

801 North El Camino Real
San Clemente, CA 92672

RETAIL NEIGHBORHOOD CENTER
± 19,818 SF AVAILABLE FOR SALE OR LEASE



Rare Freestanding Retail Box in South Orange County with Drive Through

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THE KROPFL TEAM

**AVISON
YOUNG**

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Property Highlights

Property: Freestanding Single Tenant Retail

Building Size: ± 19,818 SF

Land Size: ± 1.65 Acres (± 72,309 SF)

Lease Type: Triple Net

Drive Through: Yes

Stories: One (1)

Zoning: NC2 (Neighborhood Commercial 2)
(Tenant to confirm use)

**Parcel APN/
Parcel Access:** 057-155-36
E. Escalones / E. Canada

**Sub-market/
County:** San Juan Cap/San Clemente/Dana Point
Orange



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Property Photos



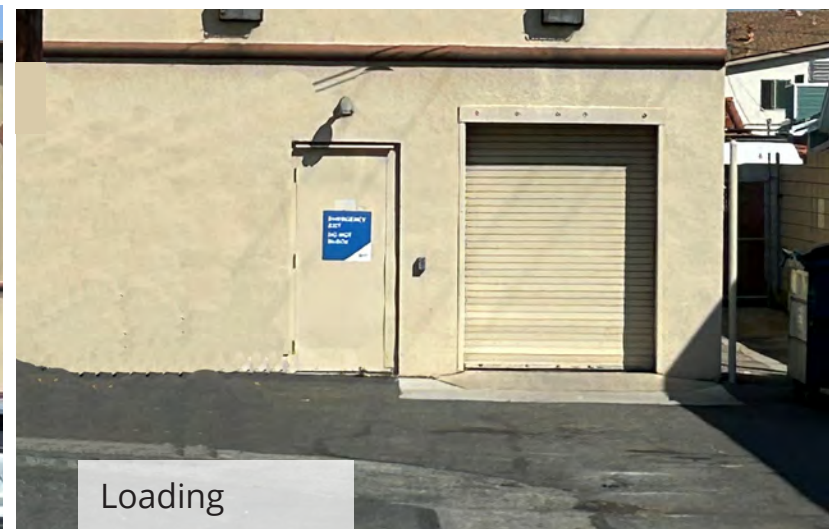
Ample Parking



Drive Through



Garden Center



Loading

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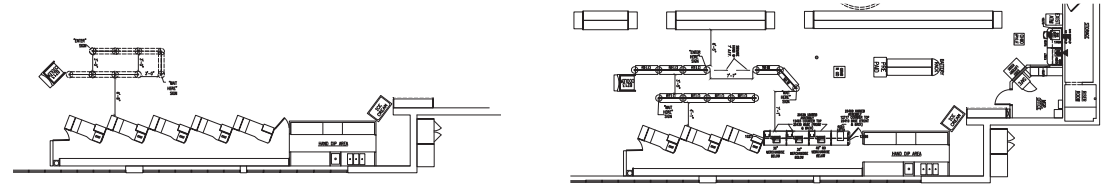
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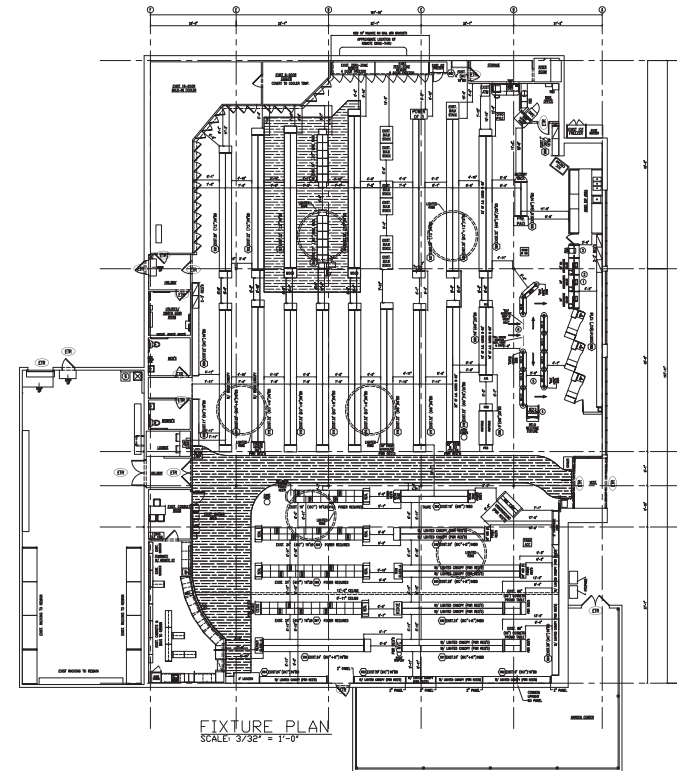
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Site Location – Floor Plan



EXIST. FRONT END
SCALE: 1/8" = 1'-0"

PROPOSED FRONT END
SCALE: 1/8" = 1'-0"



FIXTURE PLAN
SCALE: 3/32" = 1'-0"

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Location Demographics

Demographics	1 Miles	3 Miles	10 Miles
2024 Population	16,845	57,545	251,411
2024 Households	7,105	22,658	93,103
Median Age	41.10	45.40	44.20
Median HH Income	\$95,064	\$120,923	\$134,730
Daytime Employees	9,383	26,193	99,354
Population Growth '24 - '29	0.00%	↓-0.10	↓1.10
Avg. Household Size '24 - '29	2.4	2.5	2.6

Traffic - Collection, Cross Street, and Volume

Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
North El Camino Real	W Canada W	17,052	2025	0.06 mi
E Ave Palizada	N Ave de la Estrella NE	14,188	2025	0.22 mi
N El Camino Real	W Canada E	15,750	2025	0.08 mi
N El Camino Real	Avenue Aragon SE	15,930	2025	0.18 mi
N El Camino Real	E Marguita E	17,079	2025	0.13 mi
I-5 Freeway	E Ave Palizada SE	244,000	2025	0.20 mi

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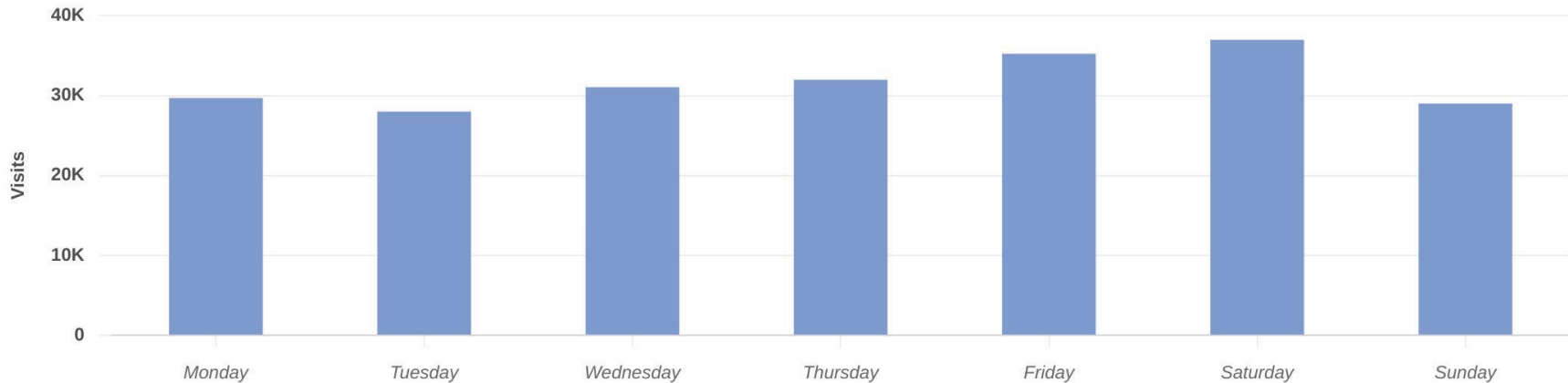
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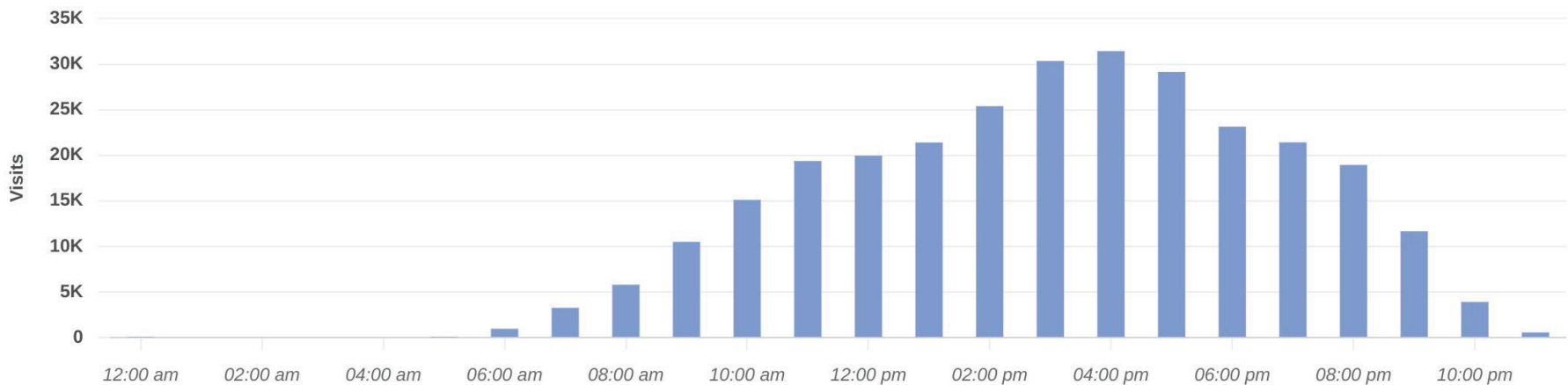
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Location Demographics

Daily Visits



Hourly Visits



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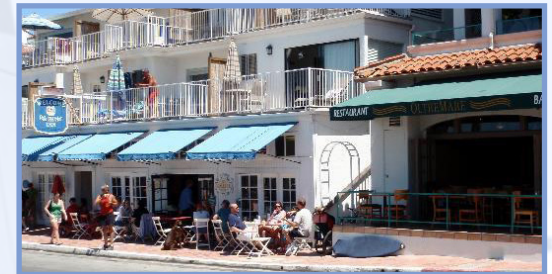
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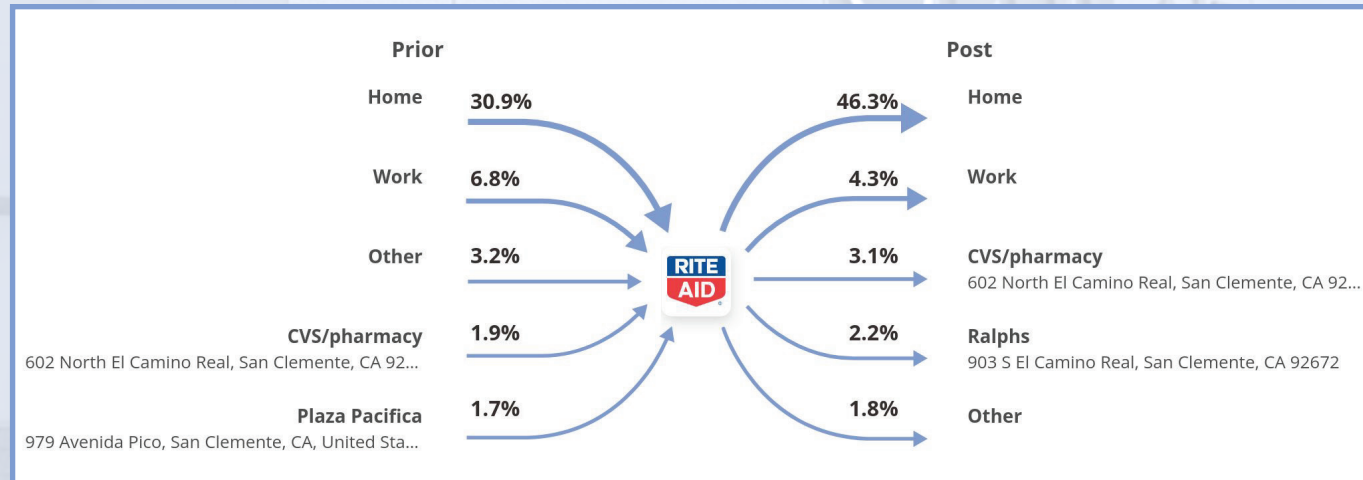
Location Demographics

Favorite Places

Rank	Name	Distance	Visitors
1	The Outlets at San Clemente / 101 W Avenida Vista Hermosa, San Clemente, CA 92672	0.8 mi	45.7K (68.2%)
2	Plaza Pacifica / 979 Avenida Pico, San Clemente, CA 92673	1.8 mi	42.8K (63.9%)
3	Gateway Village Plaza / 806 Avenida Pico Suite C, San Clemente, CA 92672	0.8 mi	36.5K (54.4%)
4	Capistrano Valley Plaza Shopping Center / 33961 Doheny Park Rd, San Juan Capistrano, CA 92675	4.3 mi	35.1K (52.4%)
5	Ocean View Plaza / 638 Camino de Los Mares, San Clemente, CA 92673	2.7 mi	34K (50.8%)
6	Walmart / 951 Avenida Pico, San Clemente, CA 92673	1.8 mi	33.9K (50.6%)
7	The Shops at Mission Viejo / 555 The Shops at Mission Viejo, Mission Viejo, CA 92691	9.2 mi	32K (47.7%)
8	Irvine Spectrum Center / 670 Spectrum Center Dr, Irvine, CA 92618	16.7 mi	31.6K (47%)
9	Target / 990 Avenida Vista Hermosa, San Clemente, CA 92673	2.4 mi	30K (44.8%)
10	Ralphs / 903 S El Camino Real, San Clemente, CA 92672	0.8 mi	29.8K (44.4%)



Visitor Journey



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Site Location – Aerial



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Site Location – Local Tenants



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Site Location – Major Retail Outlets



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San Clemente – The Spanish Village by the Sea

The city of San Clemente, most commonly referred to as the “Spanish Village by the Sea,” is the southernmost city in Orange County and home to 66,245 residents. The city was founded and incorporated in 1928 and now spans 18.45 square miles over rugged hills, coastal canyons, and majestic coastline. The city’s Spanish heritage is proudly displayed in its architecture, and its popular beaches promote a healthy outdoor lifestyle with surfing at its core. The city boasts “the world’s best climate” as San Clemente enjoys roughly 300 days of sunshine per year and an average annual temperature of 73°. The many residents and visitors to the city enjoy 25 parks, 6.8 miles of ridge-line trails, 2.3 miles of coastal trails, several championship golf courses, and over 20 acres of beautiful beaches.

San Clemente residents often think of their town as paradise—where the 1920’s vision of a Spanish Village by the Sea still lingers, the sun shines 342 days a year and the conveniences of metropolitan Southern California are balanced by fresh ocean air and beaches untouched by time. Just 75 years ago, most of the coastal land between Los Angeles and San Diego was no more than barren rolling hills covered with mustard and sagebrush. San Clemente was no exception.



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