

San Clemente Development Site



CBRE



Vista Hermosa
Sports Park

SITE

Fire Station
No. 59

Avenida La Pata

Avenida Vista Hermosa

CBRE has been retained by the City of San Clemente as the exclusive marketing advisors for the lease or sale of the City's fee simple interest of \pm 2.29 acres of land on the southwest corner of Avenida Vista Hermosa and Avenida La Pata.

Property Overview



ACCESSIBLE

The property is located three miles from the I-5 on/offramp. La Pata connects San Clemente with the affluent communities of San Juan Capistrano, Ladera Ranch, and Rancho Mission Viejo.



GOOD TRAFFIC PATTERNS

Approximately 27,700 cars per day pass the site on Avenida Vista Hermosa and approximately 32,500 cars per day pass the site on Avenida La Pata.



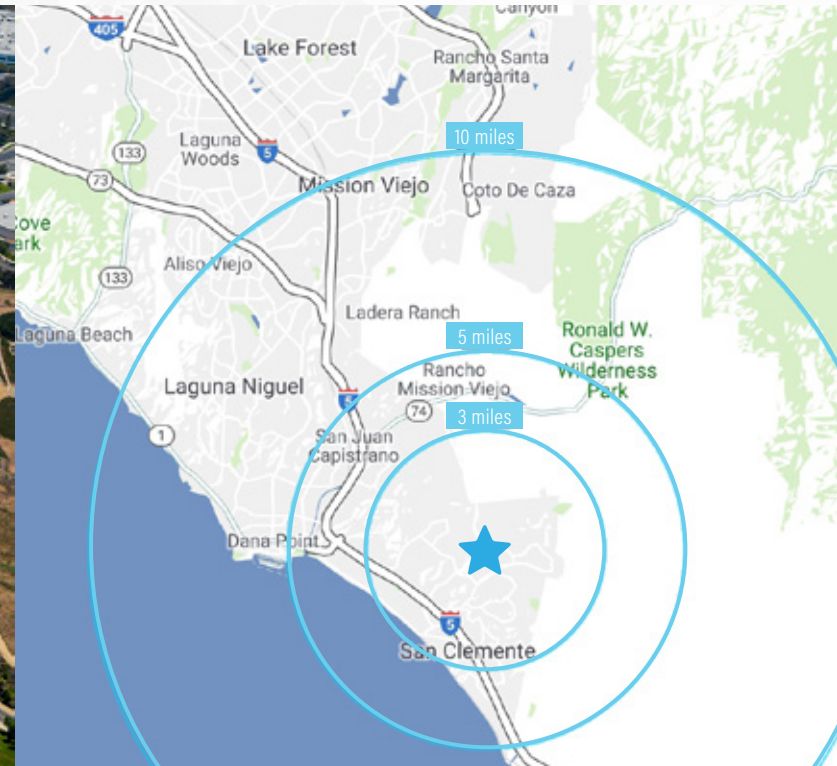
STRATEGIC

The property is strategically located adjacent to one of the top regional sports parks in the state and across the street from a high volume Target store. Other major retailers in the immediate area include Ralphs, Walmart, Albertsons, Lowes, and 24 Hour Fitness.



STRONG DEMOGRAPHICS

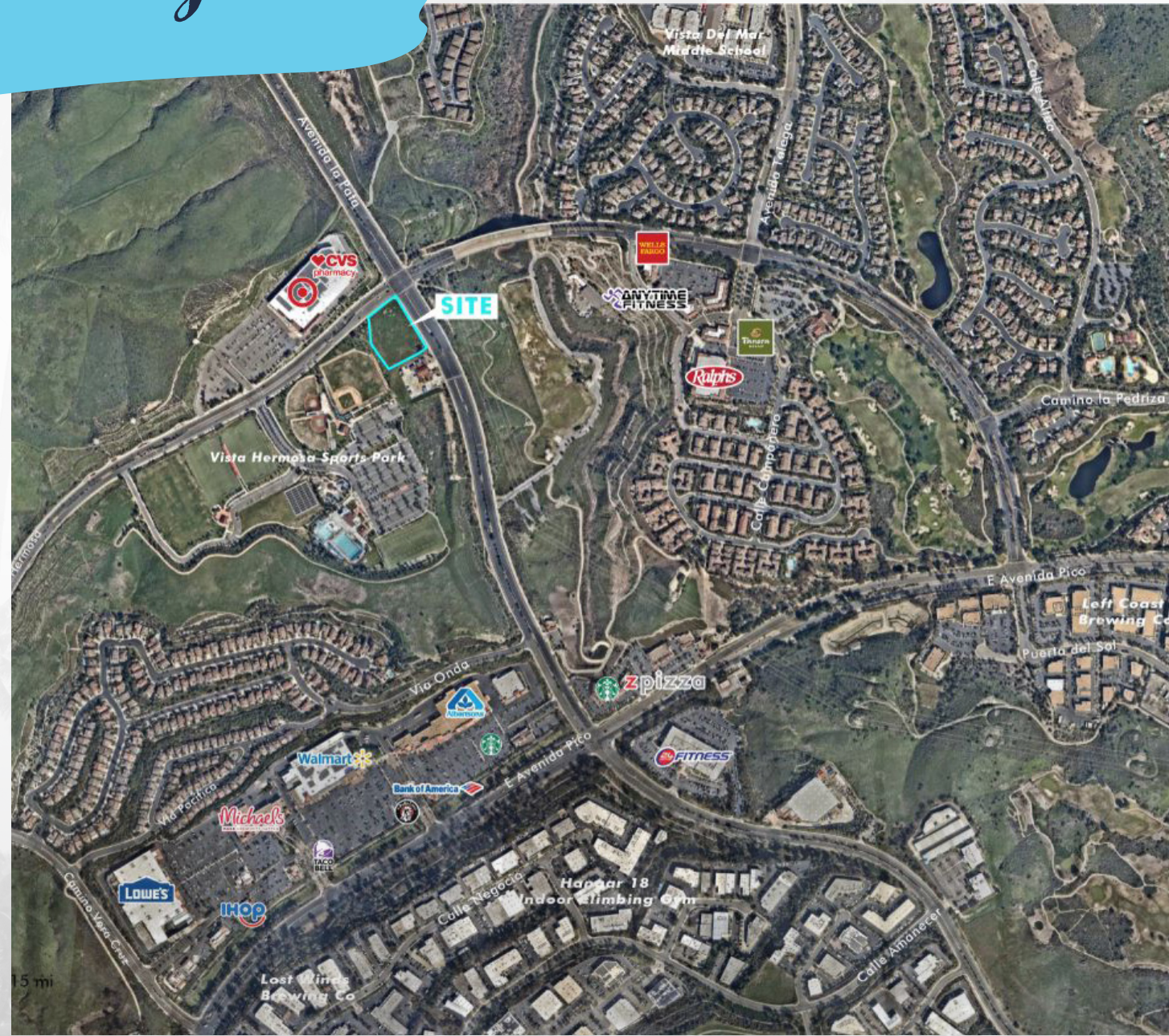
The property is in an affluent and educated trade area.



Opportunity

The city of San Clemente is seeking proposals from qualified firms to lease or purchase ± 2.29 acres for development compatible with the needs of city residents and permitted uses. These uses include but are not limited to retail stores, restaurants and bakeries, service uses, general and professional offices, medical offices, fuel and service stations, banks and other financial institutions, and pet stores.

The site is zoned neighborhood commercial. Neighborhood Commercial standards are established to accommodate small-scale retail and service uses to serve primarily the residents of nearby neighborhoods. Please refer to [Table 17.36.020 of the San Clemente Municipal Code](#).



San Clemente Overview

Unique TRADE AREA

San Clemente offers a vibrant retail market with low vacancies and a recorded \$627.9 million opportunity gap with the majority of retail segments experiencing high demand. The city encompasses almost 3 million square feet of retail space. Of its 34 retail centers, the largest are the 442,000 square foot Plaza Pacifica, the appx. 400,000 square foot Outlets at San Clemente (with Metropolitan Theatres soon to open and more restaurants and retail coming soon) the 171,000 square foot San Clemente Plaza, and the 170,000 square foot Ocean View Plaza. San Clemente acts as the perfect location for Orange County's first major outlet center as an affluent market ranked 14th nationally in buying power, 1st in household retail spending, and contains the highest density of households with annual incomes over \$100,000.

Strong ECONOMY & DEMOGRAPHICS

The City of San Clemente's overall economy remains stable with continuous positive outlooks for the future. This is a direct result of the city's commitment to development and future planning. Boasting an unemployment rate of only 2.9% and an average income of \$131,000 the city's economy has rebounded strongly after the recession. Development continues on the last undeveloped area of the region, Marblehead Coastal, which upon its completion will include retail and residential properties. San Clemente is also the headquarters of multiple businesses including Cameron Health, ICU Medical, PICK Up Stix, Rainbow Sandals, and Traffix Devices.

SAN CLEMENTE

Demographics:

| | | | |
|---------------------------|--------|------------------------------------|-----------|
| Daytime Population | 58,934 | 2018 Estimated Households | 24,607 |
| 2018 Estimated Population | 66,536 | 2023 Projected Households | 25,122 |
| 2023 Projected Population | 68,515 | 2010 Census Households | 23,905 |
| 2010 Census Population | 63,520 | 2000 Census Households | 19,391 |
| 2000 Census Population | 49,993 | Growth 2010-2018 | 0.35% |
| Growth 2010-2018 | 0.56% | Growth 2016-2023 | 0.42% |
| Growth 2016-2023 | 0.59% | 2018 Est. Average Household Income | \$147,798 |
| 2018 Estimated Median Age | 40.8 | | |



Talega Golf Club

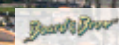
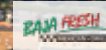
Talega Village Center



Talega Golf Club Practice Facility

Fire Station No. 59

SITE



Vista Hermosa Sports Park

Avenida Vista Hermosa

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