



BUILDING FOR LEASE

902 N El Camino Real

SAN CLEMENTE, CA 92708

Marcus & Millichap
THE PARHAM GROUP

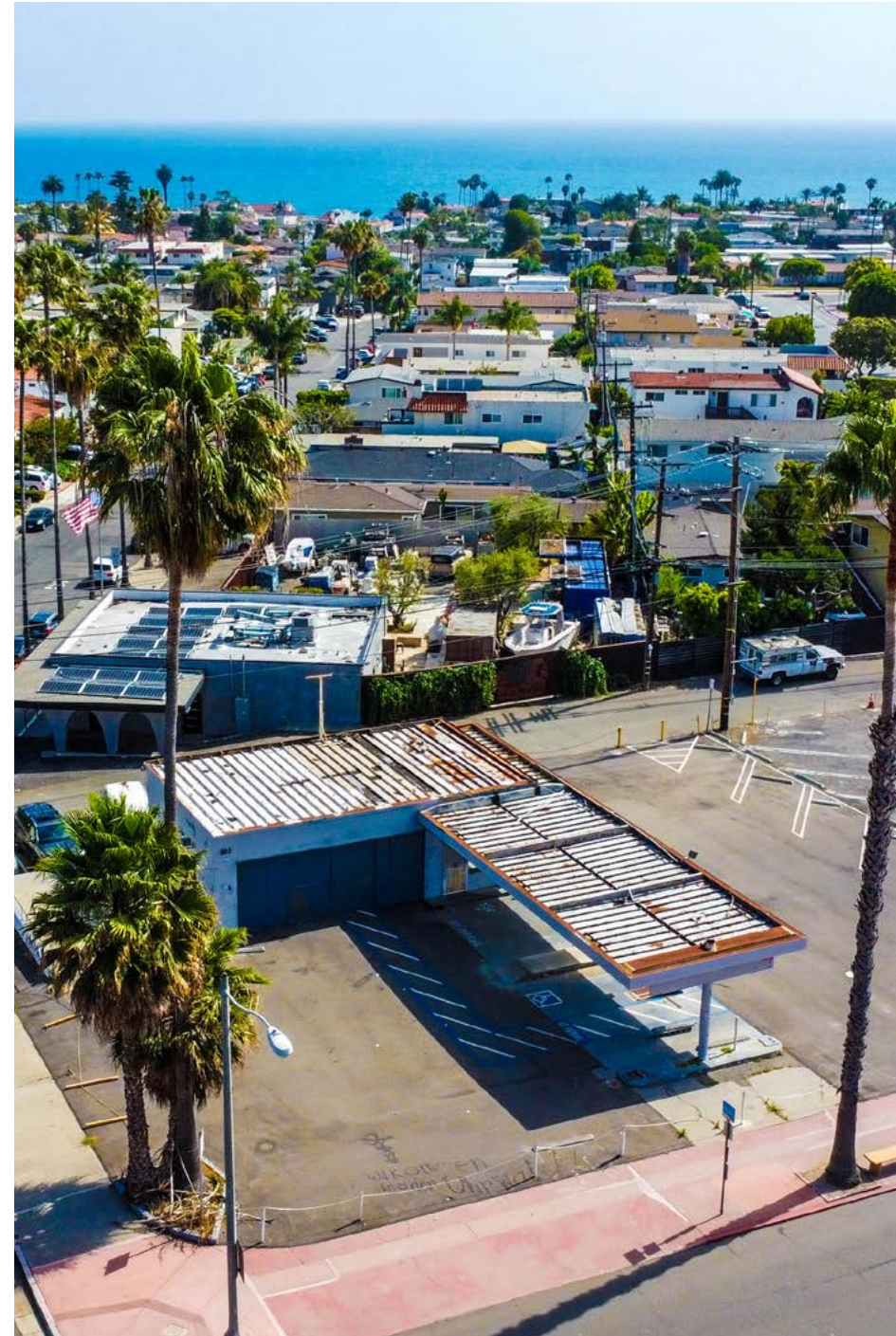
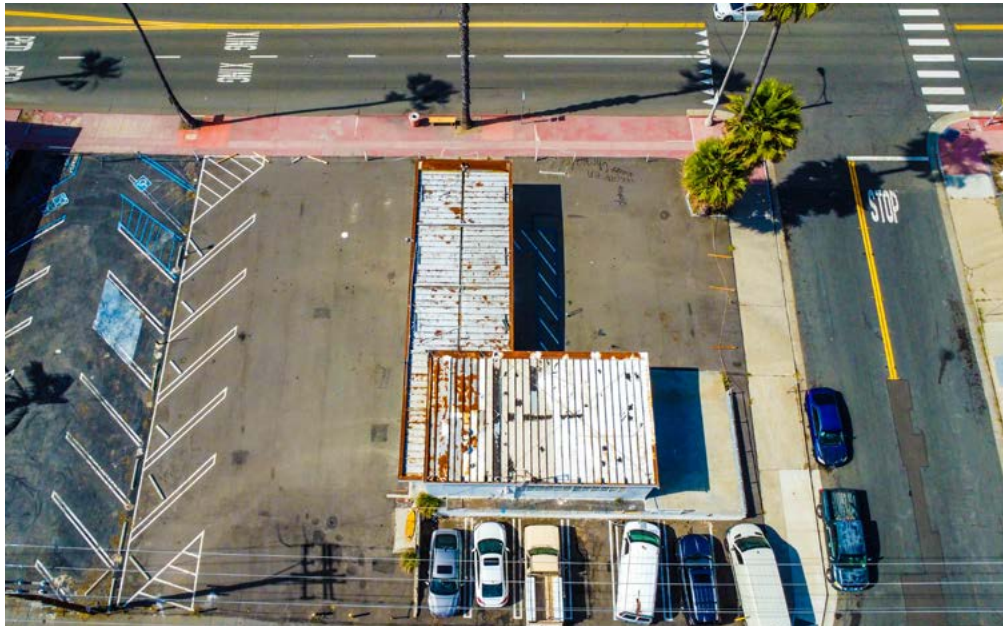


NEL CAMINO REAL ±17,000 VPD

OFFERING SUMMARY

Building for Lease

Address	902 N El Camino Real, San Clemente, CA
Lot Size	12,197 SF
Building Size	960 SF
APN	144-241-17
Parking	±20 Spaces
Traffic Count	2025 MPSI Estimate ±17,052 vehicles per day
Zoning	Neighborhood Commercial 2 (NC-2)



RETAILER MAP

Building for Lease



CITY INFORMATION - SAN CLEMENTE, CA

Building for Lease

The investment property is located San Clemente, California, a high-income coastal community within Southern Orange County. San Clemente represents an attractive opportunity for retail development thanks to the metro's growing population, exceptional discretionary income and an economy anchored by numerous large employers. Within a five-mile radius of the property, the population of 90,858 residents is projected to increase by just under 1 percent over the next five years. Notably, 20 percent of those residents are aged 65 or older, a key demographic with increased demand for retail and services. Overall, San Clemente residents have access to considerable discretionary funds thanks to a median household income of \$137,988, over 80 percent higher than the national average. Likewise, both the low unemployment rate of 3 percent and the presence of major employers representing the healthcare and education sectors reflect the area's highly stable economy. Thanks to these promising economic fundamentals, along with multiple multifamily and senior housing projects in development, San Clemente makes a persuasive case for retail investors pursuing opportunities in Orange County.

- Educated and Affluent Coastal Community with Strong Purchasing Power
- Anchor Employers Including the University of California and Providence Health
- Favorable Demographics Support Elevated Retail Demand
- Growing Population Supports Long-Term Investment Opportunities







EXCLUSIVELY LISTED BY

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