Ocean View Plaza

Orange County | Los Angeles-Long Beach-Anaheim, CA | 169,963 Sq Ft

638 Camino de Los Mares | San Clemente, CA 92673

33.4582, -117.6521





Demographics	1 Mile	3 Miles	5 Miles
Population	11,589	69,367	145,580
Daytime Pop.	9,263	72,776	142,888
Households	4,651	26,868	56,281
Income	$171,242	$189,494	$208,514

Source: Synergos Technologies, Inc. 2024

Highly trafficked center drawing an estimated 2.8M annual visits (Placer.ai 2025)

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 $189K+ and 50% 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 2025)

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



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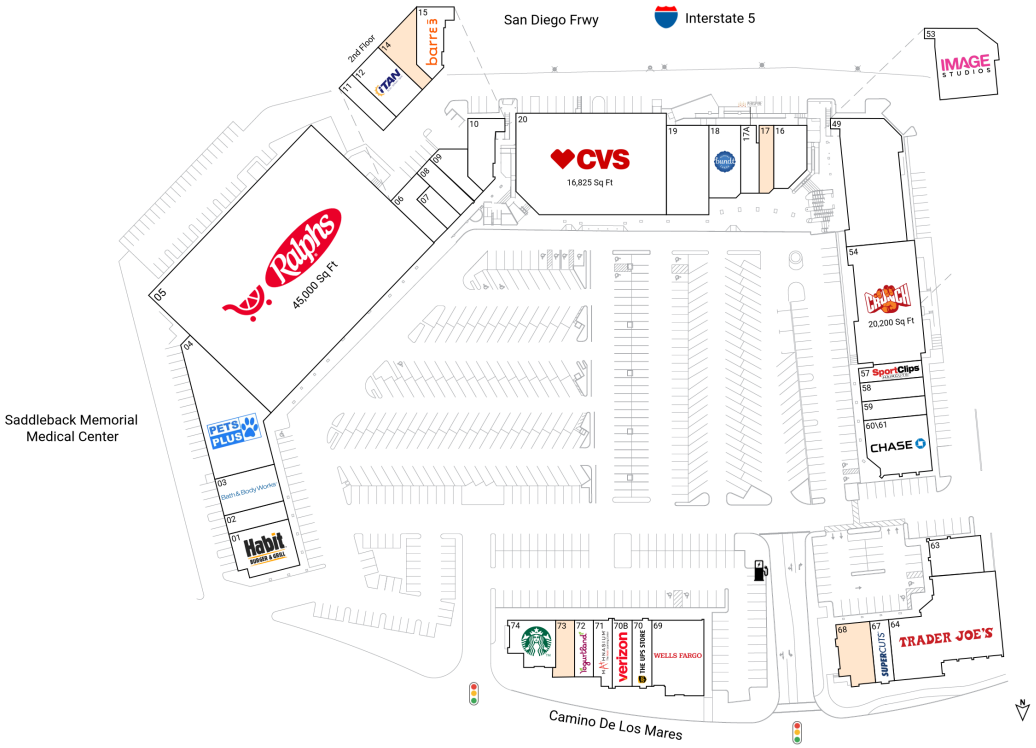
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Available Spaces

14	1,548 Sq Ft	360°	68	1,812 Sq Ft	360°
17	1,098 Sq Ft	360°	73	1,192 Sq Ft	360°

Current Tenants

Space size listed in square feet

01	The Habit Burger Grill	3,022	18	Nothing Bundt Cakes	2,600
02	Seaside Eyecare Optometry	1,286	19	MemorialCare Medical Group	4,217
03	Bath & Body Works	2,600	20	CVS	16,825
04	Pets Plus	8,700	49	Auto Club	6,982
05	Ralphs	45,000	53	Image Studios 360	4,472
06	Celebrity Cleaners	1,700	54	Crunch	20,200
07	True Threading	900	57	Sport Clips	1,198
08	Seashore Pet Spa	1,300	58	Philly's Best	1,300
09	European Tailoring & Alterations	1,431	59	Navroz Mediterranean Grill	1,300
10	San Clemente Dental Associates	2,106	60\61	Chase	3,718
11	Ocean View Nails	1,208	63	Designer's Magic	2,188
12	Itan Sun Spray Spa	2,360	64	Trader Joe's	9,461
15	barre3	1,826	67	Supercuts	1,316
16	Nagomi Sushi Bar & Grill	2,154	69	Wells Fargo	4,429
17A	Perspire Sauna Studio	1,404	70	The UPS Store	1,415
			70B	Verizon Wireless	1,415
			71	Mathnasium	1,280
			72	Yogurtland	1,200
			74	Starbucks	1,800

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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