



**Home to Orange County's only California Welcome Center - San Clemente**

# Outlets<sup>SM</sup> at San Clemente

## San Clemente, California

San Clemente, California features national brand retailers with a variety of dining options, ranging from quaint eateries to family-style fare. This affluent area is among the highest ranking in the Nation in buying power, household retail spending, and concentration of households with annual incomes over \$100,000. Outlets at San Clemente spans the entire distance between two off-ramps along the I-5 freeway with over 200,000 AADT and is anticipated to become a Southern California landmark. Join our first and only ocean-facing outlet shopping and dining destination today!

**Outlets at San Clemente**, Orange County's first coastal outlet shopping experience, Grand Opened November 2015. A village of classic Spanish Colonial-style architecture overlooking the Pacific Ocean welcomes you to A Beautiful Way To Save. This highly anticipated project will ultimately include a freestanding 125-room hotel and will encompass more than 500,000 square feet on 52 acres upon completion of all phases. Phase 1, nearly 350,000 square feet,

### TENANTS INCLUDE:

- |                          |                           |                            |
|--------------------------|---------------------------|----------------------------|
| ASICS                    | Guess Factory Store       | PUMA Outlet                |
| Black Clover             | H&M                       | Rockwell's Bakery & Cafe   |
| Blaze Pizza              | Hurley                    | Ruby's Diner               |
| Bowlology                | Inspiration Boutique      | Scripted Bar & Kitchen     |
| Calvin Klein             | Jockey                    | Skechers                   |
| Carter's babies and kids | Le Creuset                | SlapFish Restaurant        |
| Chick-fil-A              | Levi's Outlet Store       | Starbucks                  |
| Chico's Outlet           | LOFT Outlet               | Sun Diego Boardshop        |
| Clarks                   | Luggage Factory           | Sunglass Hut               |
| Coastal Karma            | Lululemon                 | Tillys                     |
| Cole Haan                | Metrolux Theaters         | Tommy Hilfiger             |
| Columbia Sportswear      | Nautica                   | Under Armour               |
| Converse Factory Store   | New Balance Factory Store | Vans Outlet                |
| Daisy Shoppe             | Nike Factory Store        | White House   Black Market |
| Eddie Bauer              | OshKosh B'gosh            | Zales Outlet               |
| Flip Flop Shops          | Panera Bread              | Zumiez                     |
| Goldfield                | Planet Beauty             |                            |

**Ocean View Restaurant Opportunities Available**



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## LOCATION

### San Clemente, California

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

## MARKET

Los Angeles, Orange and San Diego Counties



## SHOPPING CENTERS WITHIN 50 MILES OF OUTLETS AT SAN CLEMENTE

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
<b>A. The Shops at Mission Viejo, Mission Viejo</b> Macy's Nordstrom	9 Miles	11 Miles 15 Minutes
<b>B. Laguna Hills Mall (Redevelopment), Laguna Hills</b> Nordstrom Rack	13 Miles	16 Miles 17 Minutes
<b>C. Irvine Spectrum Center, Irvine</b> Nordstrom Target	16 Miles	20 Miles 22 Minutes
<b>D. Fashion Island, Newport Beach</b> Bloomingdale's Macy's Neiman Marcus Nordstrom	19 Miles	30 Miles 35 Minutes
<b>E. South Coast Plaza, Costa Mesa</b> Bloomingdale's H&M Journeys kate spade new york Macy's Michael Kors Nordstrom Saks Fifth Avenue	23 Miles	28 Miles 28 Minutes
<b>F. The Shoppes at Carlsbad, Carlsbad</b> JCPenney Macy's Regal Cinemas	25 Miles	28 Miles 30 Minutes
<b>G. MainPlace Mall, Santa Ana</b> Forever 21 JCPenney H&M Macy's	27 Miles	34 Miles 31 Minutes
<b>H. Westminster Mall, Westminster</b> Forever 21 Red JCPenney Macy's Target	31 Miles	38 Miles 33 Minutes
<b>I. The Forum Carlsbad, Carlsbad</b> Francesca's Loft Lululemon Tillys	32 Miles	36 Miles 35 Minutes

## MARKET STATISTICS & DEMOGRAPHICS

	15 Miles	30 Miles	50 Miles
POPULATION	598,909	3,127,662	11,681,470
MEDIAN AGE	41.9	37.2	36.2
POPULATION GROWTH 2018-2023	4.10%	4.75%	4.20%
AVERAGE HOUSEHOLD INCOME	\$152,742	\$127,549	\$110,229
NUMBER OF HOUSEHOLDS	216,858	1,027,135	3,596,544
MEDIAN HOME VALUE	\$772,259	\$662,920	\$559,786

Source: ESRI 2023 Estimate/Projections

## TRAFFIC COUNT

Interstate 5, San Clemente 200,100 Vehicles/Day

## OUTLET CENTERS

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
<b>1. Outlets at Lake Elsinore, Lake Elsinore</b>	24 Miles	50 Miles 1 Hour
<b>2. Carlsbad Premium Outlets, Carlsbad</b>	28 Miles	31 Miles 35 Minutes
<b>3. The Outlets at Orange, Orange</b>	28 Miles	32 Miles 39 Minutes
<b>4. Citadel Outlets, Los Angeles</b>	49 Miles	57 Miles 1 Hr., 15 Mins.
<b>5. Las Americas Premium Outlets, San Diego</b>	70 Miles	77 Miles 1 Hr., 17 Mins.



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