

GATEWAY VILLAGE PLAZA

Retail For Lease

800-810 Avenida Pico
San Clemente, CA 92672



±1,523 SF SHOP OPPORTUNITY

Description:

- 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.
- Located adjacent to San Clemente High School (approximately 3,600 students).
- Most conveniently located and well-established shopping center in the trade area.
- Ample parking: 4.3 spaces per 1,000 square feet

Traffic Count:

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

Demographics:

	1 MILE	3 MILES	5 MILES
Population '18	10,840	67,068	105,455
Average H.H. Income	\$125,455	\$147,268	\$140,135
Daytime Population	7,596	23,801	41,454

Source: ESRI



For further information, please contact our exclusive agent:

KEVIN HANSEN Associate Director 949.608.2194 khansen@ngkf.com CA RE License #01937047

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Tenant Roster		
SUITE	TENANT	SF
800-Q	State Farm Insurance	652
800-S	Sandwich Buddies	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 (Available)	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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Executive Summary

810 Avenida Pico, San Clemente, California, 92673
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.44339
Longitude: -117.61461

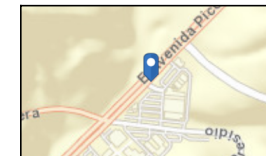
	1 mile	3 miles	5 miles
Population			
2000 Population	10,023	51,472	86,298
2010 Population	10,453	64,107	99,323
2018 Population	10,840	67,068	105,455
2023 Population	11,081	69,012	109,389
2000-2010 Annual Rate	0.42%	2.22%	1.42%
2010-2018 Annual Rate	0.44%	0.55%	0.73%
2018-2023 Annual Rate	0.44%	0.57%	0.74%
2018 Male Population	50.2%	50.1%	50.7%
2018 Female Population	49.8%	49.9%	49.3%
2018 Median Age	41.3	41.3	40.9
Households			
2000 Households	3,904	19,925	32,515
2010 Households	3,987	24,247	37,250
2018 Total Households	4,049	24,926	38,815
2023 Total Households	4,101	25,432	39,951
2000-2010 Annual Rate	0.21%	1.98%	1.37%
2010-2018 Annual Rate	0.19%	0.34%	0.50%
2018-2023 Annual Rate	0.26%	0.40%	0.58%
2018 Average Household Size	2.65	2.67	2.65
Median Household Income			
2018 Median Household Income	\$85,713	\$104,544	\$98,529
2023 Median Household Income	\$101,139	\$123,167	\$114,267
2018-2023 Annual Rate	3.37%	3.33%	3.01%
Average Household Income			
2018 Average Household Income	\$125,455	\$147,268	\$140,135
2023 Average Household Income	\$148,525	\$174,206	\$165,670
2018-2023 Annual Rate	3.43%	3.42%	3.40%
Per Capita Income			
2018 Per Capita Income	\$46,589	\$54,865	\$52,027
2023 Per Capita Income	\$54,569	\$64,304	\$60,891
2018-2023 Annual Rate	3.21%	3.23%	3.20%



Site Map

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