

FOR LEASE · NNN · FREESTANDING RESTAURANT BUILDING

915 Avenida Pico

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

$3.50/SF/mo	±4,472 SF	±0.82 AC	$204.6K
MARKETED AT · NNN	BUILDING (APPROX.)	LAND	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. Marketed at $3.50 per square foot per month, NNN. 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	±4,472 SF Approximate; to be confirmed
LAND	±0.82 AC
YEAR BUILT	2001
ZONING	Rancho San Clemente Specific Plan, Planning Area 1, Neighborhood Commercial
MOST RECENT USE	Full-service restaurant (IHOP)
LEASE RATE	Marketed at $3.50/SF/mo · 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.

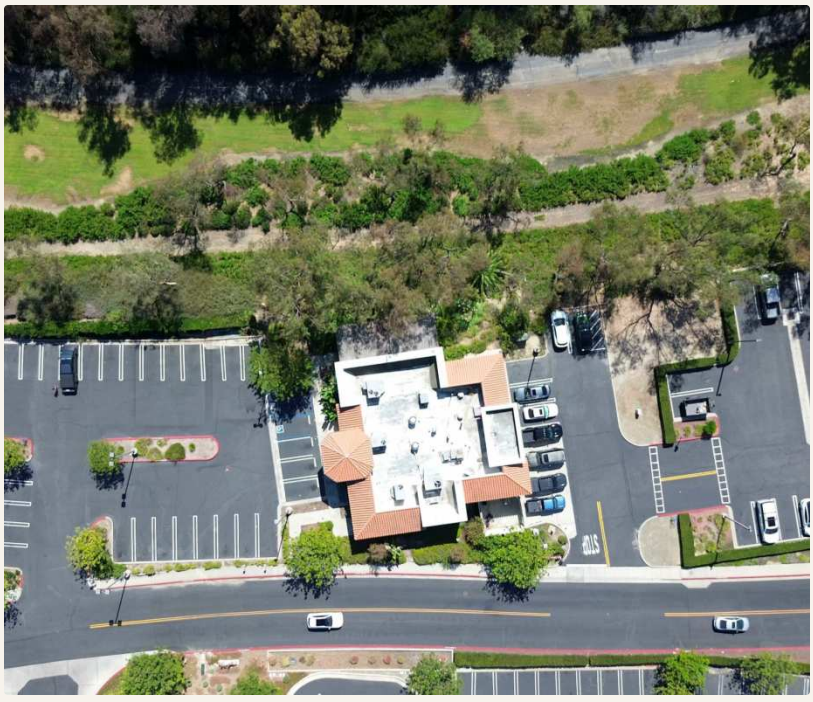
Household income
$204,600 average household income and 64,900 residents within three miles.

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, ±0.82 AC
BUILDING	±4,472 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

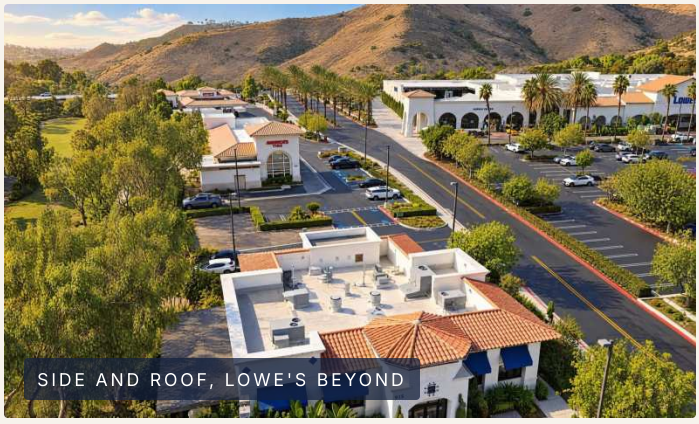


FRONT AND PARKING, LOOKING TOWARD THE HILLS



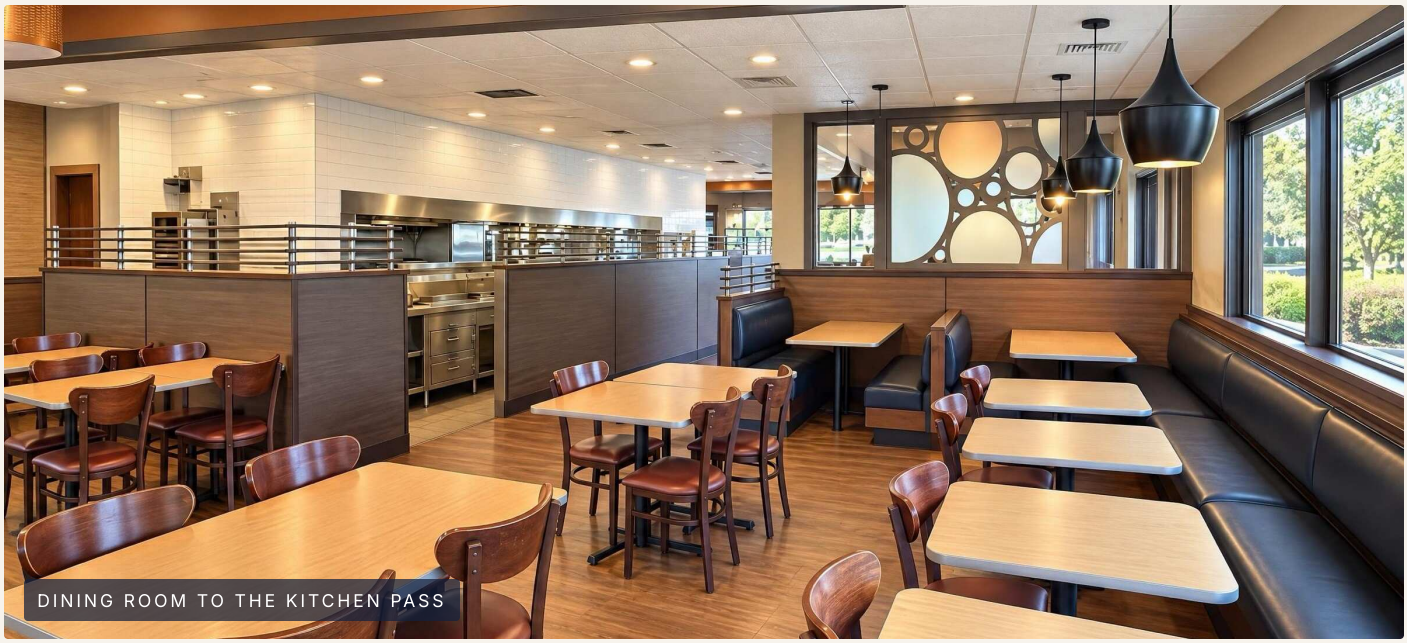
TOWER ENTRY


CORNER AND CENTER DRIVE


SIDE AND ROOF, LOWE'S BEYOND


APPROACH FROM THE CENTER

Interior


DINING ROOM TO THE KITCHEN PASS


BOOTH SEATING


COVERED PATIO


COOK LINE


FRONT COUNTER AND ENTRY

Walk the space in 3D

SCAN FOR THE MATTERPORT TOUR

Kitchen and back of house


GRIDDLE LINE UNDER THE EXHAUST HOOD

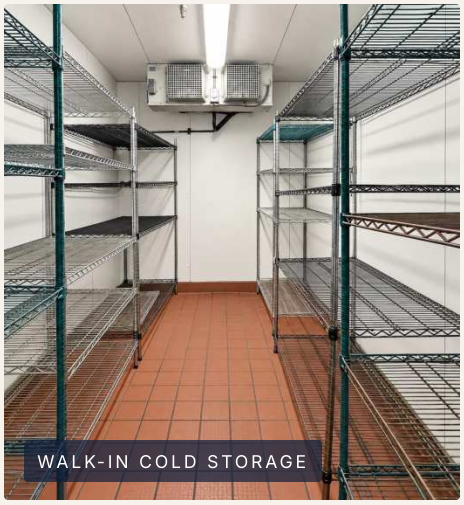
EQUIPMENT ON SITE

- 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

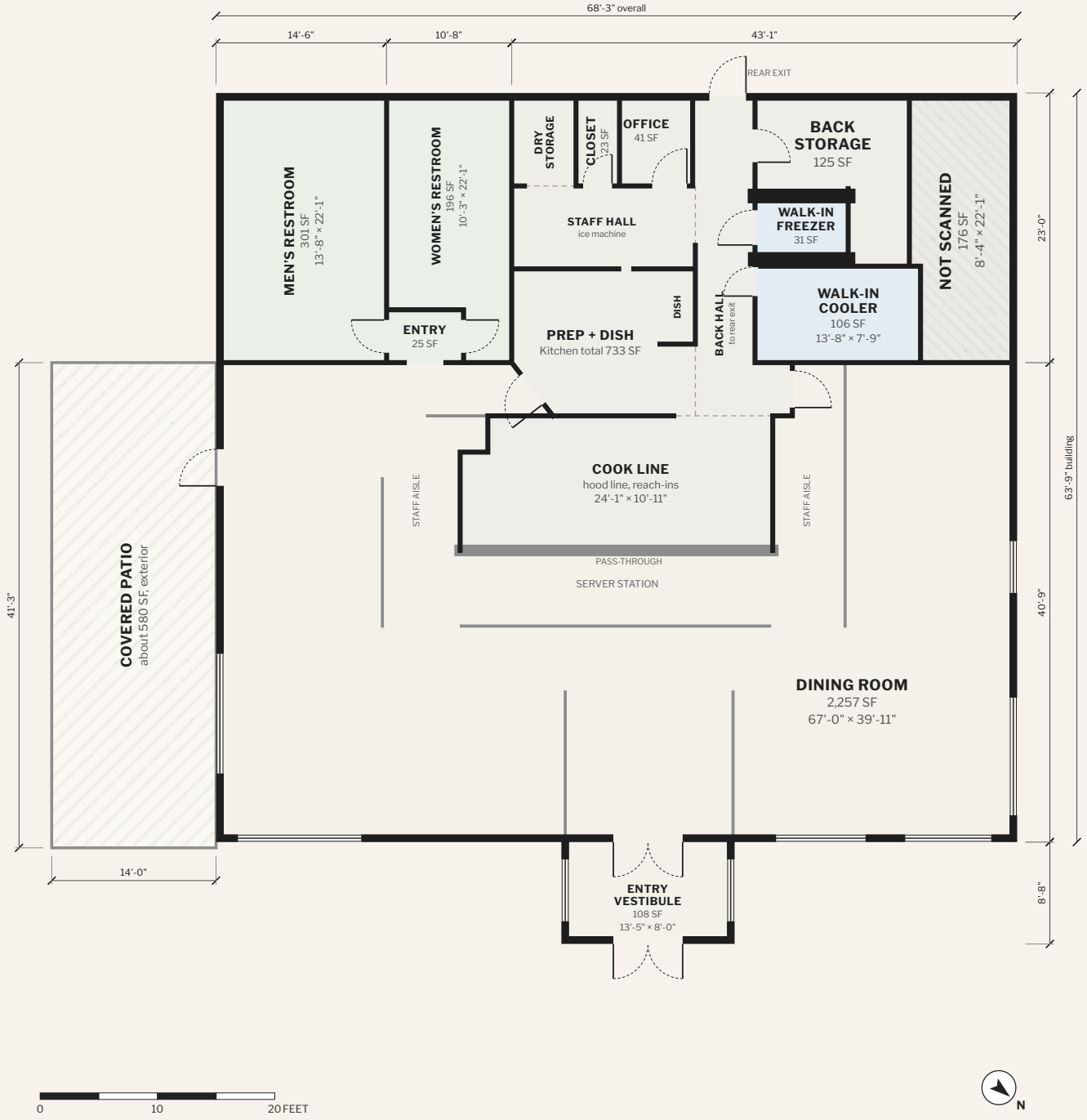

WALK-IN COLD STORAGE


DISH AREA


PREP AND MIXER

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

Floor plan



68′-3″ × 63′-9″	2,257 SF	733 SF	±580 SF
BUILDING, PLUS ENTRY VESTIBULE	DINING ROOM	KITCHEN	COVERED PATIO

Drawn from the Matterport 3D scan, September 2026. Not a survey. Dimensions and square footages are approximate.

Plaza Pacifica tenants



PLAZA PACIFICA, MICHAELS AND THE MAIN PARKING FIELD

CENTER AND NEIGHBORING TENANTS

Walmart · LOWE'S · Michaels · PAVILIONS · Office DEPOT · hoag. · CHASE · Carl's Jr. · TACO BELL · El Pollo Loco · AMERICA'S TIRE · CIRCLE K



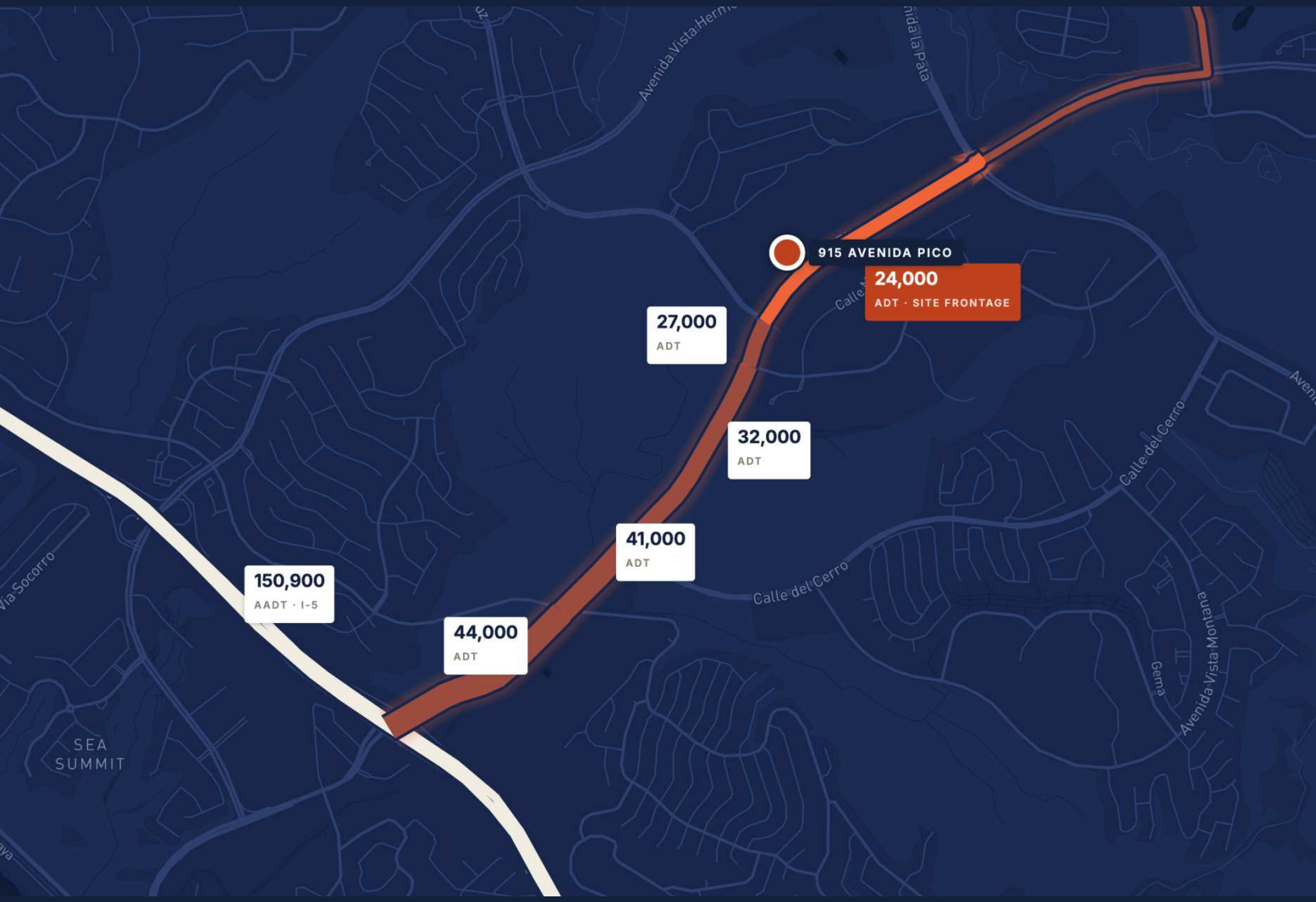
CHASE AND THE CENTER DRIVE



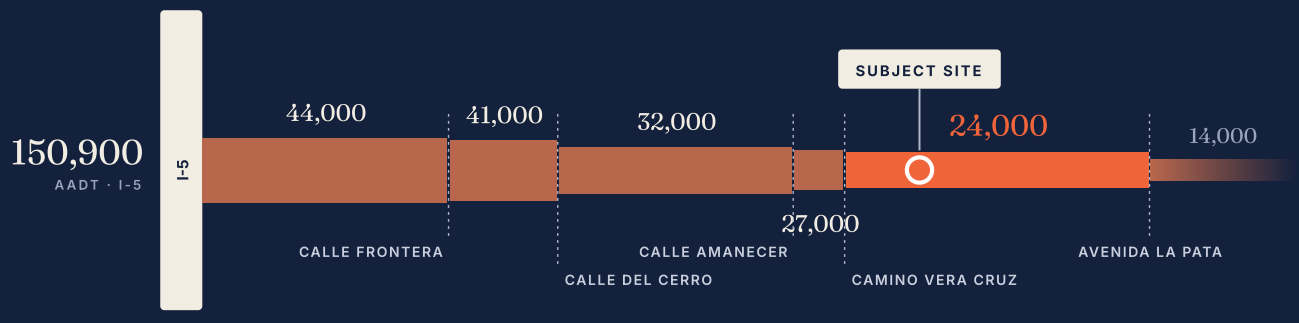
PADS ALONG THE CENTER DRIVE

24,000

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

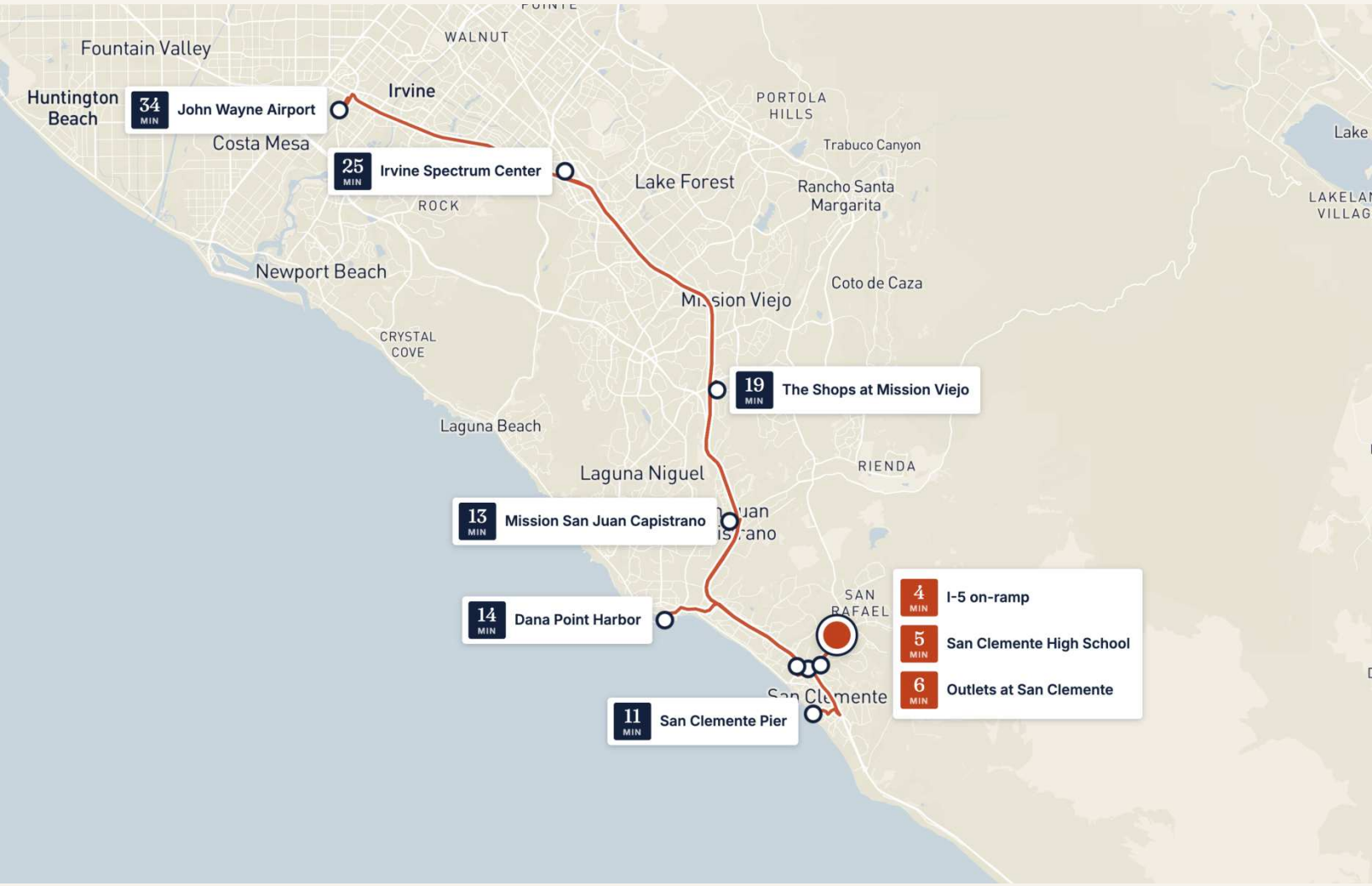


Map © Mapbox © OpenStreetMap.



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.



PLAZA PACIFICA FROM ABOVE

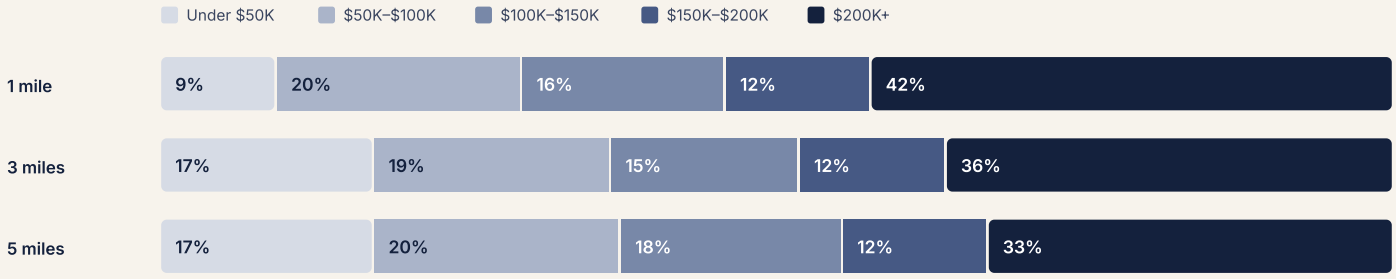
ON I-5, BETWEEN LOS ANGELES AND SAN DIEGO

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



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

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