

# For Sublease

📍 100 Avenida La Pata, Suite 240 | San Clemente, CA



## ±7,067 SF

### PROPERTY FEATURES

- 🏢 Two-story building with elevator
- 🅑 4:1000 parking ratio (expandable)
- 👁️ Scenic second-floor views
- 🏠 Near retail and residential amenities
- 🛣️ Easy access to I-5, 73, and John Wayne Airport
- 📍 Located between Orange and San Diego counties

### SUITE FEATURES

- » Double Door Reception
- » Large Open Area
- » 2 Large Conference Rooms
- » 2 Interior Offices
- » 5 Window Offices

For leasing information, please contact:

**Mike Adams**

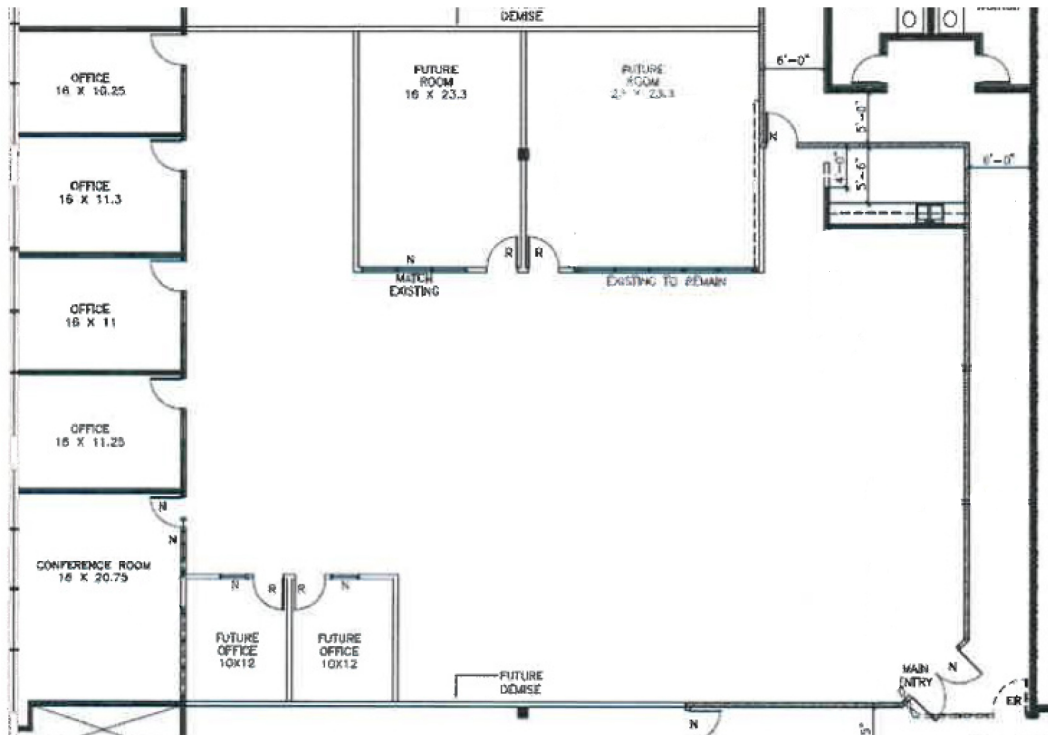
madams@streamrealty.com

949.203.3033

Lic. 01875266

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## PROPERTY INFO

Size 7,067 RSF

Term Thru November, 2026

Rate \$1 FSG

Available Immediately

## 5-MILE DEMOGRAPHICS

**99,064**

Population

**37,111**

Households

**\$120,687**

Median HH  
Income

**43.5**

Median Age

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