

SAN CLEMENTE



204 AVENIDA DEL MAR
SAN CLEMENTE, CA



COASTAL COMMERCIAL

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PLAZA DEL MAR

SECTIONS

1. PROPERTY DETAILS

2. AERIAL MAPS




3. FEATURES

4. PROPERTY PHOTOS




5. DEMOGRAPHICS

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1. PROPERTY DETAILS

Plaza Del Mar | 204 Avenida Del Mar San Clemente, CA 92672

Total Space Available: Approximately 4,838 SF
1st Floor - 3,568 SF
Mezzanine - 1,270 SF

Base Rent: Negotiable

Available: Immediate

Term: Negotiable

Year Built: 1955/2000

**Nic's
vacuums**

DOWNTOWN
BOUTIQUE

MONGKUT THAI

SAN CLEMENTE
SWINE COMPANY



COASTAL COWBOY
CA. EATS

Oliver's

204 Avenida Del Mar

JACKS the picnic
SUNFISH BOARDS BY THE PINEAPPLE COLLECTIVE



TYGER LOTUS

Paradise
JEWELERS

Plaza Del Mar:



BEACHFIRE
SAN CLEMENTE, CA

Trestles
COUNTRY CLUB RESTAURANT

AVILA'S
EL RANCHITO
MEXICAN RESTAURANT

THE SIDE STREET



ART STUDIO
San Clemente

**NICK'S
RESTAURANTS**

REED TEAM

A Trusted Name in Real Estate

AVENIDA DEL MAR

UNITED STATES
POSTAL SERVICE

**KULI
COFFEE**

NOLA VISTA

204 Avenida Del Mar



2. AERIAL MAPS



3. FEATURES



AVAILABLE NOW



**ALLOWABLE USES: RESTAURANT,
RETAIL AND OFFICE**



**PRIME LOCATION IN DOWNTOWN SAN
CLEMENTE POPULAR 'T-ZONE'**



IMMEDIATE RENTAL UPSIDE



PRIDE OF OWNERSHIP ASSET



DENSE RETAIL CORRIDOR



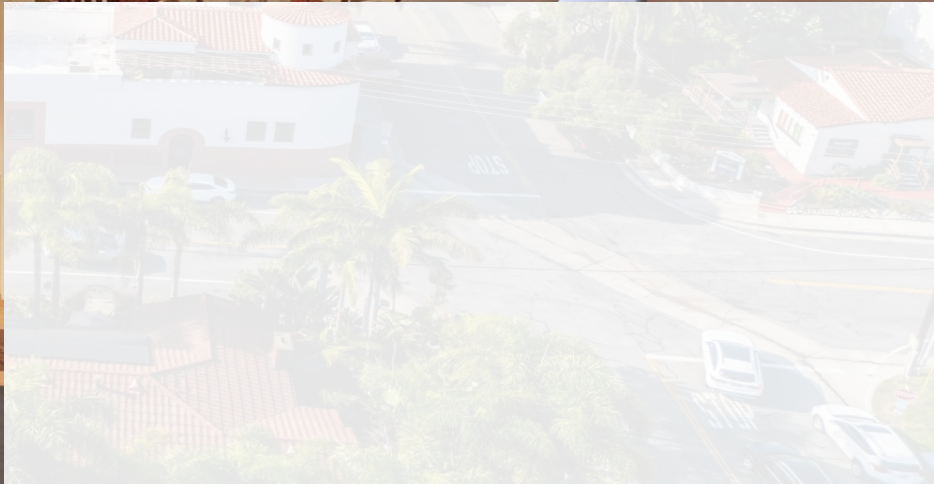
**EXCELLENT TRAFFIC COUNTS
& GREAT VISIBILITY**

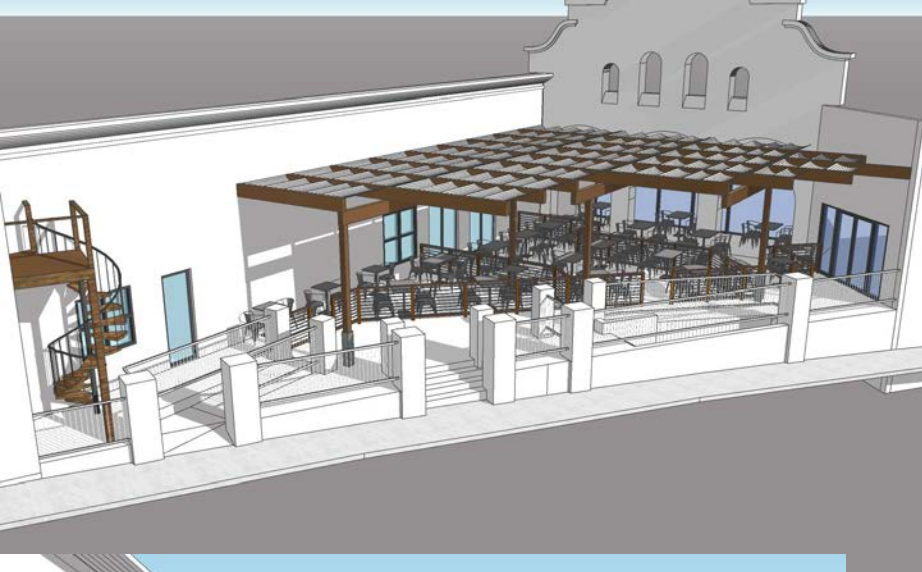


REVITALIZED RETAIL AREA



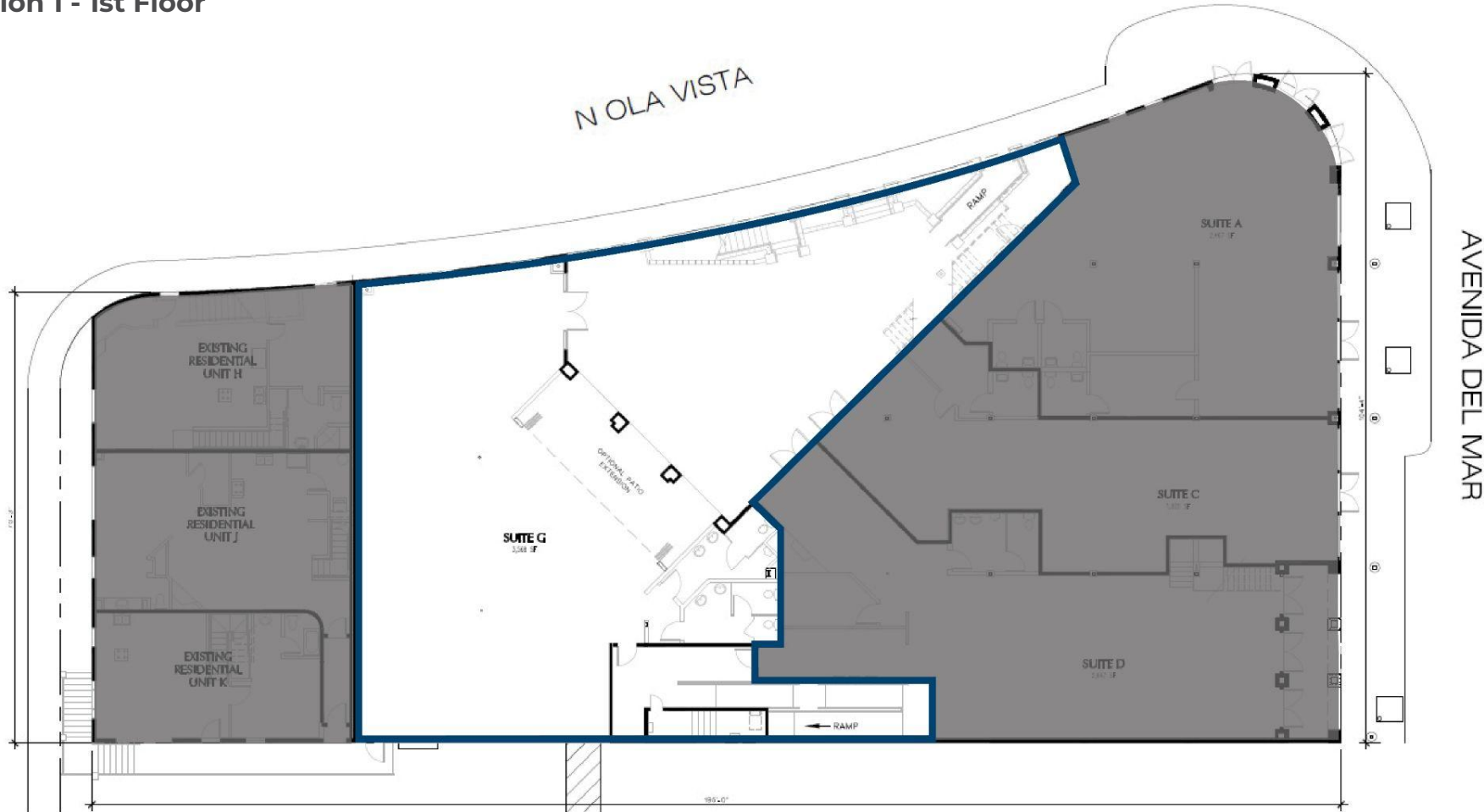
4. PROPERTY PHOTOS - CONCEPTS



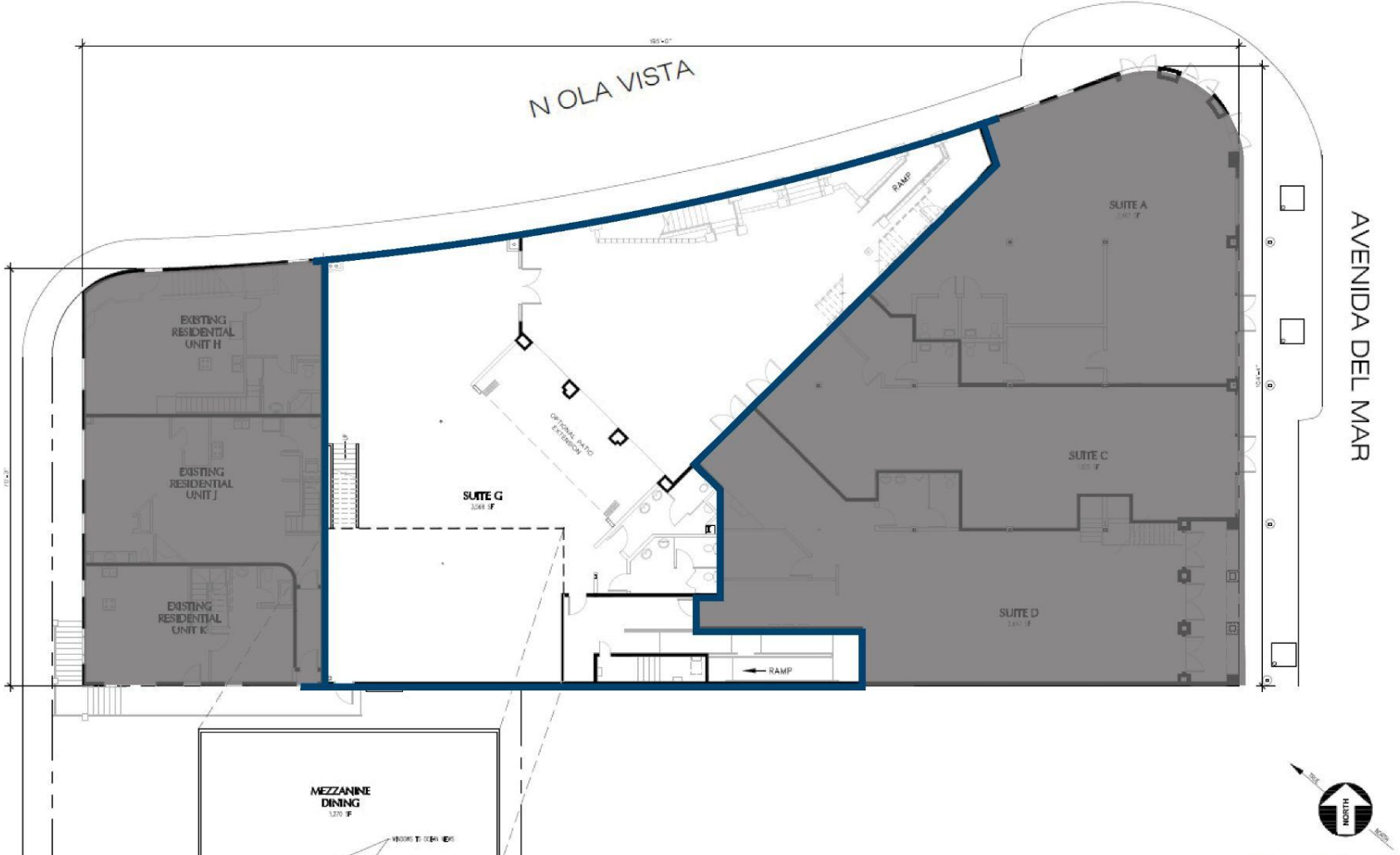




Option 1 - 1st Floor



Option 2 - 1st Floor



Patio A Only



4. PROPERTY PHOTOS - CURRENT



4. PROPERTY PHOTOS - CURRENT



4. PROPERTY PHOTOS - CURRENT



204 Avenida Del Mar



204 Avenida Del Mar

MONGKUT THAI
COASTAL COWBOY
CA BATS

SAN CLEMENTE
SWINE COMPANY

Oliver's

Plaza Del Mar:

BeachLife
SAN CLEMENTE, CA

Trestles
EST. 1961

AVILA'S
EL RANCHITO
MEXICAN RESTAURANT

JACKS
SURFBOARDS

the picnic
EST. 1988

DeLany
EST. 1988

TYGER LOTUS

Paradise
JEWELERS

THE SIDE STREET
ART STUDIO
San Clemente

UNITED STATES
POSTAL SERVICE

REED TEAM
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5. DEMOGRAPHICS

2025 Population - Current Year Estimate	84,108
2030 Population - Five Year Projection	83,472
2020 Population - Census	85,612
2010 Population - Census	83,596
2020-2025 Annual Population Growth Rate	-0.34%
2025-2030 Annual Population Growth Rate - Projection	-0.15%
2025 Average Household Income	\$190,300
2030 Average Household Income - Projection	\$210,217
2025 Median Household Income	\$138,600
2030 Median Household Income - Projection	\$159,892
2025 Per Capita Income	\$72,302
2030 Per Capita Income - Projection	\$81,242
2025 Average Value of Owner Occ. Housing Units	\$1,461,879
2025 Households - Current Year Estimate	31,703
2030 Households - Five Year Projection	32,043
2020 Households - Census	31,447
2010 Households - Census	30,308
2020-2025 Compound Annual Household Growth Rate	0.15%
2024-2030 Annual Household Growth Rate - Projection	0.21%
2025 Average Household Size	2.53

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	1,466	3,545	4,503
2025 Employees	7,605	23,247	28,945
POPULATION			
2025 Population - Current Year Estimate	16,265	46,481	84,108
2030 Population - Five Year Projection	16,071	45,948	83,472
GENERATIONS			
2025 Population	16,265	46,481	84,108
Generation Alpha (Born 2017 or Later)	1,288 (7.9%)	3,535 (7.6%)	7,049 (8.4%)
Generation Z (Born 1999-2016)	3,194 (19.6%)	9,252 (19.9%)	20,728 (24.6%)
Millennials (1981-1998)	4,470 (27.5%)	10,422 (22.4%)	17,296 (20.6%)
Generation X (Born 1965-1980)	3,273 (20.1%)	9,423 (20.3%)	16,522 (19.6%)
Baby Boomers (Born 1946-1964)	3,357 (20.6%)	11,318 (24.4%)	18,386 (21.9%)
Greatest Generations (Born 1945 or Earlier)	682 (4.2%)	2,531 (5.5%)	4,127 (4.9%)

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
White	11,203 (68.9%)	34,025 (73.2%)	61,382 (73.0%)
Black or African American	94 (0.6%)	334 (0.7%)	1,133 (1.3%)
Asian	406 (2.5%)	1,944 (4.2%)	3,887 (4.6%)
Two or More Races	2,589 (15.9%)	6,557 (14.1%)	11,484 (13.7%)
American Indian or Alaska Native	160 (1.0%)	330 (0.7%)	629 (0.7%)
Other	1,784 (11.0%)	3,212 (6.9%)	5,408 (6.4%)
EDUCATION			
9-12th Grade - No Diploma	296 (2.4%)	833 (2.4%)	1,566 (2.7%)
High School Diploma	1,585 (13.0%)	4,202 (12.1%)	7,114 (12.1%)
GED or Alternative Credential	286 (2.3%)	621 (1.8%)	932 (1.6%)
Some College - No Degree	2,332 (19.1%)	6,538 (18.8%)	10,532 (18.0%)
Associate's Degree	1,045 (8.6%)	3,158 (9.1%)	5,389 (9.2%)
Bachelor's Degree	3,708 (30.4%)	11,246 (32.3%)	19,096 (32.6%)
Graduate or Professional Degree	2,285 (18.7%)	7,152 (20.5%)	12,498 (21.3%)

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2025 Households	7,021	18,965	31,703
2025 Average Household Income	\$164,180	\$183,964	\$190,300
2030 Average Household Income - Projection	\$181,231	\$203,745	\$210,217
2025 Average Value of Owner Occ. Housing Units	\$1,624,135	\$1,482,817	\$1,461,879
DAYTIME POPULATION			
2025 Daytime Population	15,536	48,280	78,122
Daytime Workers	8,266 (53.2%)	25,707 (53.2%)	38,101 (48.8%)
Daytime Residents	7,270 (46.8%)	22,573 (46.8%)	40,021 (51.2%)



INVEST IN WHAT YOU LOVE

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