# 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





**Michael Florin** 858.202.1118 Michael.Florin@brixmor.com
CA License ID: 2206320 | CA BRX License ID: 2249188

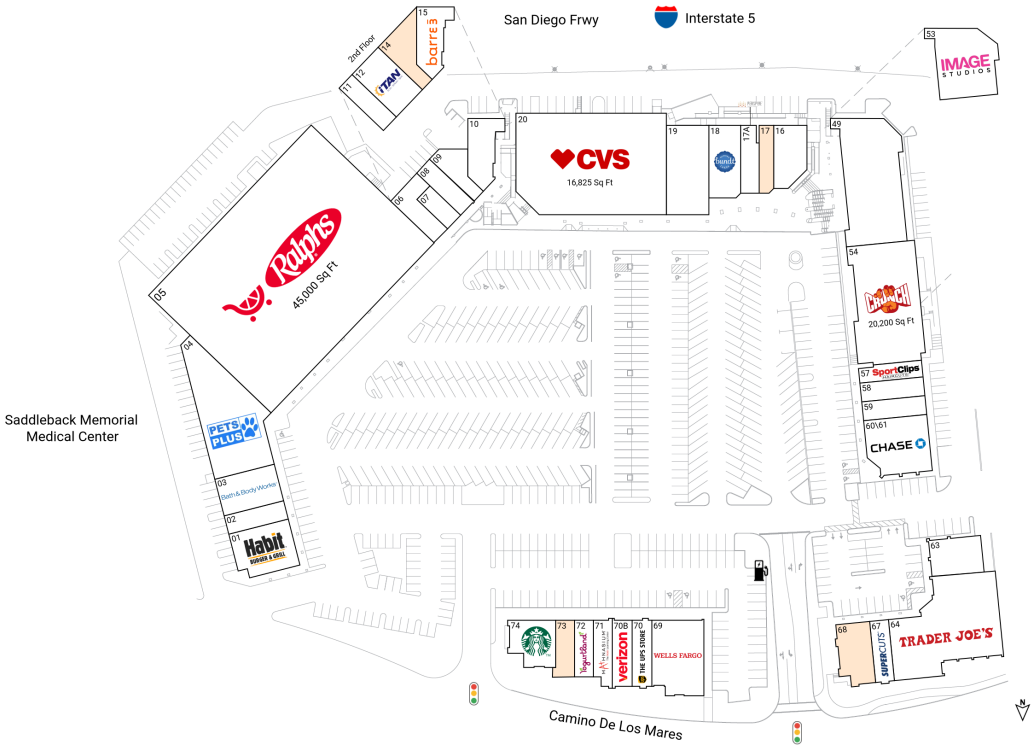
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## Available Spaces

| | | | | | |
|---|---|---|---|---|---|
| 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.

**4059**





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