

PLAZA SAN CLEMENTE

SAN CLEMENTE, CALIFORNIA



PLAZA *San Clemente*

Plaza San Clemente, will be the first outlet center in prosperous Orange County, California. This affluent area is ranked 14th nationally in buying power, 1st in household retail spending, and contains the highest density of households with annual incomes over \$100,000.

Demographics	15 MILES	30 MILES	50 MILES
POPULATION	586,894	2,838,865	15,476,718
MEDIAN AGE	39.0	34.5	32.6
POPULATION GROWTH 2007-2012	4.5%	7.0%	6.1%
AVERAGE HOUSEHOLD INCOME	\$128,707	\$103,298	\$80,005
NUMBER OF HOUSEHOLDS	212,432	922,706	4,896,507
MEDIAN HOME VALUE	\$819,637	\$656,909	\$528,705

Source: ESRI 2008 Estimate/Projections

Market

Orange County, San Diego,
Los Angeles, CA

Opening Date

Late 2011

Partial Tenant List

adidas
Bali Outlet
Bose
Calvin Klein
Carter's
Columbia Sportswear
Guess
Harry and David
Izod
Kenneth Cole
Le Creuset
OshKosh B'gosh
Papaya
Pearl Izumi
Puma
Sun Diego
Sunglass Outlet
Tommy Hilfiger
Ultra Jewelers
Van Heusen
Vans
Zales



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Location

San Clemente, California

I-5 between Avenida Pico and Avenida Vista Hermosa, 20 miles south of Newport Beach; 65 miles north of San Diego.



TRAFFIC COUNT

 San Clemente 200,000 Vehicles/Day

RETAIL CENTERS WITHIN 50 MILES OF OF PLAZA SAN CLEMENTE:

SHOPPING CENTERS

	DRIVING DISTANCE	APPROXIMATE DRIVE TIME
A. The Shops at Mission Viejo, Mission Viejo Macy's Nordstrom Saks Fifth Avenue	10 Miles	15 Minutes
B. Laguna Hills Mall, Laguna Hills JCPenney Macy's Nordstrom Rack Sears	15 Miles	25 Minutes
C. Irvine Spectrum Center, Irvine Macy's Nordstrom Target	21 Miles	23 Minutes
D. Westfield Plaza Camino Real, Oceanside JCPenney Macy's Sears	25 Miles	30 Minutes
E. South Coast Plaza, Costa Mesa Bloomingdale's Macy's Saks Fifth Avenue Sears	27 Miles	35 Minutes
F. Westfield Main Place, Santa Ana JCPenney Macy's Nordstrom	31 Miles	45 Minutes
G. Westminster Mall, Westminster JCPenney Macy's Sears Target	37 Miles	45 Minutes
H. Fashion Island, Newport Beach Bloomingdale's Macy's Neiman Marcus	44 Miles	47 Minutes
I. Westfield North County, Escondido JCPenney Macy's Nordstrom Sears	45 Miles	55 Minutes

Outlet Centers:

FACTORY/OUTLET CENTERS

	DRIVING DISTANCE	APPROXIMATE DRIVE TIME
1. Carlsbad Premium Outlets	30 Miles	35 Minutes
2. The Block at Orange	32 Miles	39 Minutes
3. Lake Elsinore Outlets	50 Miles	60 Minutes
4. Citadel Outlets	57 Miles	1 Hour 15 Minutes
5. Las Americas Premium Outlets	77 Miles	1 Hour 17 Minutes



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