

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
SUNFISH BOARDS**

**the picnic
BY THE POND RESTAURANT**



**Paradise
JEWELERS**

Plaza Del Mar:



**Beachfire
SAN CLEMENTE, CA**



**AVILA'S
EL RANCHO
MEXICAN RESTAURANT**

**THE SIDE STREET
ART STUDIO**



**NICK'S
RESTAURANTS**

REED TEAM

A Trusted Name in Real Estate



**UNITED STATES
POSTAL SERVICE**

**KULI
COFFEE**

AVENIDA DEL MAR

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'**



PRIDE OF OWNERSHIP ASSET



DENSE RETAIL CORRIDOR



**EXCELLENT TRAFFIC COUNTS
& GREAT VISIBILITY**

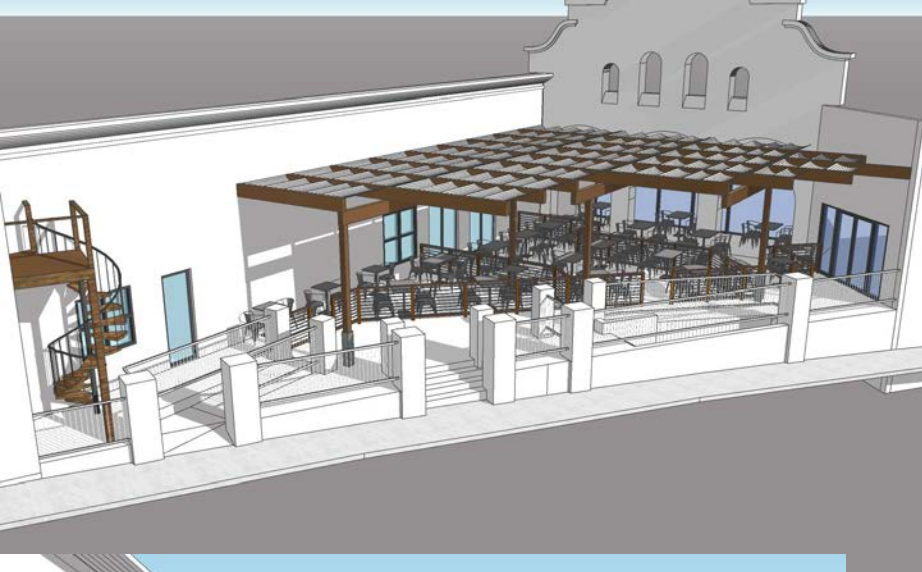


REVITALIZED RETAIL AREA



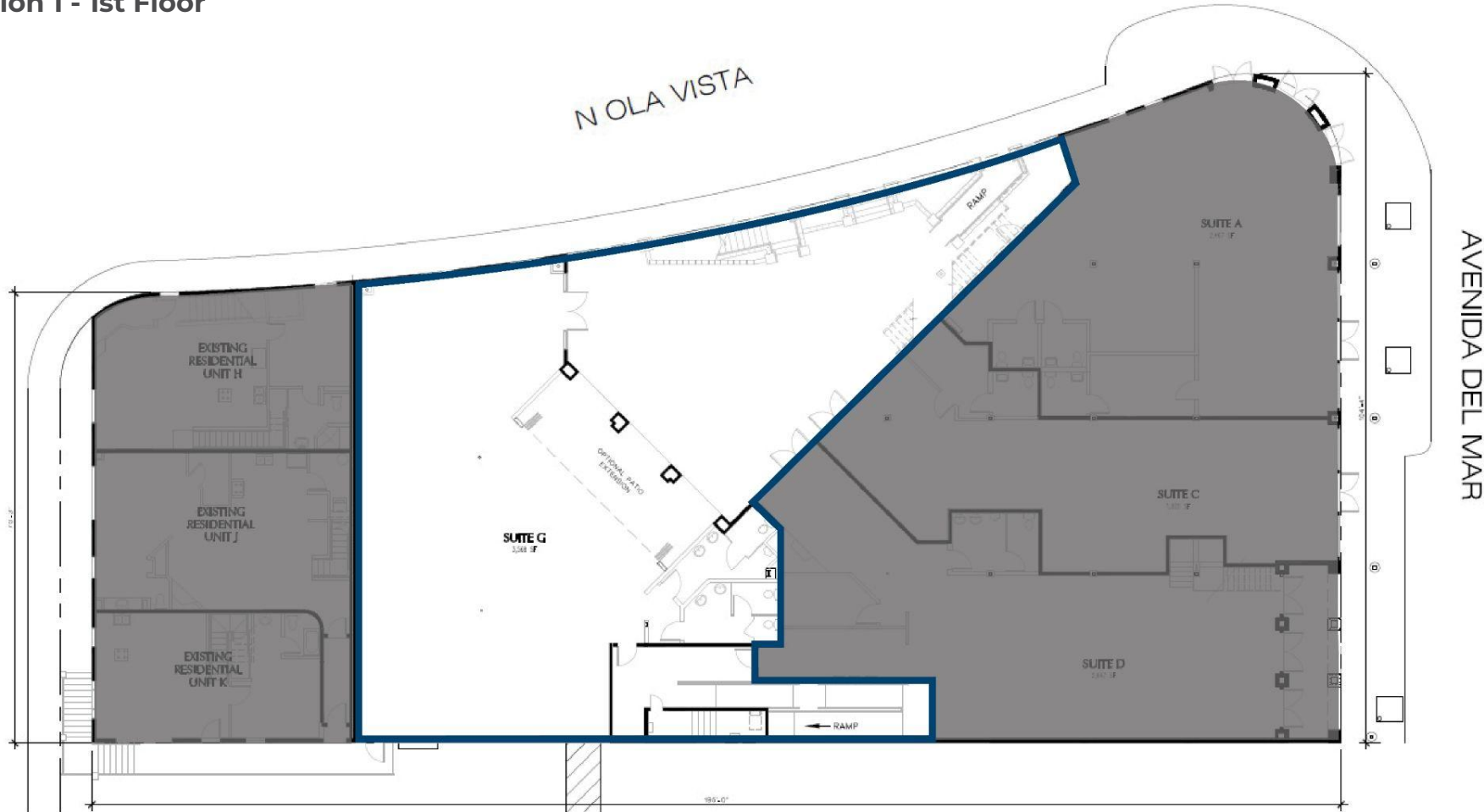
4. PROPERTY PHOTOS - CONCEPTS



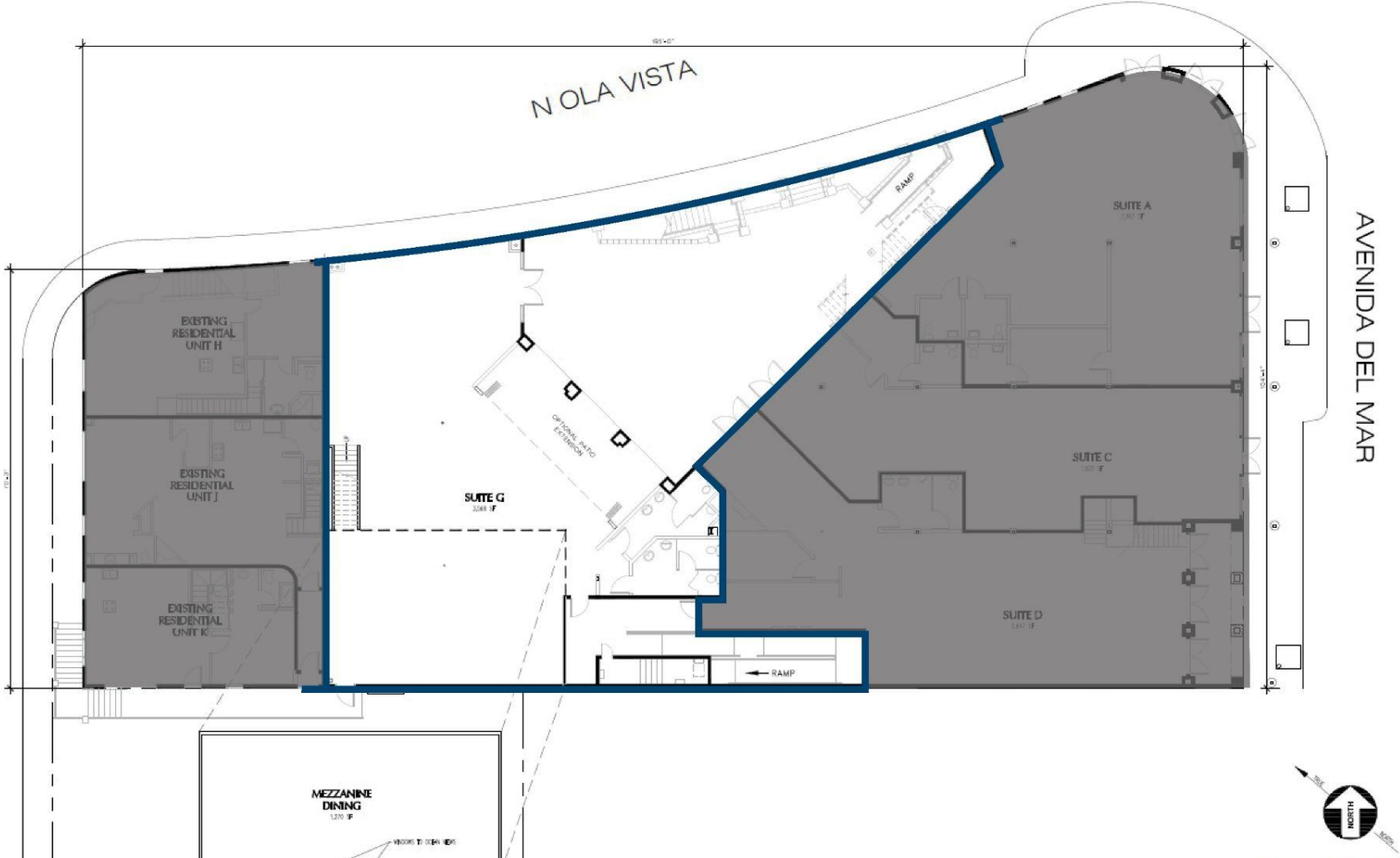




Option 1 - 1st Floor



Option 2 - 1st Floor



Patio A Only



4. PROPERTY PHOTOS - CURRENT



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4. PROPERTY PHOTOS - CURRENT



204 Avenida Del Mar



204 Avenida Del Mar

MONGKUT THAI SAN CLEMENTE SWINE COMPANY

COASTAL COWBOY CA BATS Oliver's

Plaza Del Mar:

BeachLife SAN CLEMENTE, CA Trestles THE LOCAL LEGEND AVILA'S EL RANCHITO MEXICAN RESTAURANT

JACKS SURFBOARDS the picnic: A LOCAL FRESH PRODUCE

De Sanyz TYGER LOTUS

Paradise JEWELERS

THE SIDE STREET ART STUDIO San Clemente

UNITED STATES POSTAL SERVICE

REED TEAM
A Trusted Name in Real Estate



AVENIDA DEL MAR

NOLA VISTA



5. DEMOGRAPHICS

2025 Population - Current Year Estimate	84,108
2010 Population - Census	83,596
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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