

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

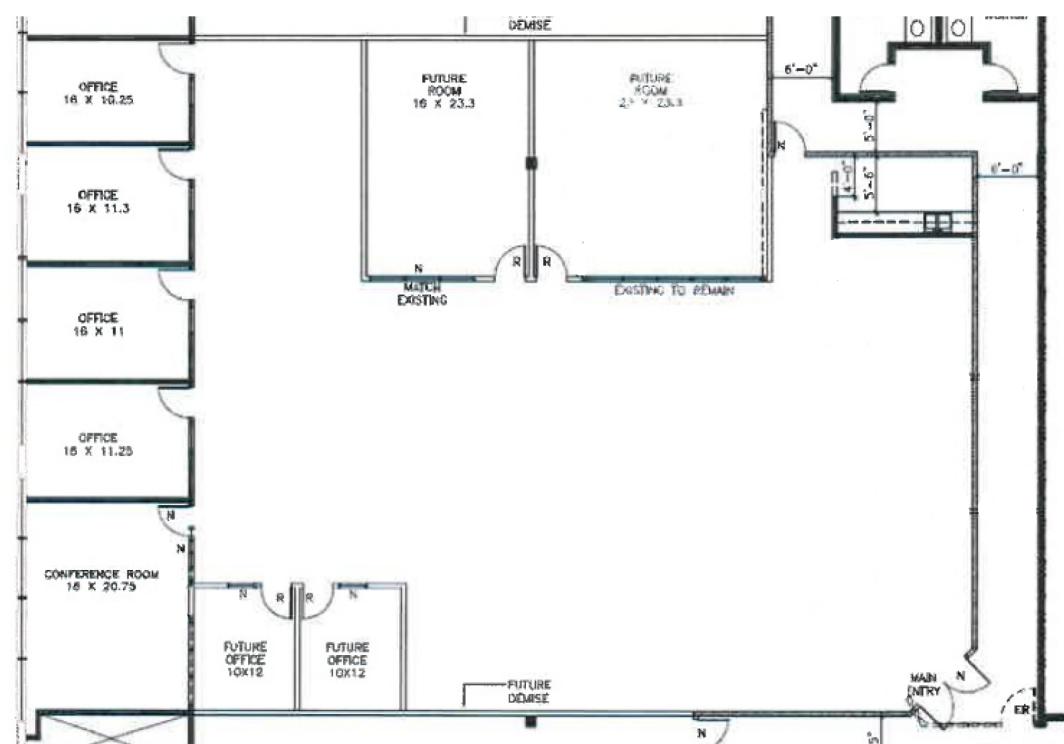
For leasing information, please contact:

Mike Adams

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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	37,111	\$120,687	43.5
Population	Households	Median HH Income	Median Age

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