



111 VIA PICO PLAZA
SAN CLEMENTE, CALIFORNIA 92672



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GROUND LEASE **OPPORTUNITY**

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Outstanding ground lease opportunity for single tenant retail or restaurant use located along Via Pico Plaza & East Avenida Pico in San Clemente, California.

PROPERTY HIGHLIGHTS

- Easy to access. Situated at signalized intersection with access from East Avenida Pico and Interstate 5.
- Conveniently located 0.8 mi from the San Clemente Train Station.
- Less than one mile from the beach.
- New In-N-Out slated for construction immediately adjacent to the Premises pending approval of their Conditional Use Permit.

LAND SIZE
±30,361 SF

ACREAGE
0.697 AC

APN
692-351-02

ZONING
CC2
COMMUNITY COMMERCIAL



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Avenida La Pata

Avenue Vista Hermosa

Avenida Pico

Calle Del Cerro

Calle Frontera

Via Pico

Avenida Del Mar

Sola Vita

N El Camino Real





Market Profile

111 Via Pico Plz, San Clemente, California, 92672
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.43703
Longitude: -117.62285

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	14,055	53,460	87,323
2010 Total Population	13,980	60,122	100,091
2018 Total Population	14,684	62,711	106,101
2018 Group Quarters	120	427	2,502
2023 Total Population	15,121	64,401	109,833
2018-2023 Annual Rate	0.59%	0.53%	0.69%
2018 Total Daytime Population	13,989	56,609	98,631
Workers	7,016	24,649	44,469
Residents	6,973	31,960	54,162
Household Summary			
2000 Households	5,516	20,681	33,142
2000 Average Household Size	2.53	2.56	2.55
2010 Households	5,446	23,221	37,806
2010 Average Household Size	2.55	2.57	2.58
2018 Households	5,624	23,810	39,324
2018 Average Household Size	2.59	2.62	2.63
2023 Households	5,742	24,257	40,409
2018 Households by Income			
Household Income Base	5,624	23,810	39,324
<\$15,000	7.3%	5.1%	5.7%
\$15,000 - \$24,999	5.7%	4.5%	5.2%
\$25,000 - \$34,999	7.3%	5.6%	5.7%
\$35,000 - \$49,999	10.4%	8.5%	9.1%
\$50,000 - \$74,999	17.3%	14.0%	14.0%
\$75,000 - \$99,999	13.6%	12.1%	11.5%
\$100,000 - \$149,999	14.8%	16.8%	17.2%
\$150,000 - \$199,999	9.8%	11.8%	11.2%
\$200,000+	13.9%	21.7%	20.5%
Average Household Income	\$111,886	\$143,418	\$138,627
Median Household Income			
2018	\$77,971	\$100,703	\$96,853
2023	\$93,443	\$117,450	\$112,708
Median Home Value			
2018	\$937,418	\$944,000	\$899,623
2023	\$949,595	\$963,070	\$922,374
Per Capita Income			
2018	\$42,911	\$54,613	\$51,821
2023	\$52,206	\$63,936	\$60,737

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