



FOR LEASE

COMING TO SAN CLEMENTE
PREMIER RETAIL / RESTAURANT SPACE

990 AVENIDA VISTA HERMOSA | SAN CLEMENTE, CA



CBRE



PROJECT HIGHLIGHTS

- Target anchored location
- ±8,346 SF of premier retail / restaurant space
- Limited retail competition—area tenants thrive
- Strong and stable demographics and high traffic counts
- Easy access from Interstate 5, La Pata & Pico Avenue
- Over 3 million square feet of business parks nearby, helping to provide daytime population of over 55,000 people within 3 miles
- La Pata extension connecting to Ortega Highway now open!
- Adjacent to the Talega planned community, which is home to approximately 9,000 residents





A DIVERSE MIX

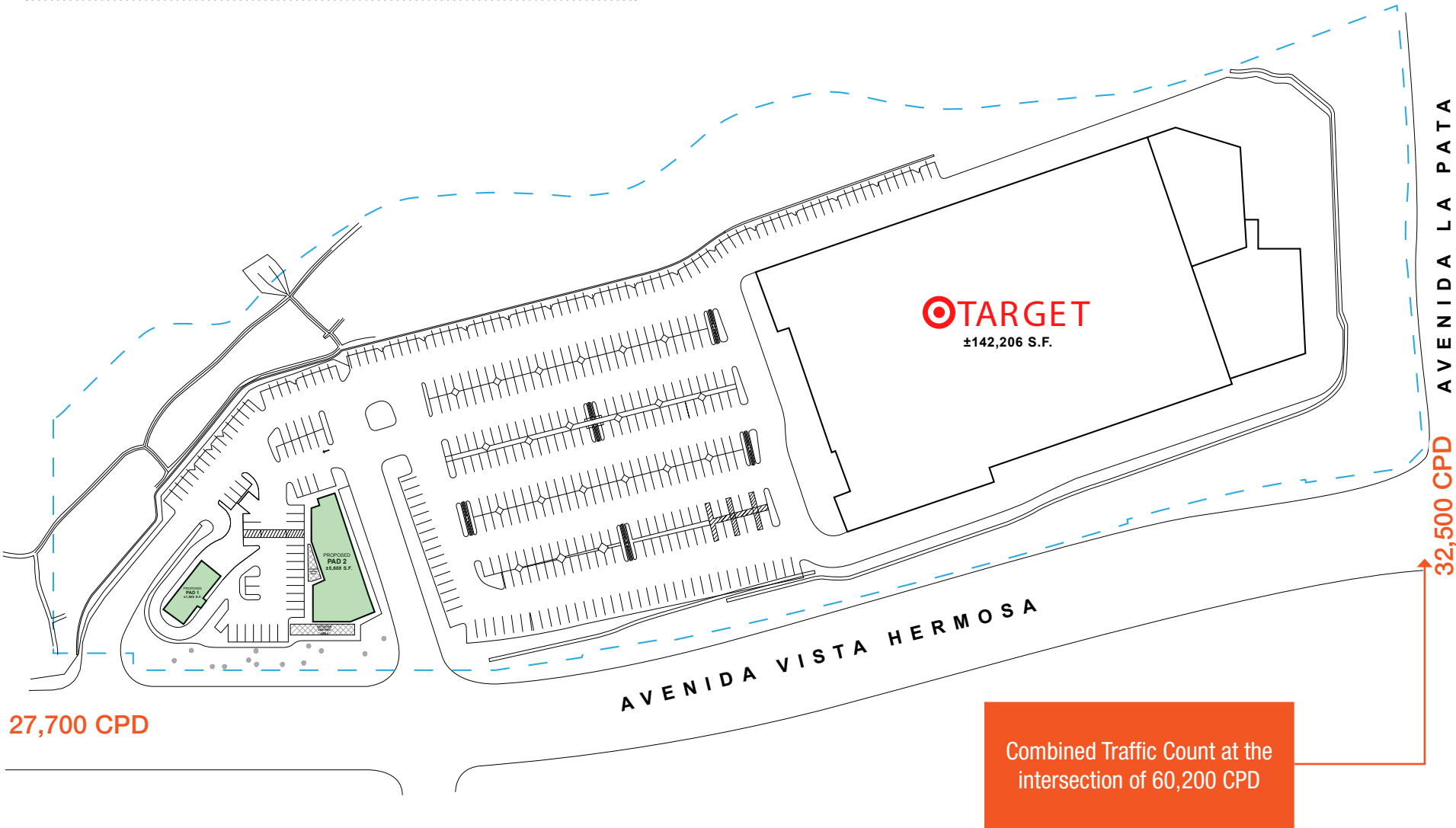
2020 DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|-----------|
| POPULATION | 6,776 | 32,361 | 59,776 | 113,508 |
| AVG. HOUSEHOLD INCOME | \$210,521 | \$186,421 | \$162,817 | \$156,019 |

TRAFFIC COUNTS

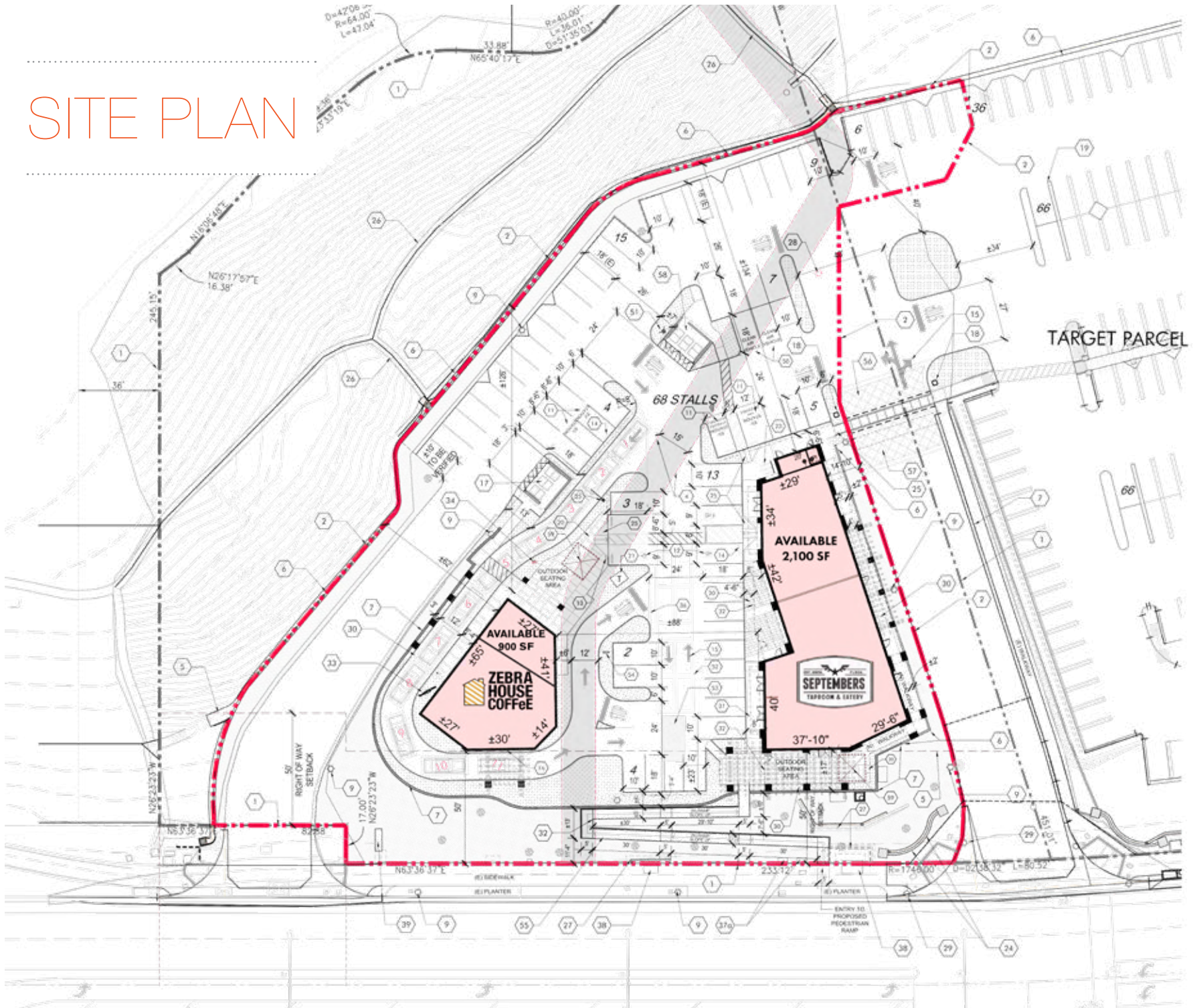
| | |
|----------------------------------|-------------|
| AVENIDA VISTA HERMOSA AT LA PATA | 60,200 CPD |
| AVENIDA PICO AT AVENIDA LA PATA | 23,000 CPD |
| I-5 AT AVENIDA PICO | 199,500 CPD |

OVERALL SITE PLAN



Square footages, dimensions and conceptual renderings are estimates only.

SITE PLAN



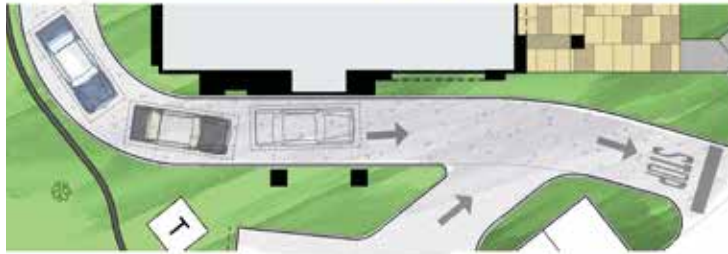
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ELEVATIONS



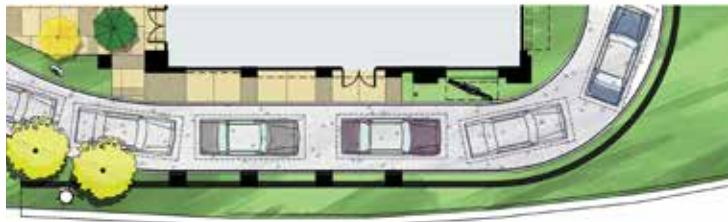
1 - EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



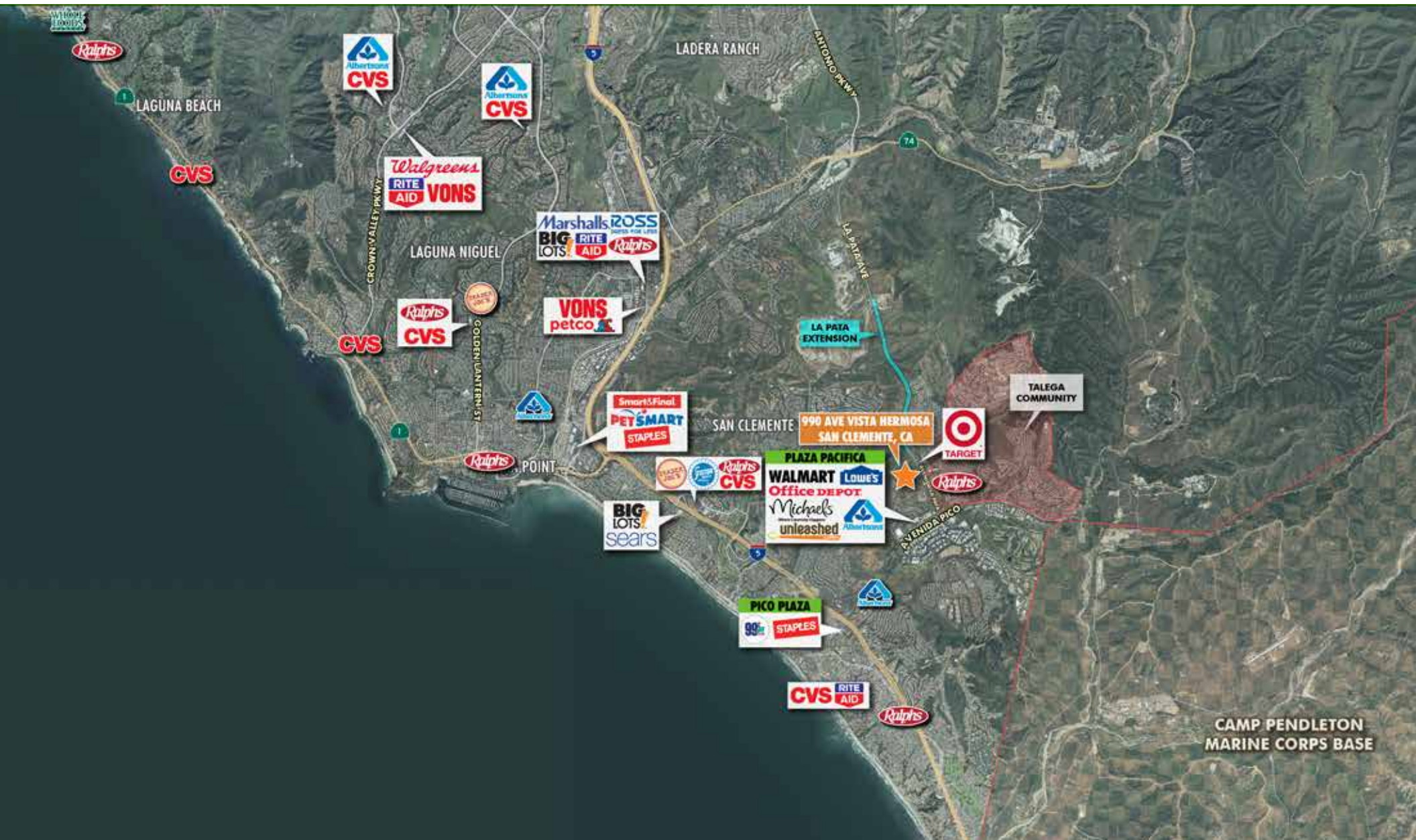
3 - WEST ELEVATION
SCALE: 3/32" = 1'-0"



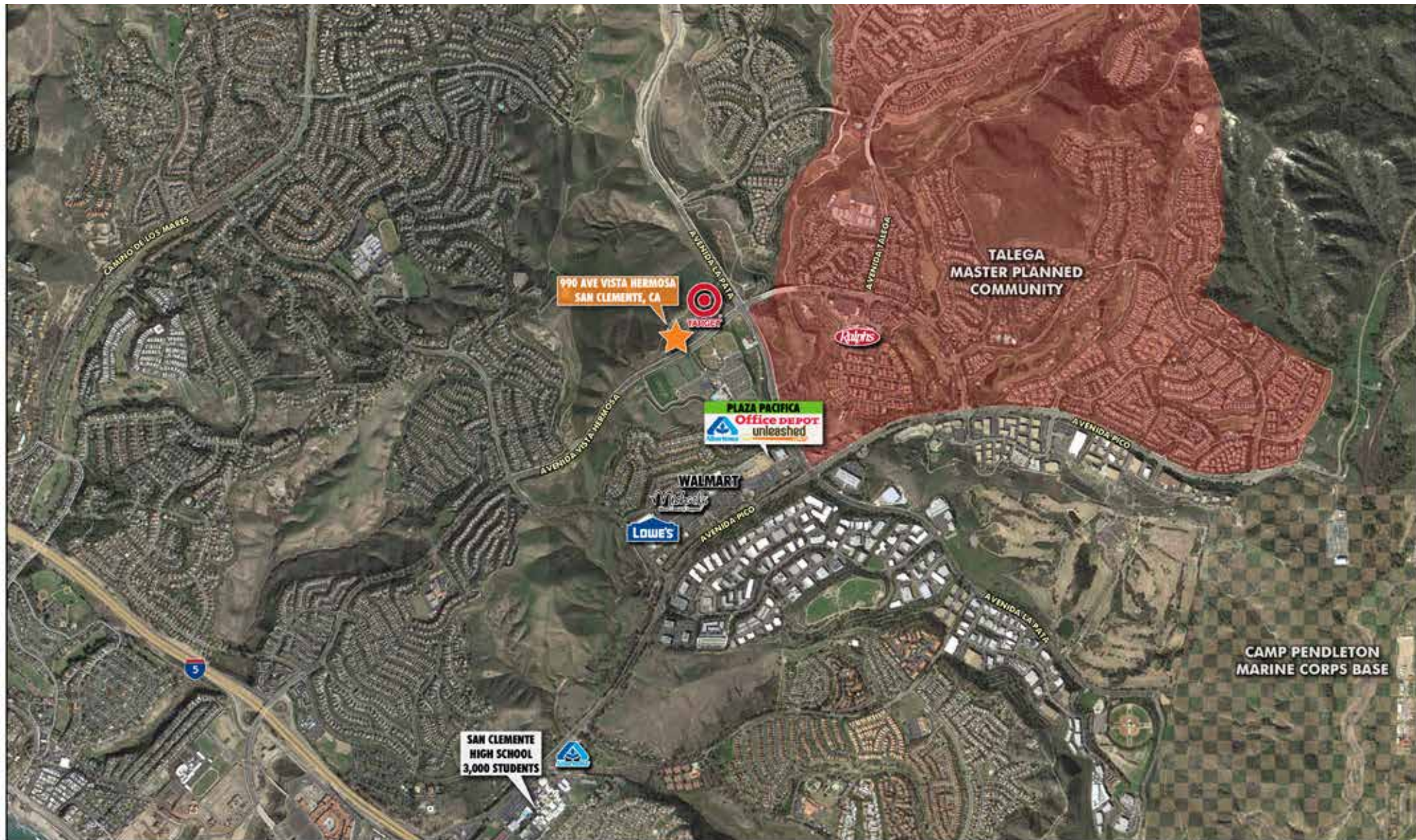
4 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



MACRO AERIAL



MICRO AERIAL



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