

GATEWAY VILLAGE PLAZA

800-810 AVENIDA PICO | SAN CLEMENTE, CA

FOR LEASE
±1,770 SF Restaurant



PROPERTY HIGHLIGHTS

- Excellent area demographics with strong traffic counts and daytime populations (3.1 million square feet of nearby business parks).
- Immediate access to Interstate 5 off Avenida Pico.
- Ample parking: 4.3 spaces per 1,000 square feet
- Located adjacent to San Clemente High School (approximately 3,600 students).
- Most conveniently located and well-established shopping center in the trade area.

TRAFFIC COUNTS

- ± 38,210 Average Daily Traffic on East Avenida Pico
- ± 14,000 Average Daily Traffic on Calle del Cerro



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Associate Director

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CURRENT AVAILABILITIES

| STE. | TENANT | SF |
|---------|---------------------------------|--------|
| 800-Q | State Farm Insurance | 652 |
| 800-S | Humphrey's Sandwich (Available) | 1,770 |
| 800-U | Wing Stop | 1,380 |
| 800-V | Golden Spoon Frozen Yogurt | 910 |
| 802-J | Juice It Up! | 813 |
| 802-K-N | Orangetheory Fitness | 3,175 |
| 802-O | Pet Palace | 477 |
| 802-P | Papa John's Pizza | 930 |
| 804 | Albertsons | 43,840 |
| 806-A | Panda Express | 2,074 |
| 806-B | Style Cleaners & Laundry | 1,916 |
| 806-C | General Nutrition Center | 1,570 |
| 806-D | Chipotle | 2,600 |
| 806-E | Smashburger | 1,870 |
| 806-F | Protein for Pets | 1,523 |
| 806-G | San Clemente Donut House | 998 |
| 806-H | Gateway Village Center | 808 |
| 806-I | Coastal Postal | 925 |
| 810-W | KYU Lee D.D.S. | 947 |
| 810-X | Union Bank | 3,400 |

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SAN CLEMENTE SNAPSHOT

| | DEMOGRAPHICS | 1-MILE | 3-MILES | 5-MILES |
|-----------------------------|-------------------------------|-----------------|-------------|-----------|
| POPULATION | 2000 Population | 12,158 | 51,815 | 86,387 |
| | 2010 Population | 12,541 | 64,445 | 99,372 |
| | 2019 Population | 13,185 | 67,365 | 105,401 |
| | 2024 Population | 13,518 | 68,971 | 108,723 |
| | 2010-2019 Annual Rate | 0.54% | 0.48% | 0.64% |
| | 2019-2024 Annual Rate | 0.50% | 0.47% | 0.62% |
| | 2019 Median Age | 38.2 | 41.4 | 40.9 |
| | Total Businesses | 1,273 | 4,035 | 6,333 |
| | Total Employees | 7,739 | 24,750 | 41,781 |
| | HOUSEHOLDS | 2000 Households | 4,528 | 20,042 |
| 2010 Households | | 4,646 | 24,367 | 37,274 |
| 2019 Total Households | | 4,779 | 25,054 | 38,825 |
| 2024 Total Households | | 4,858 | 25,485 | 39,806 |
| 2010-2019 Annual Rate | | 0.31% | 0.30% | 0.44% |
| 2019-2024 Annual Rate | | 0.33% | 0.34% | 0.50% |
| 2019 Average Household Size | | 2.73 | 2.67 | 2.65 |
| INCOME | 2019 Median Household Income | \$85,252 | \$109,493 | \$102,603 |
| | 2024 Median Household Income | \$99,262 | \$124,785 | \$117,059 |
| | 2019 Average Household Income | \$119,720 | \$151,077 | \$144,176 |
| | 2024 Average Household Income | \$138,621 | \$172,651 | \$165,523 |
| | 2019 Per Capita Income | \$42,959 | \$56,105 | \$53,175 |
| HOUSING | 2019 Housing Units | 5,002 | 26,923 | 41,678 |
| | 2019 Owner Occupied Units | 49.6% | 58.1% | 57.4% |
| | 2019 Renter Occupied Units | 46.0% | 34.9% | 35.7% |
| | 2019 Vacant Units | 4.5% | 6.9% | 6.8% |
| | 2019 Median Home Value | \$867,615 | \$902,044 | \$867,747 |
| | 2019 Average Home Value | \$932,661 | \$1,011,069 | \$972,100 |



66,527
Total Population



24,631
Total Households



\$152,548
Avg. H.H. Income



91,144
Daytime Population

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