



**FOR SALE**  
\$2,595,000

# ICONIC DOWNTOWN SAN CLEMENTE TAVERN INVESTMENT PROPERTY FOR SALE

206 S EL CAMINO REAL  
SAN CLEMENTE, CA 92672





# INVESTMENT SUMMARY

**\$2,595,000**

OFFERING PRICE

**3,700 SF**

TOTAL BUILDING AREA

**\$701**

PRICE PER SQUARE FT

**7,551 SF**

TOTAL LAND FOOTAGE

**BAR/RESTAURANT**

CURRENT USE

**100%**

LEASED TO ONE TENANT

**FEE SIMPLE**

OWNERSHIP

**058-083-41-00**

APN

**MU3.0**

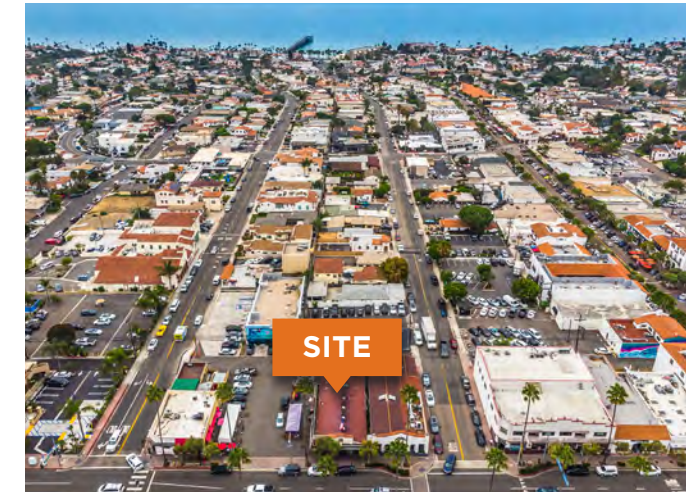
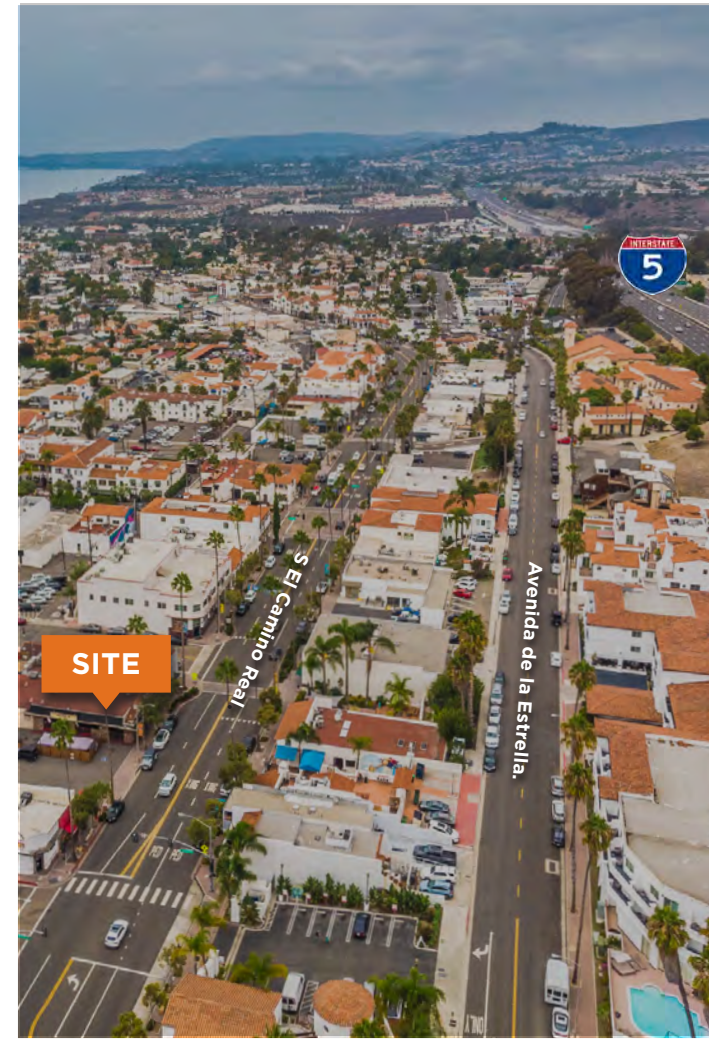
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## THE OFFERING





# INVESTMENT HIGHLIGHTS



## THE OFFERING

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

- Established investment opportunity to acquire an iconic property with a rare Type 48 Liquor License in the heart of Downtown San Clemente.
- Large 7,551 square foot parcel with 10+ exclusive parking stalls.

- Highly visible street retail location on El Camino Real, one block from Avenida Del Mar, San Clemente's main retail & restaurant destination.
- This historic building is currently home to Goody's Tavern, who has been the local go-to for good drinks and community since 1929.

- Neighbors to local restaurant & retail favorites such as Hobie Surf Shop, Antoine's Cafe, Nick's San Clemente, Pizza Port & more.
- Extremely accessible location with close proximity to the 5 Freeway and Coast Highway.



## RENT ROLL

TENANT	SQ FT.	IN PLACE (NNN)			EXPIRATION	OPTIONS
		MONTHLY RENT	NNNs <sup>1</sup>	BASE RENT PSF		
Goody's Tavern	3,700	\$10,175*	\$--	\$2.75*	7/31/30	Two 5 Yr at Market
<b>TOTAL</b>	<b>3,700</b>	<b>\$10,175*</b>	<b>\$--</b>	<b>\$2.75*</b>	<b>-</b>	<b>-</b>

\* Base Rent increases 3% annually through the initial term

## OPERATING STATEMENT

	IN PLACE
Base Rent	\$122,100
<b>Total Gross Income</b>	<b>\$122,100</b>
<b>Expenses</b>	
Property Taxes <sup>1</sup>	NNN
Insurance	NNN
Utilities & Maintenance	NNN
<b>Total Expenses<sup>2</sup></b>	<b>NNN</b>
<b>Net Operating Income</b>	<b>\$122,100</b>
<b>Asking Price</b>	<b>\$2,595,000</b>
<b>Cap Rate</b>	<b>4.7%</b>

<sup>1</sup> Based on a reassessed value upon sale. <sup>2</sup> Based on landlord's expenses after tenant's reimbursement

## — FINANCIAL OVERVIEW —

### THE PROPERTY





SURROUNDING RETAIL & RESTAURANTS

THE MARKET

01



02



03



04



05



06



07



08



09



10



11



12



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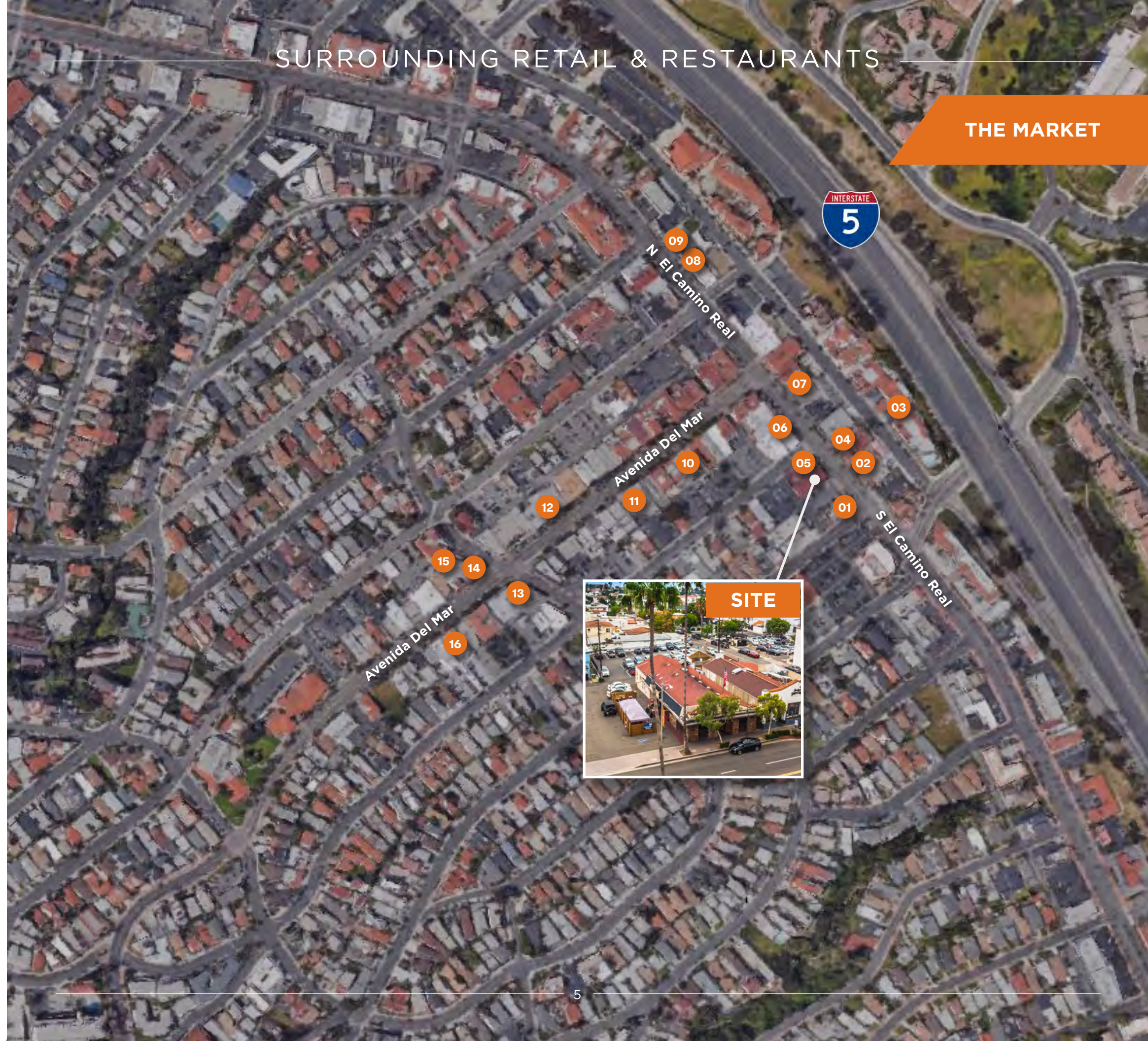
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THE MARKET



## HISTORY

Dating back to the 1925, San Clemente was founded by Ole Hanson as a planned real-estate development called “Spanish Village by the Sea.” The city itself was named after San Clemente island, which received its title from the Spanish explorer Sebastian Vizcaino to honor St. Clement. Today, the city continues to grow but the red-roofed, white-walled architecture is omnipresent.

## SAN CLEMENTE FARMER’S MARKET

Stretching across Avenida del Mar between Ola Vista and Calle Seville, San Clemente’s farmers market takes place every Sunday from 9am to 1pm. The farmers market has been running since 1994 and features fresh flowers, local goods, plants, baked goods, local produce, prepared foods, and more. Many locals walk or bike from their homes for the weekly affair.

## SAN CLEMENTE PIER

The 1,296 foot long San Clemente Pier is one of the most popular attractions in the city. With great seafood restaurants on the dock, places to drop a line and fish, or just to stroll along and watch the surfers, the pier has always been a magnet for visitors. Additionally, the views from the pier are spectacular and one of the best places to watch the sunrise or sunset.

## OUTLETS AT SAN CLEMENTE

Offering over sixty large brands in a beautiful Spanish-style village, the Outlets at San Clemente truly offer an elevated experience to its shopper. The Outlets accessibility creates a draw for residents, tourists, or just a traveler on the 5 freeway.

## CASA ROMANTICA CULTURAL CENTER AND GARDENS

Built in 1927 by Ole Hanson, the founder of San Clemente, Casa Romantica was originally built as his home. This Spanish Colonial property became the model in which the rest of the city was designed after. Today the historical landmark hosts cultural events, educational programs, and more.



# DEMOGRAPHICS

## 1 MILE



**Population** 19,068



**Daytime Population** 7,307



**Average Household Income** \$126,815

## 3 MILES



**Population** 49,371



**Daytime Population** 21,428



**Average Household Income** \$139,625

## 5 MILES



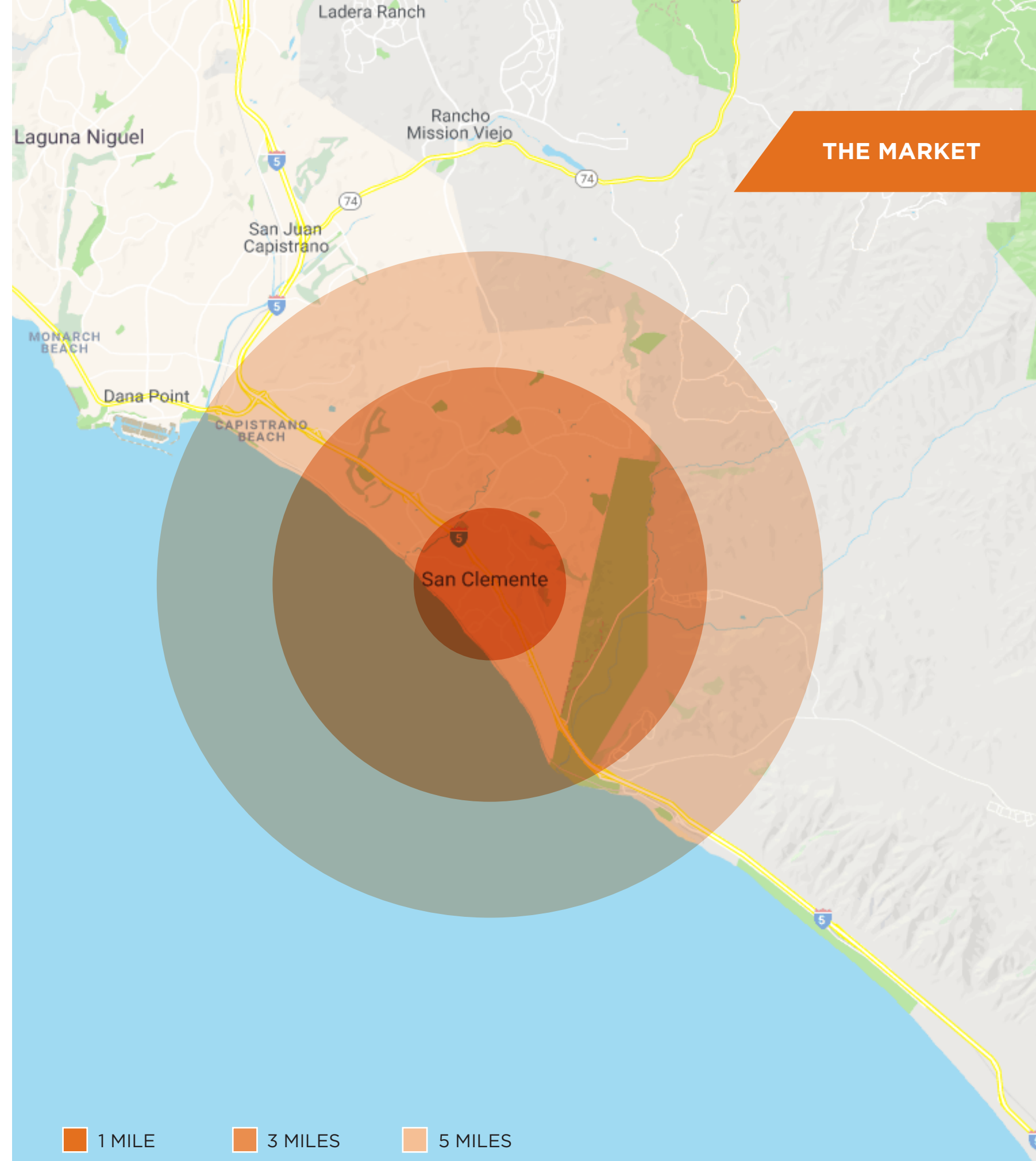
**Population** 83,388



**Daytime Population** 28,061



**Average Household Income** \$148,184





206 S EL CAMINO REAL, SAN CLEMENTE, CA 92672

Corona

Budweiser  
American Lager

SALES INQUIRIES

FOR SALE  
\$2,595,000



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