



RETAIL FOR LEASE

PICO PLAZA

111 & 115 Via Pico Plaza
San Clemente, CA 92672

100 % FULLY LEASED



DESCRIPTION

- 100% FULLY LEASED
- Property anchored by Keller Williams Realty and California Bank & Trust
- Located at the intersection of Avenida Pico and Interstate 5.

TRAFFIC COUNT (City of San Clemente)

- ±18,000 Average Daily Traffic on Avenida Pico
- ±155,000 Average Daily Traffic on Interstate 5.

DEMOGRAPHICS (Nielsen PrimeLocation, 2010)

	1 Mile	3 Mile	5 Mile
POPULATION	17,257	67,293	100,176
AVG. H.H. INCOME	\$85,524	\$113,763	\$111,421
EMPLOYEE COUNT	6,543	21,810	37,060

FOR MORE INFORMATION, PLEASE CONTACT:

Kam Walton

Director

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CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.

2020 Main Street, Suite 1000

Irvine, CA 92614

(949) 474-4004

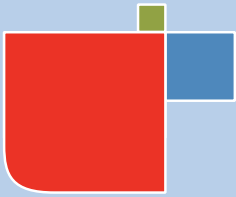
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