

PRIME COASTAL RETAIL/RESTAURANT OPPORTUNITY

SAN CLEMENTE

1,936 SF AVAILABLE + PATIO

1010

S. EL CAMINO REAL SAN CLEMENTE





BEAUTIFUL

SAN CLEMENTE

San Clemente - one of Southern California's most unique coastal towns. The charming city is known for its exceptional beaches, surf culture, restaurants, and shopping.

Property Highlights

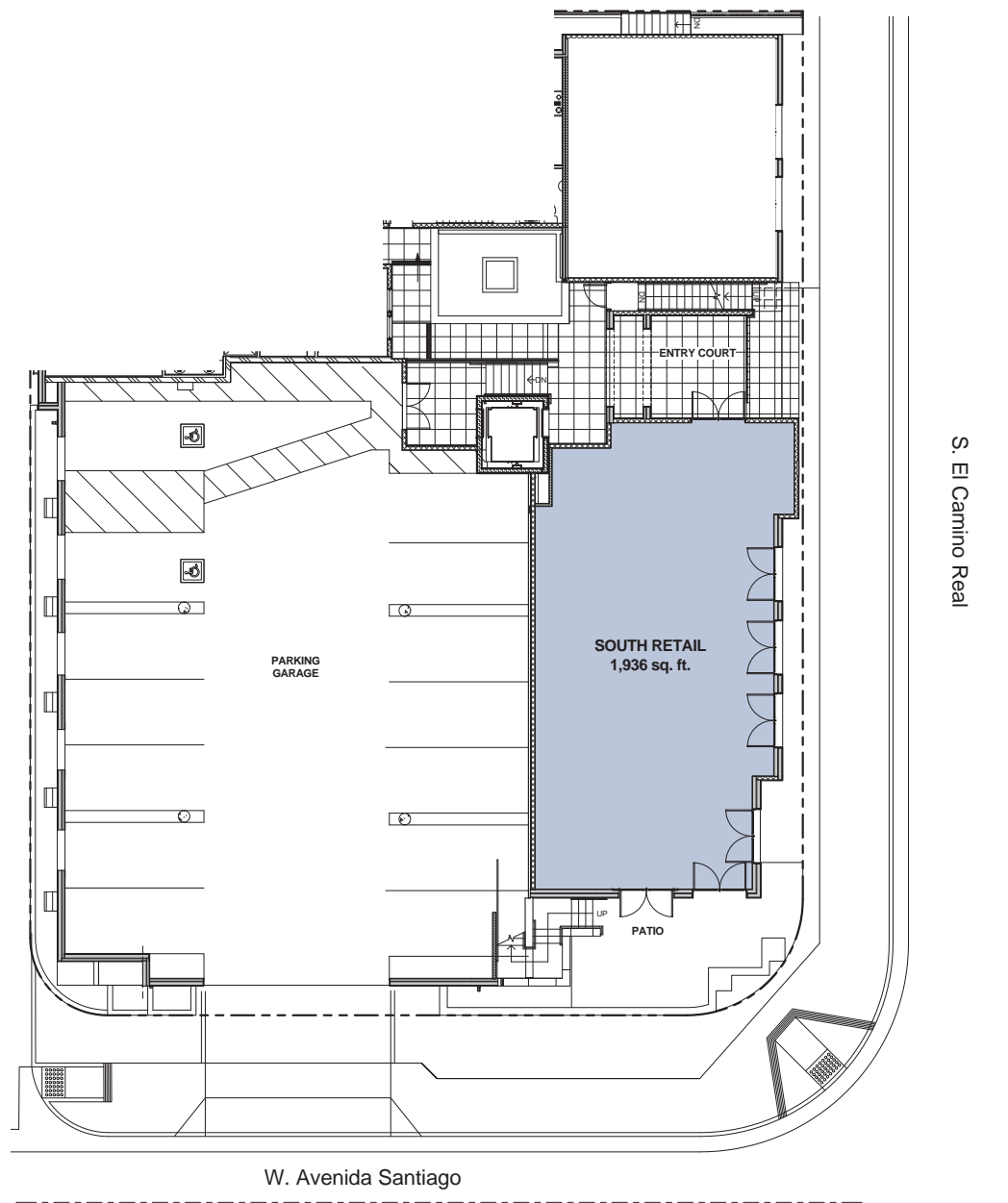
TEN 10 SANTIAGO

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- **1,936 sf available + patio**
- Excellent restaurant opportunity
- 12-foot ceiling heights
- On-site parking
- Situated across from high-performing Ralph's
- Brand new development offering great frontage to El Camino Real
- Easy access and proximity to I-5 Fwy



Site Plan



Before



After



Demographics

3 MILE RADIUS
San Clemente, CA

Population	44,729
Projected Population (2023)	45,074
Average Household Income	\$135,495
Median Household Income	\$89,506
Average Age	40.7
Total Daytime Population	43,118
Total Households	17,165



MATT MOSER

858.523.2096
mmoser@retailinsite.net

CHRIS HODGMAN

949.284.0223
chodgman@retailinsite.net

CONNOR STEVENS

858.369.6458
cstevens@retailinsite.net