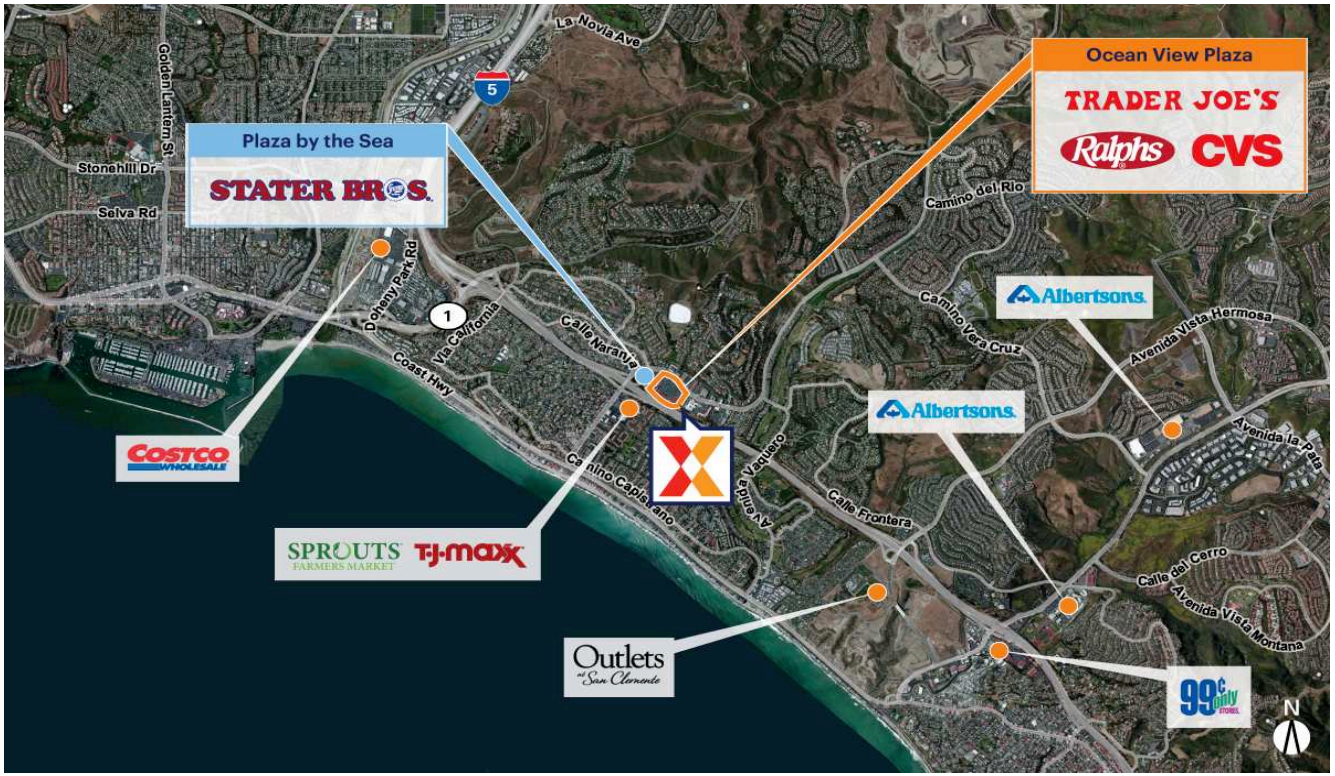
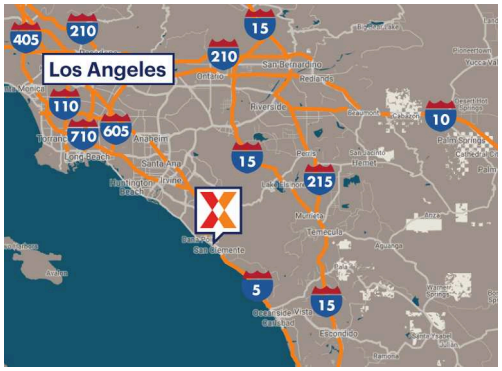
Ocean View Plaza

Los Angeles-Long Beach-Anaheim, CA

33.4582, -117.6521
638 Camino de Los Mares | San Clemente, CA 92673



Center Size: 169,963 SF



Demographics	1 Mile	3 Mile	5 Mile
	11,618	69,281	145,170
	4,660	26,842	56,096
	$168,505	$175,189	$191,741

Highly trafficked center drawing an estimated 2.7M annual visits (Placer.ai 2024)

Dual-anchored by Ralphs and Trader Joe's with top national and regional retailers including CVS/ pharmacy, Verizon Wireless, Starbucks Coffee, Subway, Crunch Fitness, Chase & The Habit Burger Grill

Affluent and highly educated trade area with an avg household income of $175K+ and 47% that have a college education within 3 miles

Located adjacent to Plaza by the Sea with high visibility on Cam de Los Mares with 34K+ vehicles daily (Kalibrate 2022)

Surrounded by a strong daytime population of 72K+ within 3 miles

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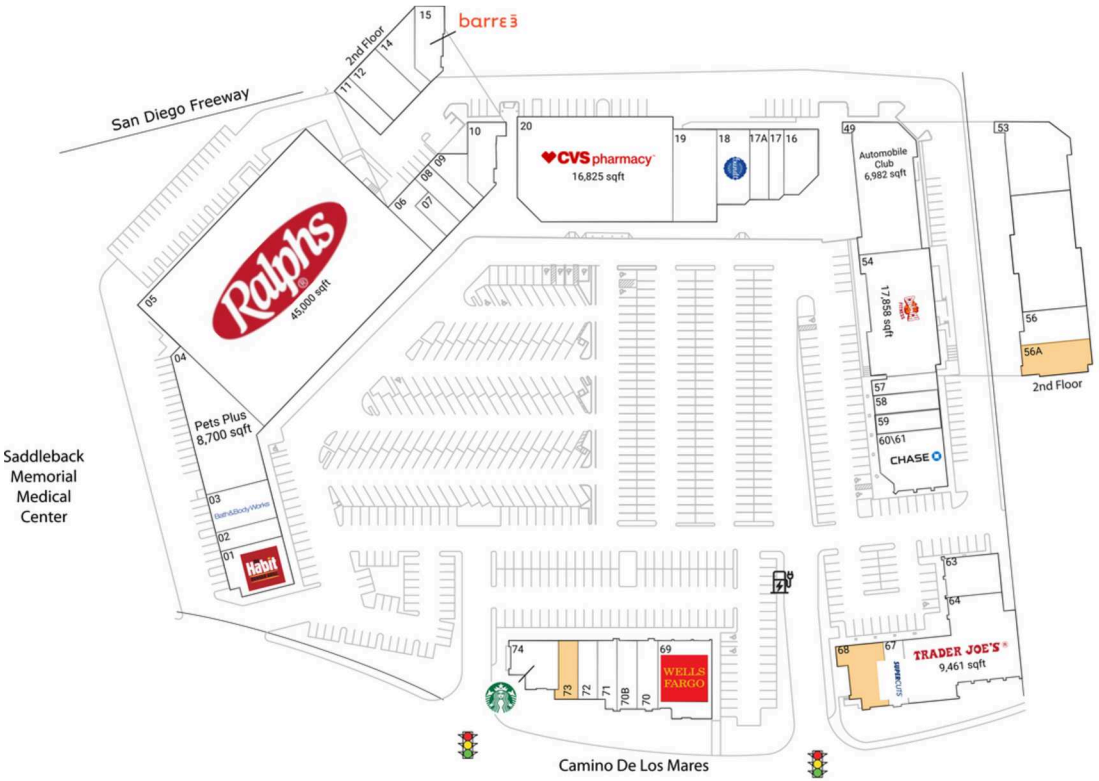

Available Space

56A	1,171 SF
68	1,812 SF
73	1,192 SF

Current Retailers

01	The Habit Burger Grill	3,022 SF
02	Luque's Seaside Optometry	1,286 SF
03	Bath & Body Works	2,600 SF
04	Pets Plus	8,700 SF
05	Ralphs	45,000 SF
06	Celebrity Cleaners	1,700 SF
07	Zia Threading	900 SF
08	Sea Shore Pet Spa	1,300 SF
09	European Tailoring	1,431 SF
10	San Clemente Dental	2,106 SF
11	Ocean View Nails	1,208 SF
12	iTan Sun Spray Spa	2,360 SF
14	Southern Roots	1,548 SF
15	Barre3	1,826 SF
16	Yoshiharu Ramen	2,154 SF
17	Nekter Juice Bar	1,098 SF
17A	Perspire Sauna Studio	1,404 SF
18	Nothing Bundt Cakes	2,600 SF
19	MemorialCare Medical Group	4,217 SF
20	CVS/pharmacy	16,825 SF
49	Automobile Club	6,982 SF
53	Image Studios 360	4,472 SF
54	Crunch Fitness	17,858 SF
56	Sunrise Tae Kwon Do	1,171 SF
57	Sport Clips	1,198 SF
58	Philly's Best	1,300 SF
59	Flame Broiler	1,300 SF
60\61	Chase	3,718 SF
63	Designer's Magic	2,188 SF
64	Trader Joe's	9,461 SF
67	Supercuts	1,316 SF
69	Wells Fargo	4,429 SF
70	The UPS Store	1,415 SF
70B	Verizon Wireless	1,415 SF
71	Mathnasium of San Clemente	1,280 SF
72	Yogurtland	1,200 SF
74	Starbucks	1,800 SF

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