

Gateway Village Plaza

800-810 Avenida Pico | San Clemente, CA

RETAIL FOR LEASE
±1,645 – 1,916 SF



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

NEWMARK

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CURRENT AVAILABILITIES

STE.	TENANT	SF
800-O	State Farm Insurance	652
800-S	Jersey Mike's	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	Available	1,645-1,916
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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	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	10,023	51,279	86,141
	2010 Population	10,453	63,931	99,199
	2021 Population	10,631	64,675	102,390
	2026 Population	10,697	65,054	103,939
	2010-2021 Annual Rate	0.15%	0.10%	0.28%
	2021-2026 Annual Rate	0.12%	0.12%	0.30%
	2021 Median Age	41.2	41.7	49.3
	Total Businesses	1,129	3,932	6,089
	Total Employees	7,943	25,446	41,862
HOUSEHOLDS	2000 Households	3,904	19,854	32,437
	2010 Households	3,987	24,179	37,186
	2021 Total Households	3,992	24,221	38,005
	2026 Total Households	4,000	24,221	38,469
	2010-2021 Annual Rate	0.01%	0.02%	0.19%
	2021-2026 Annual Rate	0.04%	0.05%	0.24%
	2021 Average Household Size	2.64	2.65	2.63
INCOME	2021 Median Household Income	\$107,682	\$119,115	\$109,746
	2026 Median Household Income	\$122,097	\$134,875	\$124,522
	2021 Average Household Income	\$145,240	\$160,684	\$153,764
	2026 Average Household Income	\$164,416	\$181,643	\$174,724
	2021 Per Capita Income	\$53,866	\$60,079	\$57,066
HOUSING	2021 Housing Units	4,264	26,609	41,429
	2021 Owner Occupied Units	56.7%	57.2%	57.2%
	2021 Renter Occupied Units	36.9%	33.8%	34.5%
	2021 Vacant Units	6.4%	9.0%	8.3%
	2021 Median Home Value	\$942,618	\$972,111	\$943,874
	2021 Average Home Value	\$1,023,884	\$1,107,086	\$1,062,494

San Clemente Snapshot

64,338
TOTAL POPULATION

23,983
TOTAL HOUSEHOLDS

\$161,653
AVG. HOUSEHOLD INCOME

62,806
DAYTIME POPULATION

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