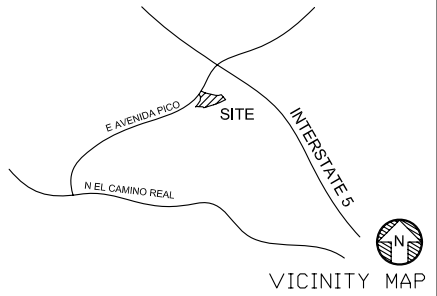




TENANT LEGEND		
SUITE	TENANT	SF
4	CALIFORNIA BANK & TRUST	10,000 sf
8	KELLER WILLIAMS REAL ESTATE	6020 sf



TOTAL BUILDING SF:	16,020 SF
PARKING PROVIDED:	57 STALLS
PARKING RATIO:	3.56/1000 SF
TRAFFIC COUNTS:	19,000 ADT (2007)

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2008 EST. POP.	17,821	66,584	100,704
2013 PROJ. POP.	20,352	74,946	111,175
AVG. HH. INCOME	88,599	110,027	107,056

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SAN CLEMENTE
 111 & 115 VIA PICO PLAZA SAN CLEMENTE, CA 92672
SITE LEASE PLAN



SCALE: 0' 20' 40'

Oct. 17, 09

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