

FOR LEASE

# Plaza Pacifica

979 Avenida Pico | San Clemente, CA 92673



## Opportunity

1,000 SF

Suite I Available

PLEASE DO NOT DISTURB EXISTING TENANTS

## TRAFFIC COUNTS

Avenida Pico approx. 21,500 cpd  
Avenida La Pata approx. 8,500 cpd  
Source: Costar

## CONTACT

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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660  
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## DESCRIPTION

- Plaza Pacifica is San Clemente's premier daily needs retail shopping center with a perfect blend of national and regional co-tenants including Lowes, Pavilions, Walmart, Michaels, Office Depot, and more
- Strategically located along Avenida Pico, which serves as the primary connection between the 5 freeway, and some of South Orange County's most affluent neighborhoods
- Well maintained parking field with ample parking and multiple convenient points of access
- High disposable incomes with average household incomes of over \$180,000 per year within a 1, 3, and 5 mile radius
- Strong retail and restaurant performance trends with historically low vacancy
- Visibly attractive facades and shopping center condition with excellent façade signage visible to large daily traffic counts

## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,344	61,888	107,907
Avg Household Income	\$208,729	\$198,060	\$182,948
Daytime Population	7,364	29,586	49,646

Source: Esri

SRSRE.COM

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## Plaza Pacifica Total GLA: 23,779 SF

NO	TENANT	SF
A	Baja Fresh Mexican Grill	2,000
C	Board and Brew	1,800
D	Cafe Hermosa	1,500
E	Romano's Pizza	1,412
F	Poke Tiki & Matcha Tea	1,807
G	Verizon Wireless	1,260
H	Chinese Bros	1,300
<b>I</b>	<b>Available</b>	<b>1,000</b>
J	AT&T	1,100
K	LocoCycle	1,000
L	Navy Federal Credit Union	1,500
M	Mattress Firm	4,500
P	NuBrace Dental	2,000
Q	Talega Nail Lounge	1,500

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### Site

 979 Avenida Pico  
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Marblehead  
Community

SAN CLEMENTE

2mi



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