



111 **VIA PICO PLAZA**  
SAN CLEMENTE, CALIFORNIA 92672

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GROUND LEASE **OPPORTUNITY**



Newmark  
Knight Frank



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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**

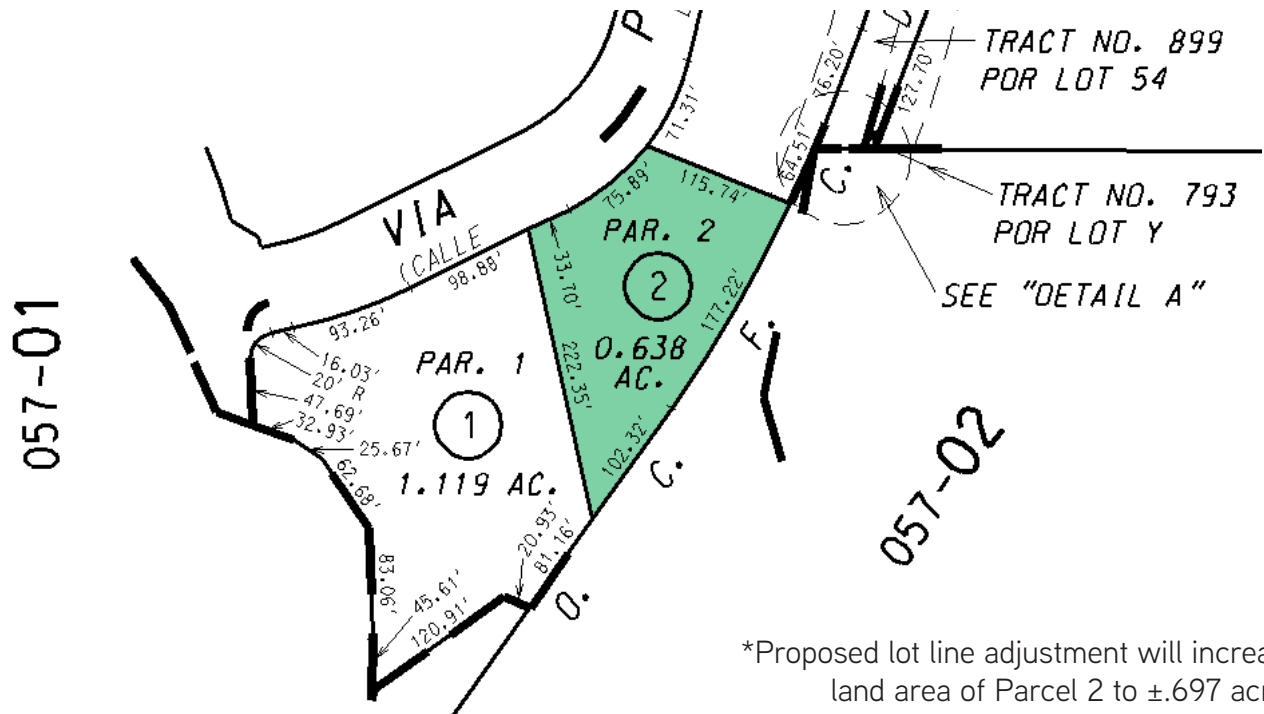
**APN**  
**692-351-02**

**ZONING**  
**CC2**  
**COMMUNITY COMMERCIAL**

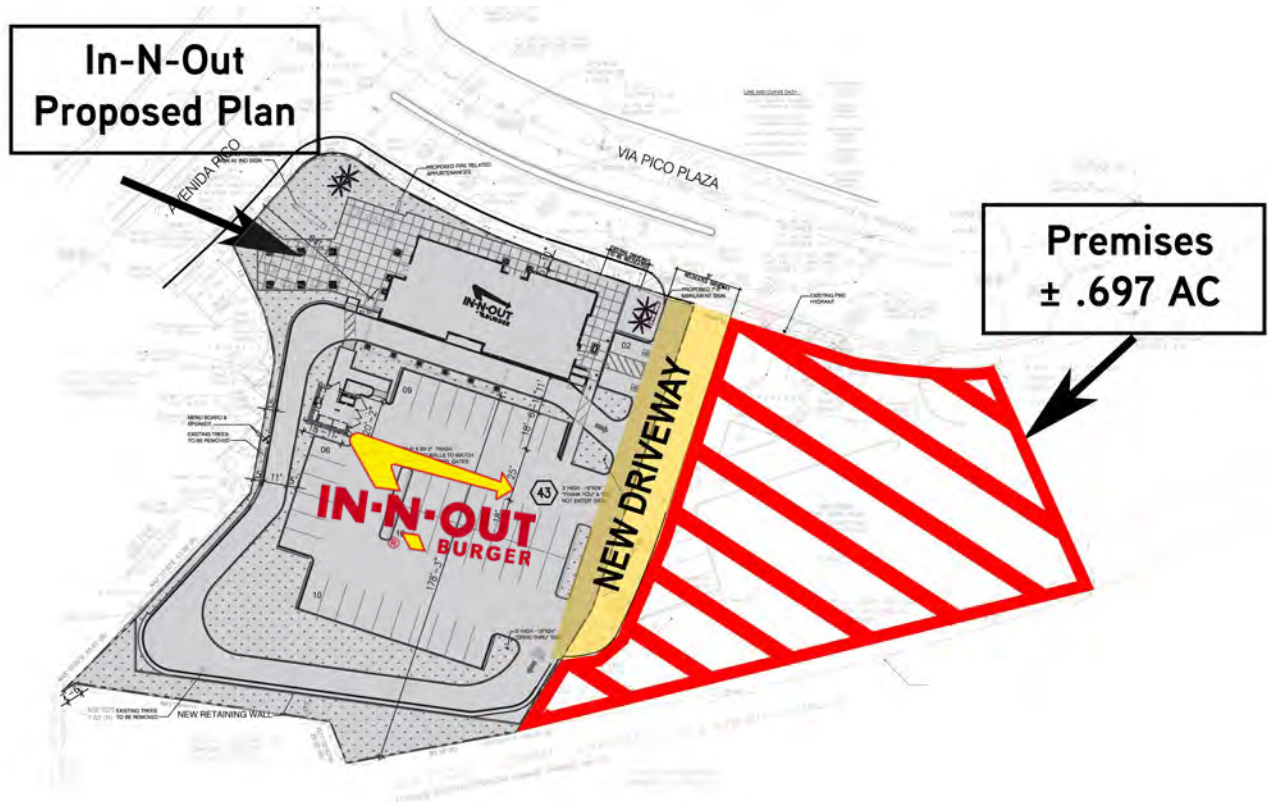


## PARCEL MAP

APN 692-351-02



## SITE PLAN







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## 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
<b>Population Summary</b>			
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
<b>Household Summary</b>			
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
<b>2018 Households by Income</b>			
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
<b>Median Household Income</b>			
2018	\$77,971	\$100,703	\$96,853
2023	\$93,443	\$117,450	\$112,708
<b>Median Home Value</b>			
2018	\$937,418	\$944,000	\$899,623
2023	\$949,595	\$963,070	\$922,374
<b>Per Capita Income</b>			
2018	\$42,911	\$54,613	\$51,821
2023	\$52,206	\$63,936	\$60,737

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