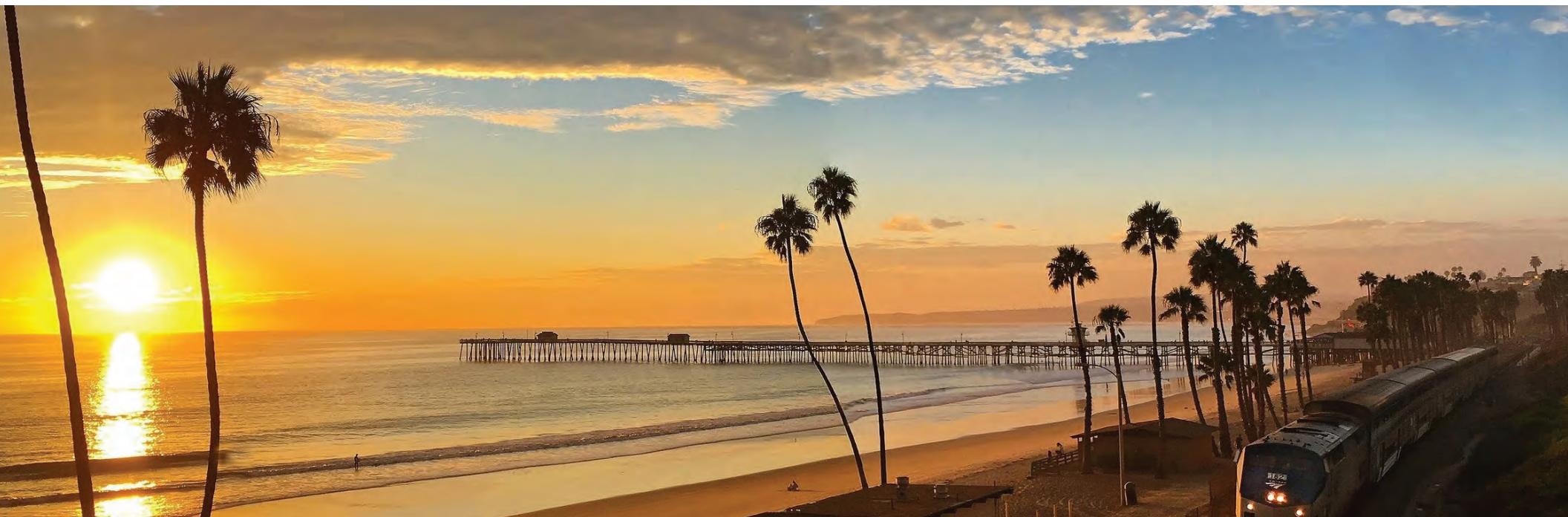


Demographic Profile continued

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.

For further inquiries, please reach out to:

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Thank You.