

Parker & Associates, Inc.
COMMERCIAL REAL ESTATE

FOR LEASE - NNN
911



FOR LEASE · NNN · FREESTANDING RESTAURANT BUILDING

915 Avenida Pico

Former restaurant on its own parcel in Plaza Pacifica, San Clemente

±4,500 SF
BUILDING (APPROX.)

±0.68 AC
LAND

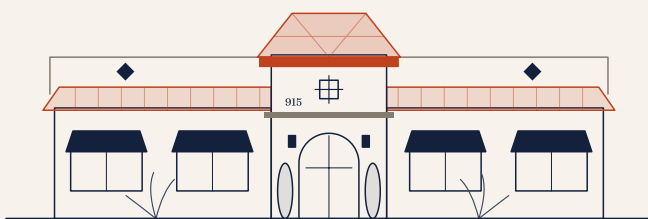
2000
YEAR BUILT

\$204.6K
AVG. HH INCOME · 3 MI

Property overview

915 Avenida Pico is a freestanding restaurant building on its own parcel inside Plaza Pacifica, the power center on Avenida Pico anchored by Walmart, Lowe's and Michaels. Available on a NNN lease, rate upon request. The building most recently operated as an IHOP, and the dining room, covered patio and stainless cook line remain in place. Rancho San Clemente Business Park adjoins the center to the south, and households within three miles average more than \$200,000 in annual income.

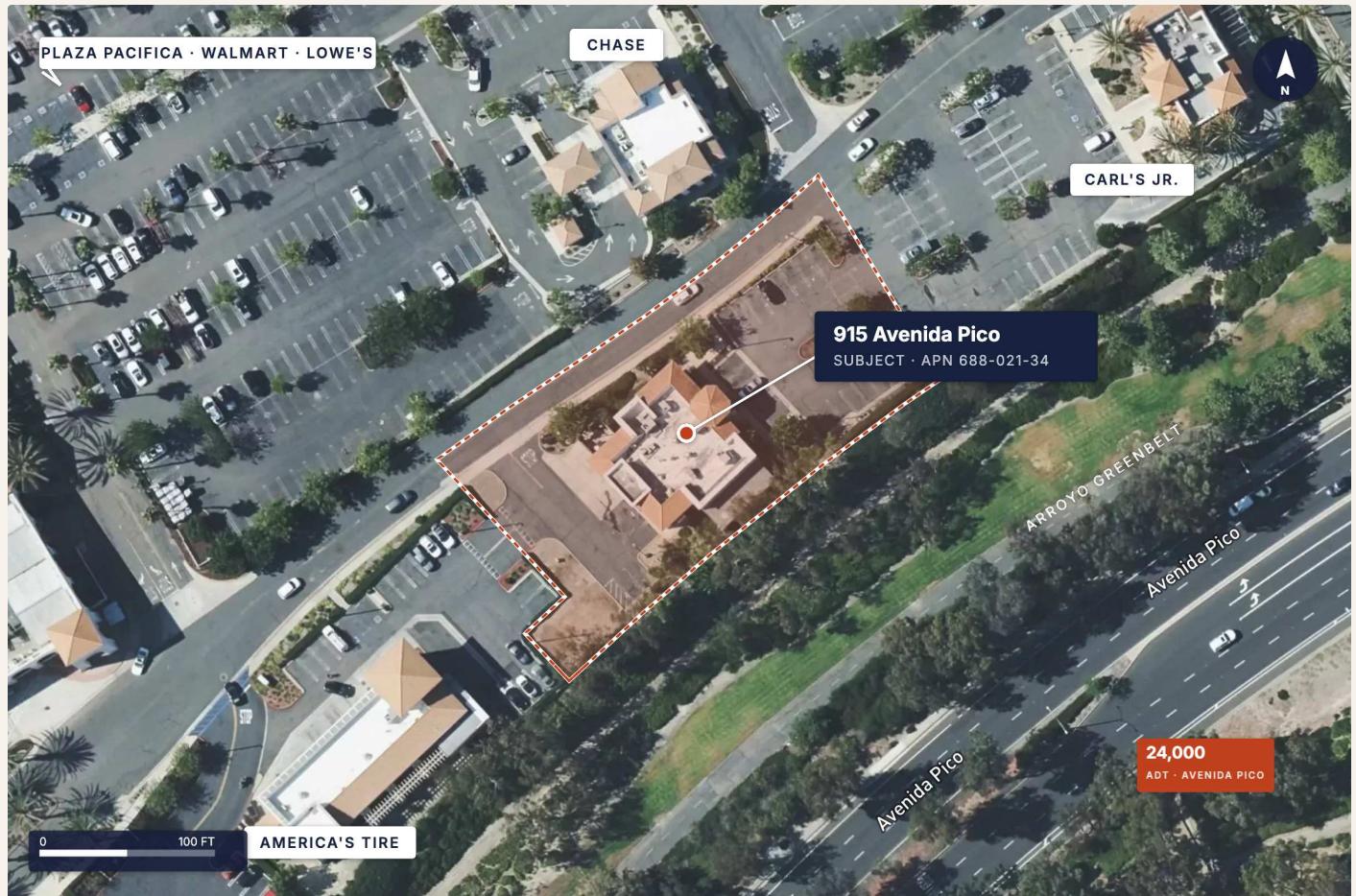
ADDRESS	915 Avenida Pico San Clemente, CA 92673
APN	688-021-34
BUILDING	±4,500 SF Approximate; to be confirmed
LAND	±0.68 AC
YEAR BUILT	2000
ZONING	Rancho San Clemente Specific Plan, Mixed Use (Planning Area 1)
MOST RECENT USE	Full-service restaurant (IHOP)
LEASE RATE	Upon request · NNN



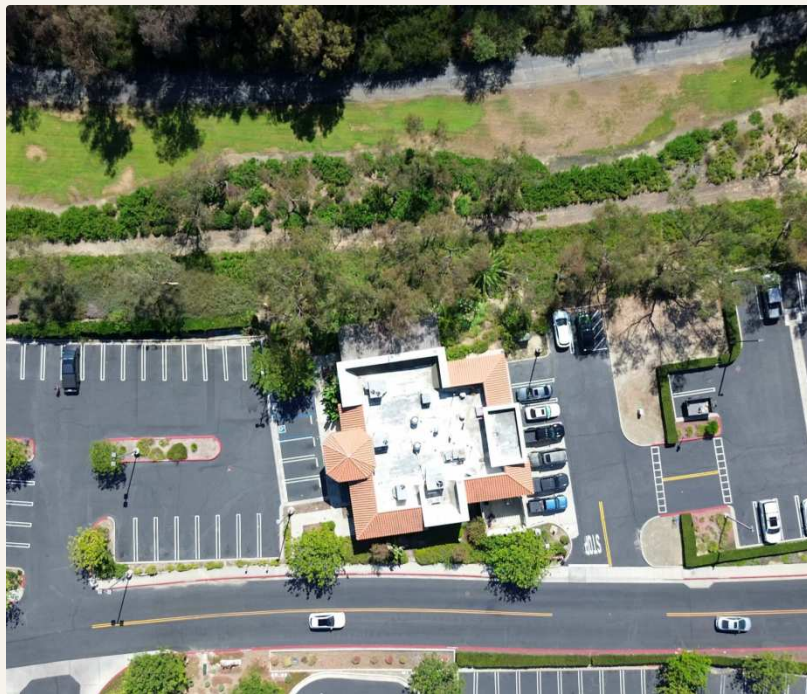
PROPERTY HIGHLIGHTS

- Freestanding building on its own parcel**
 Single-tenant building, APN 688-021-34, with surface parking on two sides.
- Restaurant build-out**
 Dining room with booths, a hood line and cook line, walk-in cold storage and a covered patio with a timber pergola.
- Inside Plaza Pacifica**
 Neighbors include Walmart, Lowe's, Michaels, Pavilions, Chase and Carl's Jr.
- Nearby employment**
 About 4,800 jobs sit within 0.6 miles in Rancho San Clemente Business Park.
- Household income**
 \$204,600 average household income and 64,900 residents within three miles.
- Traffic and access**
 24,000 vehicles a day on Avenida Pico, 1.3 miles from the I-5 interchange (150,900 AADT).

Parcel and access



Parcel boundary from Orange County GIS, shown approximately. Imagery © Mapbox, © Maxar.



SITE NOTES

PARCEL	APN 688-021-34, ±0.68 AC
BUILDING	±4,500 SF, single story with tower entry
PARKING	Surface stalls on two sides of the building, including accessible stalls at the entry
PATIO	Covered outdoor dining under a timber pergola, facing the greenbelt
SETTING	Pad inside Plaza Pacifica between the center drive and the Avenida Pico greenbelt

Building exterior



FRONT AND PARKING, LOOKING TOWARD THE HILLS



TOWER ENTRY



CORNER AND CENTER DRIVE

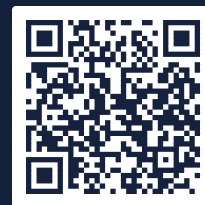


SIDE AND ROOF, LOWE'S BEYOND



APPROACH FROM THE CENTER

Interior



Walk the
space in
3D

SCAN FOR THE
MATTERPORT
TOUR

Kitchen and back of house



GRIDDLE LINE UNDER THE EXHAUST HOOD

EQUIPMENT ON SITE

- ◆ Exhaust hood line over the cook line
- ◆ Flat-top griddle
- ◆ Gas range with open burners
- ◆ Fryer station
- ◆ Two-section True reach-in refrigeration
- ◆ Walk-in cold storage
- ◆ Dish machine with dish tables
- ◆ Prep sinks and hand sinks
- ◆ Floor mixer and prep counters
- ◆ Restrooms off the dining room



RANGE AND HOOD



FRYER STATION



REACH-IN REFRIGERATION



WALK-IN COLD STORAGE



DISH AREA



PREP AND MIXER

Equipment shown as photographed in September 2026. Ownership, condition and what stays with the space to be confirmed.

Plaza Pacifica tenants



CENTER AND NEIGHBORING TENANTS

Walmart

LOWE'S

Michaels

PAVILIONS

Office DEPOT

hoag

CHASE

Carl's Jr.



el Pollo Loco

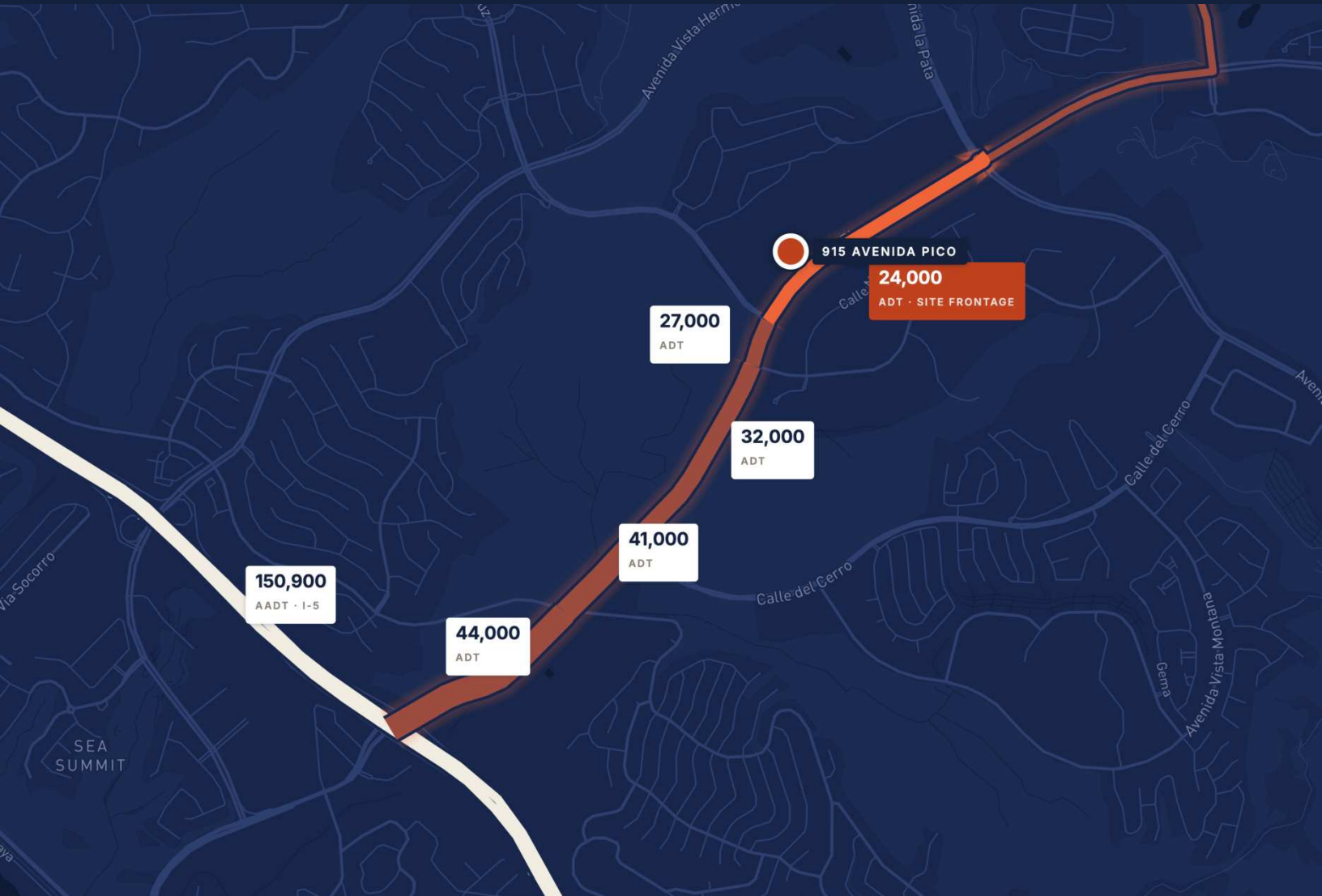
**AMERICA'S
TIRE**

CIRCLE K

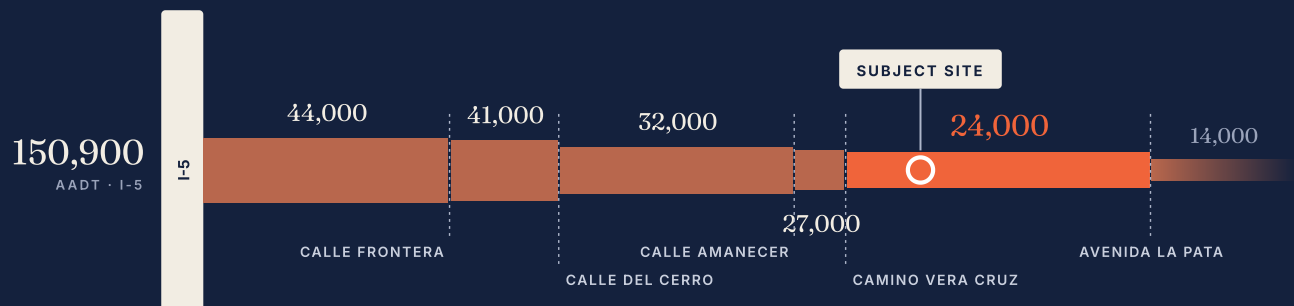


24,000

average daily traffic on Avenida Pico at the site (OCTA, 2024). 44,000 at the I-5 interchange.

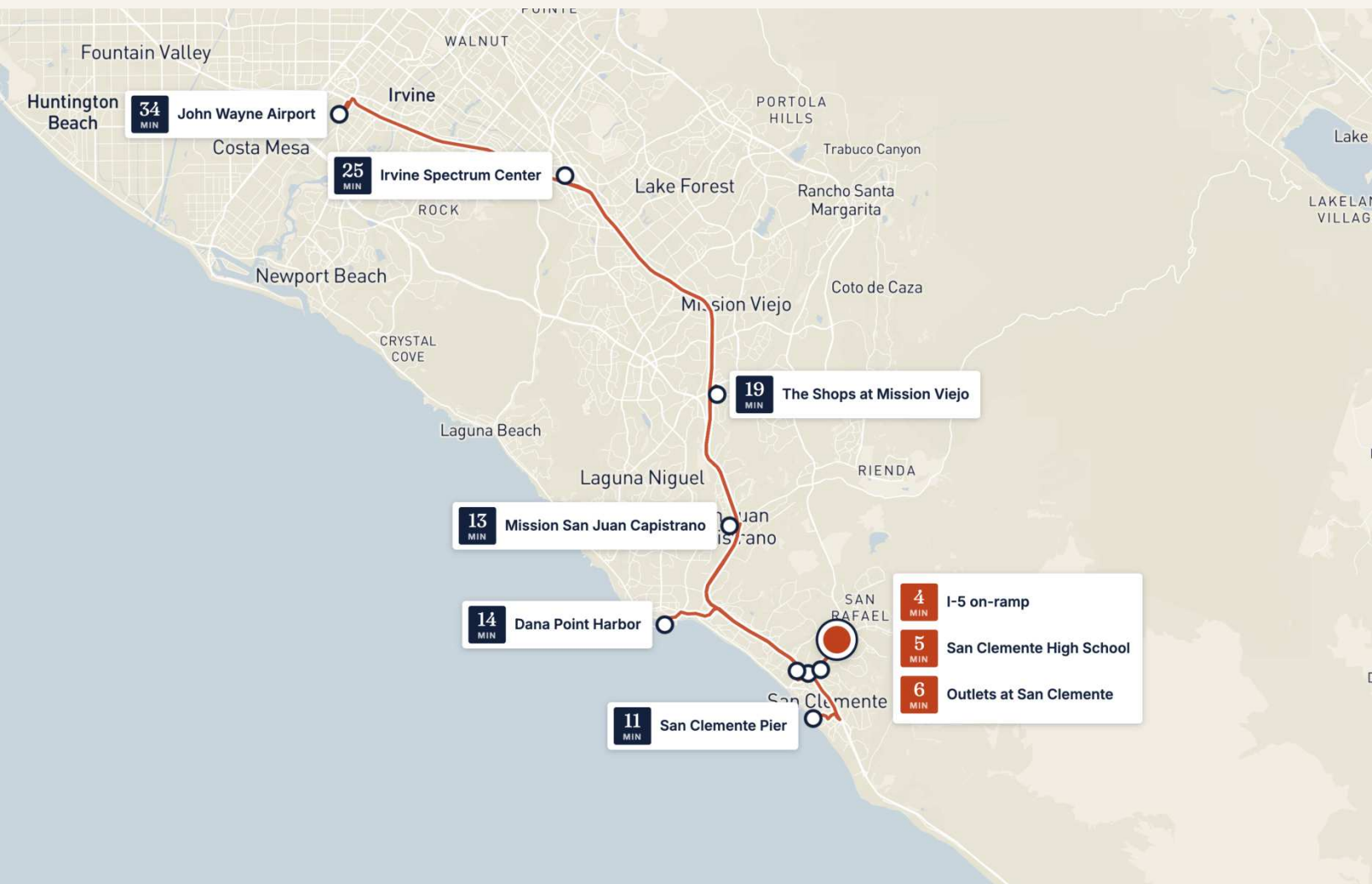


Map © Mapbox © OpenStreetMap.



Band thickness proportional to average daily traffic. Avenida Pico counts: OCTA 2024. I-5: Caltrans 2023.

Drive times



Typical drive times without traffic from the center's Avenida Pico entrance, Mapbox routing. Map © Mapbox © OpenStreetMap.



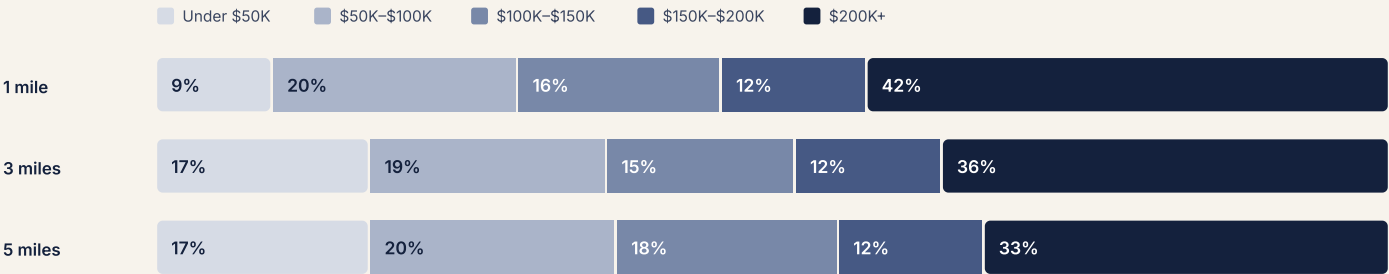
ON I-5, BETWEEN LOS ANGELES AND SAN DIEGO

Newport Beach	36
26 miles	MIN
Oceanside	36
24 miles	MIN
Downtown San Diego	76
61 miles	MIN
Downtown Los Angeles	82
62 miles	MIN

Demographics

	1 MILE	3 MILES	5 MILES
Population	7,977	64,878	107,041
Households	2,521	23,499	39,758
Average household income	\$212,600	\$204,600	\$192,300
Median household income	\$150K-\$175K	\$143,100	\$132,700
Households earning \$150K+	54%	48%	45%
Bachelor's degree or higher	56%	54%	51%
Owner-occupied housing	82%	68%	68%
Median home value	\$1.36M	\$1.44M	\$1.31M
Workplace jobs	6,456	21,963	43,438

HOUSEHOLDS BY INCOME



\$204.6K

Average household income within three miles

48%

Households within three miles earning \$150,000 or more

4,800

Jobs within 0.6 miles in Rancho San Clemente Business Park

ACS 2020–2024 5-year estimates; LEHD LODES 2023 jobs. Rings are block-apportioned from 2020 Census blocks. The 1-mile median is shown as a range because one block group straddles the ring. The 3- and 5-mile rings include part of Camp Pendleton.



EXCLUSIVELY LEASED BY

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Photographs have been digitally enhanced for lighting and to remove temporary vehicles and prior tenant signage.

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