

Retail For Lease

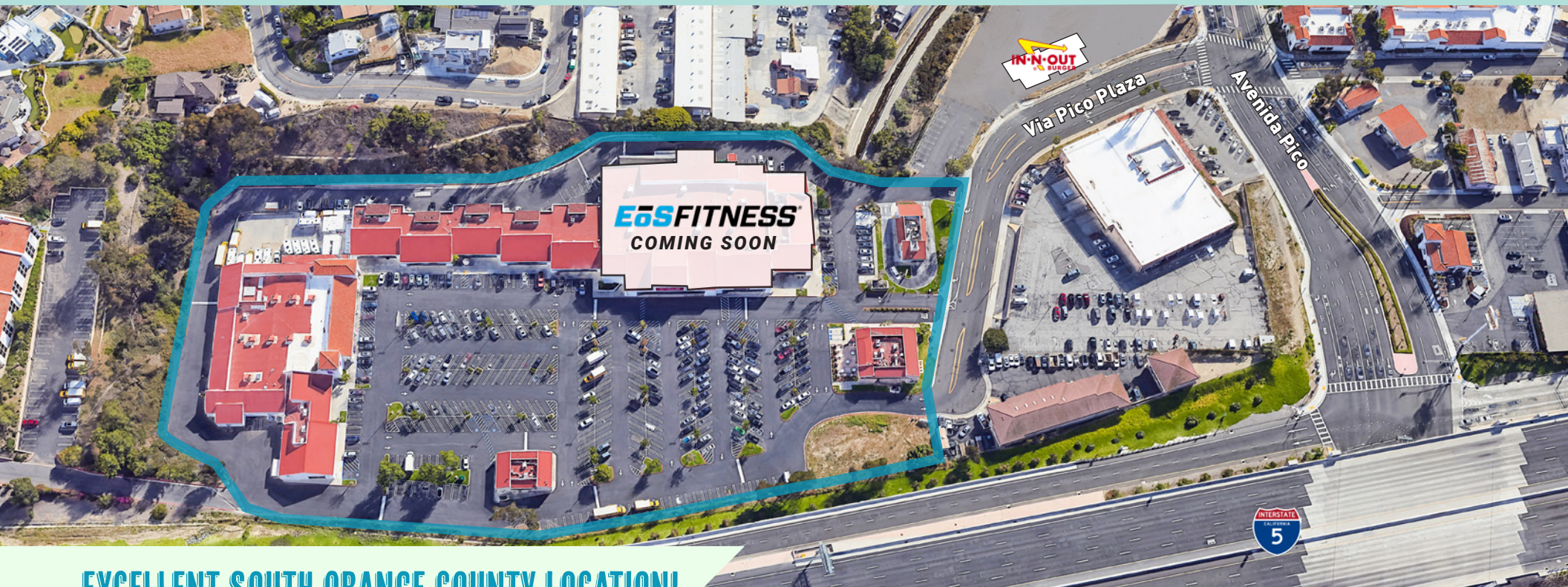
Pico Plaza Shopping Center

43-109 Via Pico Plaza

San Clemente, California

Highlights

- Adjacent to I-5 freeway with great visibility
- Ample parking
- Easy access for customers
- Affluent customer base
- Close proximity to Marblehead Coastal (248 acre retail/residential development) and the Outlets at San Clemente
- Monument signage on Avenida Pico (primary arterial)



EXCELLENT SOUTH ORANGE COUNTY LOCATION!

NEWMARK

**900 RSF
AVAILABLE**

Pico Plaza Shopping Center
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 San Clemente, California

1 SUITE AVAILABLE



**TENANTS
INCLUDE:**

- 99¢ Only Stores
- Chiroprator (83)
- CrossFit (101)
- Del Taco (109)
- Dentist (67)
- Dunn-Edwards Paints (75-79)
- Epic Power Bikes (85)
- Eyeland Lash Beauty Bar (99)
- Final Touch Nails & Spa (61)
- EOS Fitness (93)
- GLC Rug Outlet (43)
- In-N-Out Burger
- Pho Thanh Binh (107)
- Power Plant Records (73)
- Shipping Outlet (63)
- Signhouse (103)
- Stuft Pizza (91)
- Supreme Sports Nutrition (69)
- Surfin' Chicken Grill (71)
- USSD Martial Arts (95-97)

LOCATION
MAP



Marblehead

Outlets at
San Clemente

San Clemente
High School

Avenida Pico

W Avenida Vista Hermosa

N El Camino Real

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DEMOGRAPHICS:

Year 2022	1 Mile	3 Miles	5 Miles
Population	15,534	60,222	99,489
Daytime Population	15,843	58,736	97,505
Average Household Income	\$146,149	\$178,022	\$176,887

Traffic Counts: I-5 Freeway = 183,000 Cars/Day
Avenida Pico = 25,276 Cars/Day

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LEASING AGENT:

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