



RETAIL FOR LEASE

GATEWAY VILLAGE PLAZA

800 - 810 Avenida Pico
San Clemente, CA 92672



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 (City of San Clemente)

- ±39,000 Average Daily Traffic on East Avenida Pico
- ±10,000 Average Daily Traffic on Avenida Presidio

DEMOGRAPHICS (Claritas, 2014)

	1.5 Mile	3 Mile	5 Mile
POPULATION	25,658	67,069	102,748
AVG. H.H. INCOME	\$101,659	\$117,997	\$113,399
EMPLOYEE COUNT	16,157	25,827	40,426

FOR MORE INFORMATION, PLEASE CONTACT:

Kevin Hansen

Associate

(949) 930-2471

kevin.hansen@cushwake.com

CA License No. 01937047

Chris Walton

Director

(949) 930-9206

chris.walton@cushwake.com

CA License No. 01839264

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

4747 Executive Drive, 9th Floor

San Diego, CA 92121

(858) 452-6500

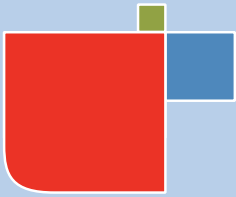
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STE.	TENANT	SQ. FT.
800-Q	State Farm Insurance	652
800-S	Sandwich Buddies	1,770
800-U	Wing Stop	1,380
800-V	Golden Spoon Frozen Yogurt	910
802-J	Juice It Up!	813
802-K	Orange Theory Fitness	3,175
802-O	Pet Palace	477
802-P	Papa John's Pizza	930
804	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	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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