

# FOR LEASE

SUITE I 1,000 SF | SUITE G 1,260 SF

# Plaza Pacifica

979 AVENIDA PICO | SAN CLEMENTE CA 92673  
ACCESS TO THE 5 FREEWAY AND SOUTH ORANGE COUNTY'S PREMIER NEIGHBORHOODS





# FOR LEASE

2,260 SF AVAILABLE

# Plaza Pacifica

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SUITE G 1,260 SF

## Plaza Pacifica

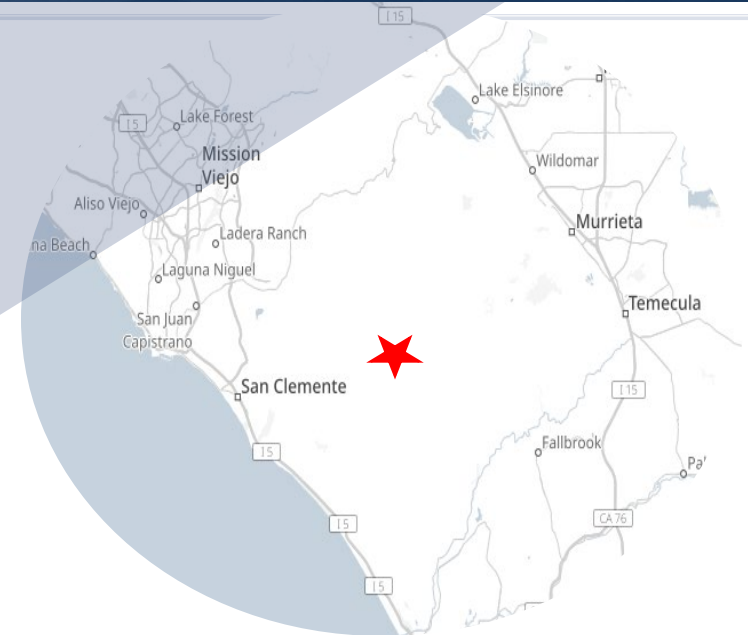
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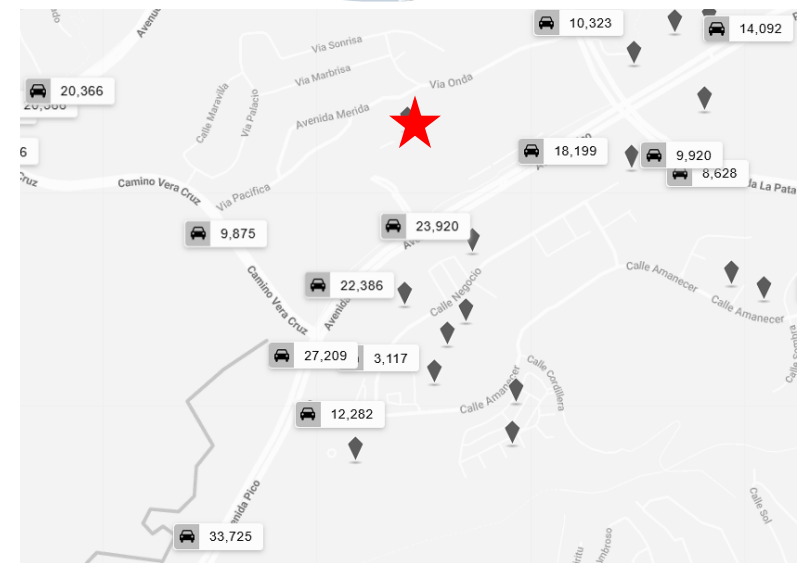
979 AVENIDA PICO | SAN CLEMENTE CA 92673

- Attractive Lease Rates Available
- Low NNN Fees at \$1.50 SF/MO
- Convenient Access and Excellent Visibility
- Established Neighborhood Shopping Center
- Diverse and Complementary Tenant Mix
- Strong Surrounding Residential Density



## Demographics >>

|                   | 1 Mile    | 3 Miles   | 20 Min. Drive |
|-------------------|-----------|-----------|---------------|
| Population        | 6,877     | 61,207    | 250,210       |
| Households        | 2,537     | 23,202    | 92,401        |
| Median age        | 42.70     | 45        | 43.80         |
| Median HH Income  | \$140,749 | \$135,000 | \$135,339     |
| Daytime Employees | 8,188     | 24,824    | 127,302       |



Investment Concepts, Inc.



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Orange, CA 92865



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Will Shinye

[WilliamS@icicorporate.com](mailto:WilliamS@icicorporate.com)

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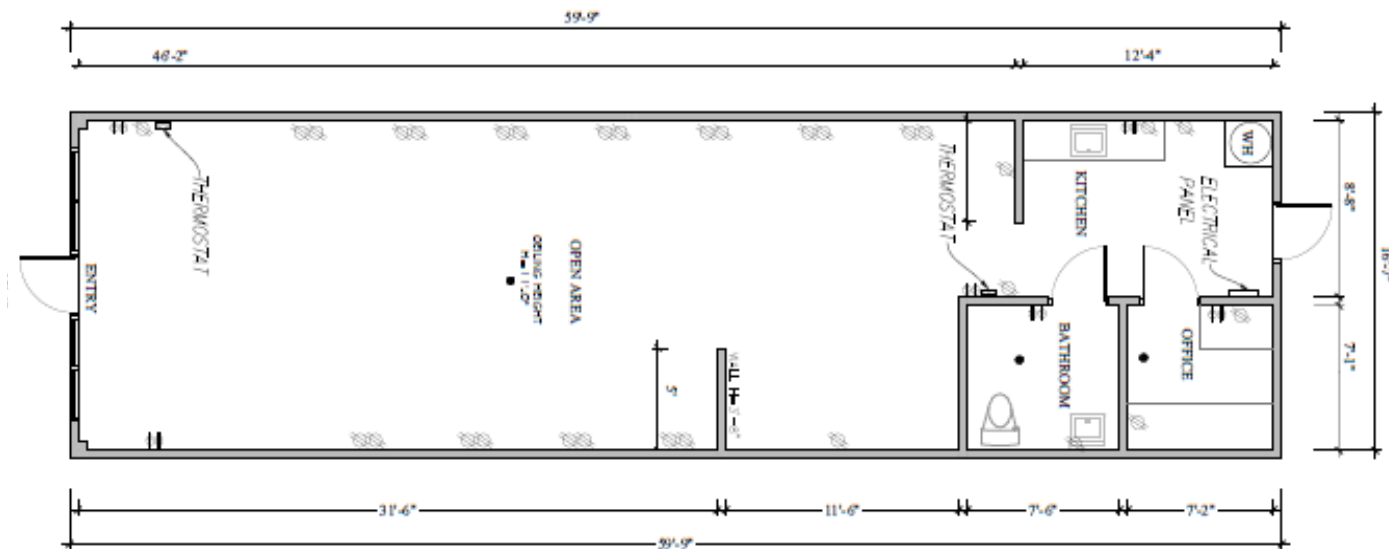


# FOR LEASE

## FLOOR PLAN | 1,000 SF

# Plaza Pacifica

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# FOR LEASE

## FLOOR PLAN G 1,270 SF

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