

# ±25,908 SF ANCHOR BOX FOR LEASE AT VIA PICO PLAZA

85 VIA PICO PLAZA | SAN CLEMENTE, CALIFORNIA



Wood Investments Co.

Real Estate Development & Management Company



## PROPERTY HIGHLIGHTS

- Adjacent to I-5 freeway with great visibility
- Ample parking
- Affluent customer base
- Close proximity to San Clemente High School (3,150 students)
- Close proximity to Marblehead Coastal (248 acre retail/residential development) and the Outlets at San Clemente
- Attractive existing Facade with Tower Signage not be missed from I-5

## DEMOGRAPHICS

|                          | 2 Miles   | 5 Miles   | 10 Miles  |
|--------------------------|-----------|-----------|-----------|
| Population               | 36,913    | 102,806   | 262,044   |
| Median Age               | 43.6      | 41.1      | 42.2      |
| No. of Households        | 14,634    | 37,565    | 95,725    |
| Average Household Income | \$139,511 | \$142,955 | \$152,279 |

## SURROUNDING RETAILERS:

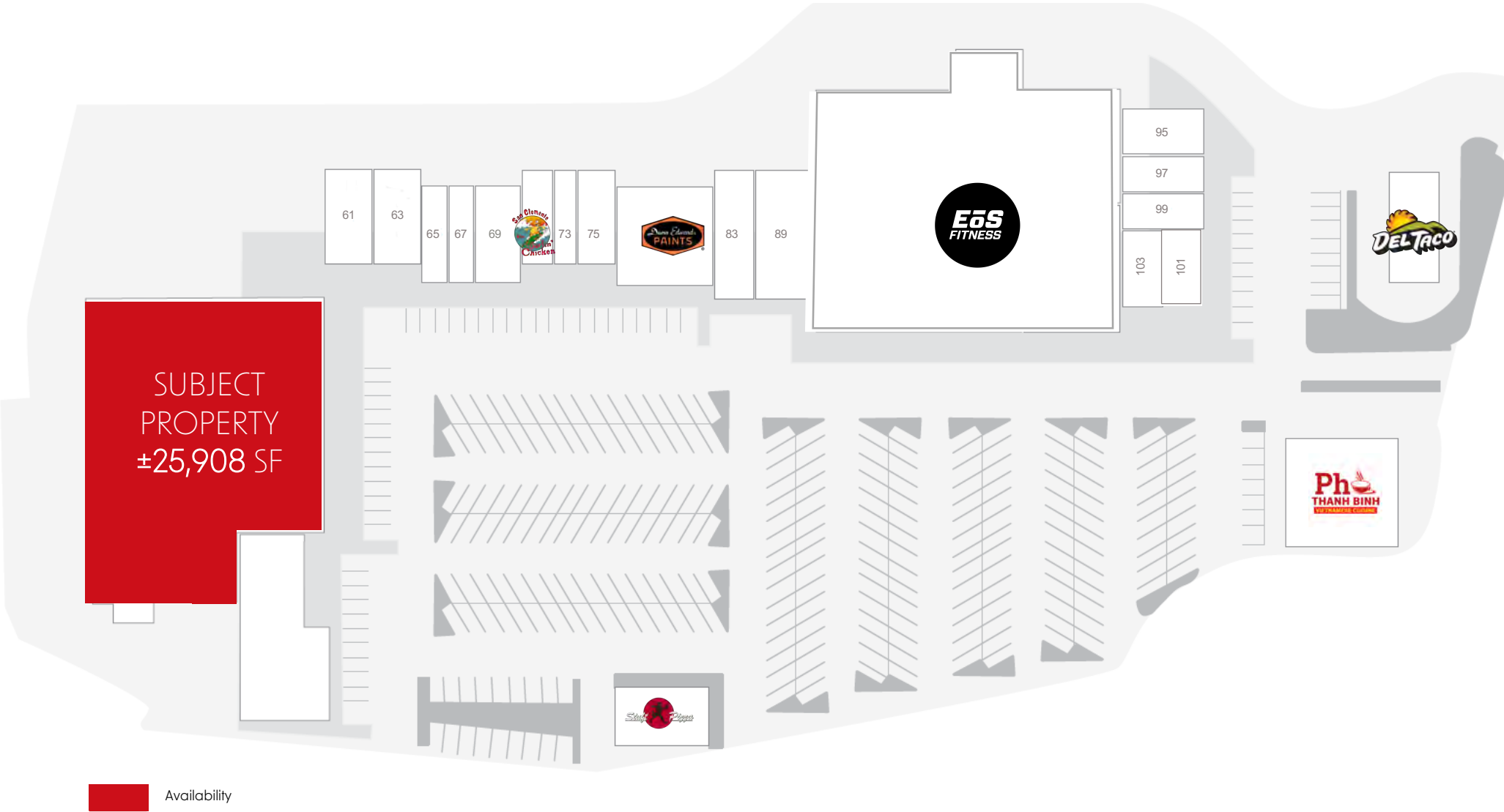




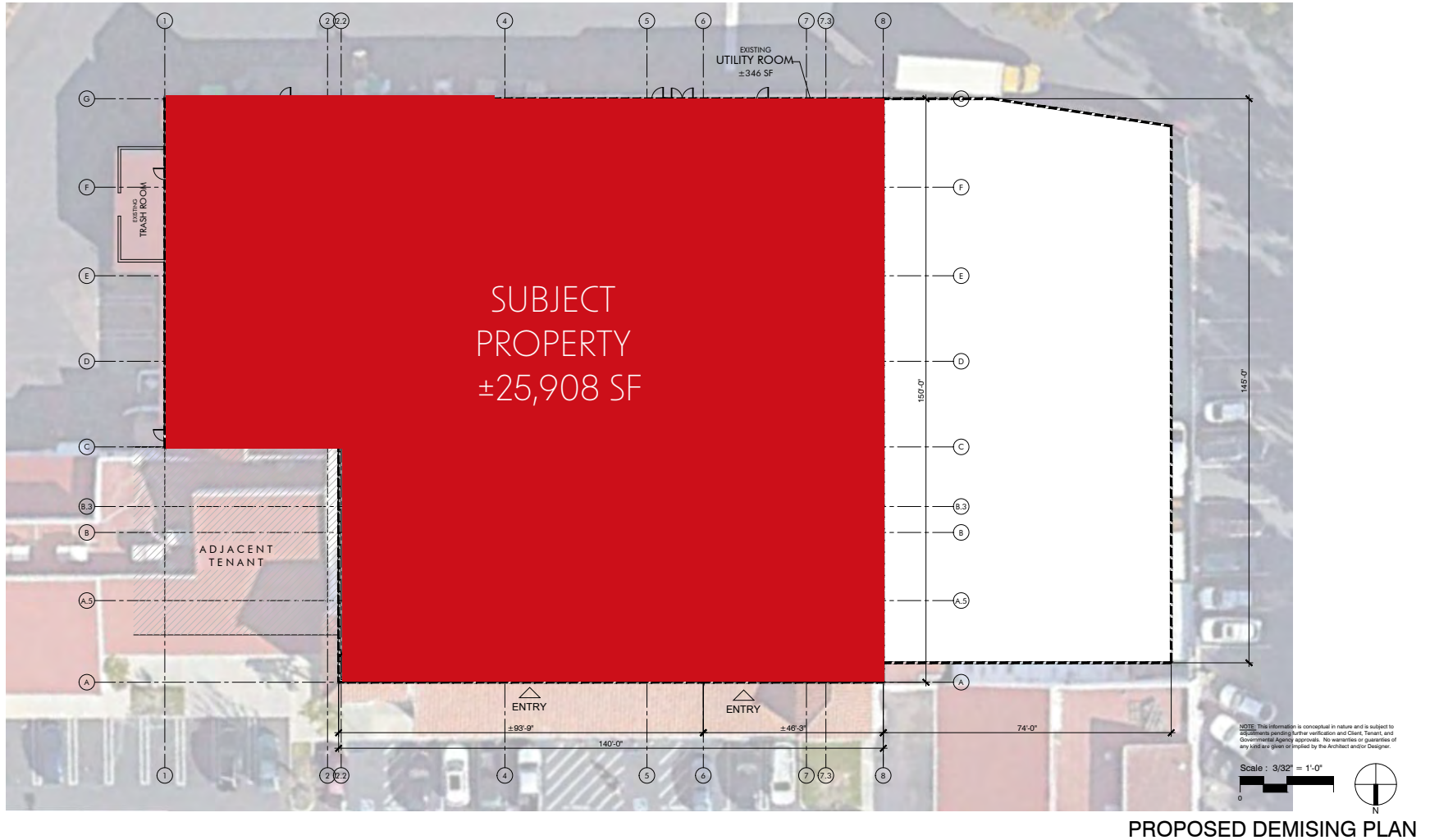
SITE PLAN

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# FLOOR PLAN



PROPOSED DEMISING PLAN

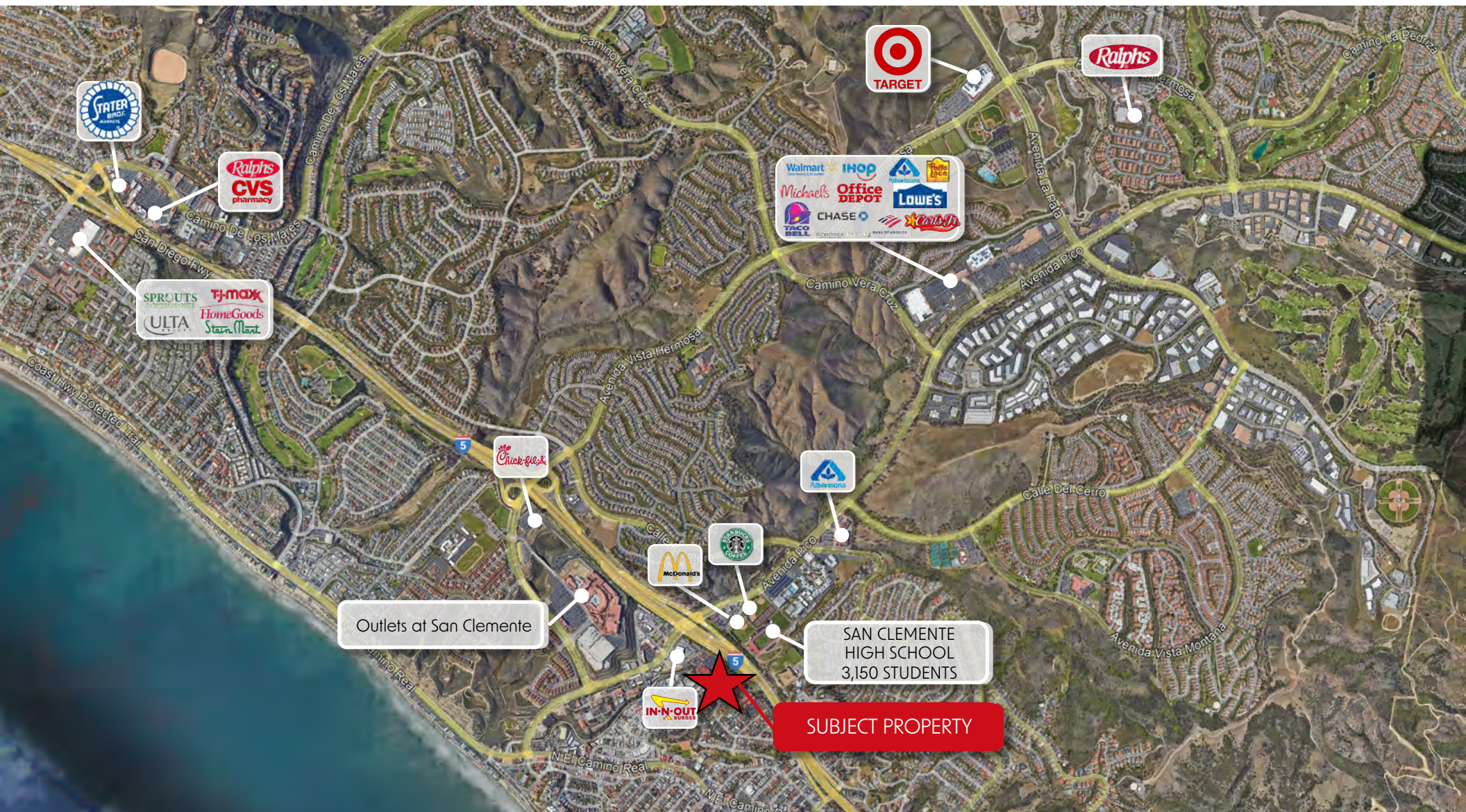
99 VIA PICO PLAZA - 99 CENT  
SAN CLEMENTE, CA

DEMISING PLAN

MAY 26, 2023

A201





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