



FOR SALE
\$1,650,000

COASTAL SAN CLEMENTE
**FREESTANDING
OWNER USER
OR INVESTMENT
PROPERTY**

1448 N EL CAMINO REAL
SAN CLEMENTE, CA 92672



INVESTMENT SUMMARY

\$1,650,000

OFFERING PRICE

1,540 SF
667 SF MEZZANINE

2,297 SF TOTAL

\$747

PRICE PER SQUARE FT
INCLUDING MEZZANINE

5,448 SF

LOT SIZE

**RETAIL/CREATIVE
OFFICE/SHOWROOM**

CURRENT USE

692-362-02

APN

**NC-2 NEIGHBORHOOD
COMMERCIAL (NC)**

ZONING

.50

FAR
UP TO 2,724 SF ALLOWED

25'

HEIGHT ALLOWANCE

THE OFFERING



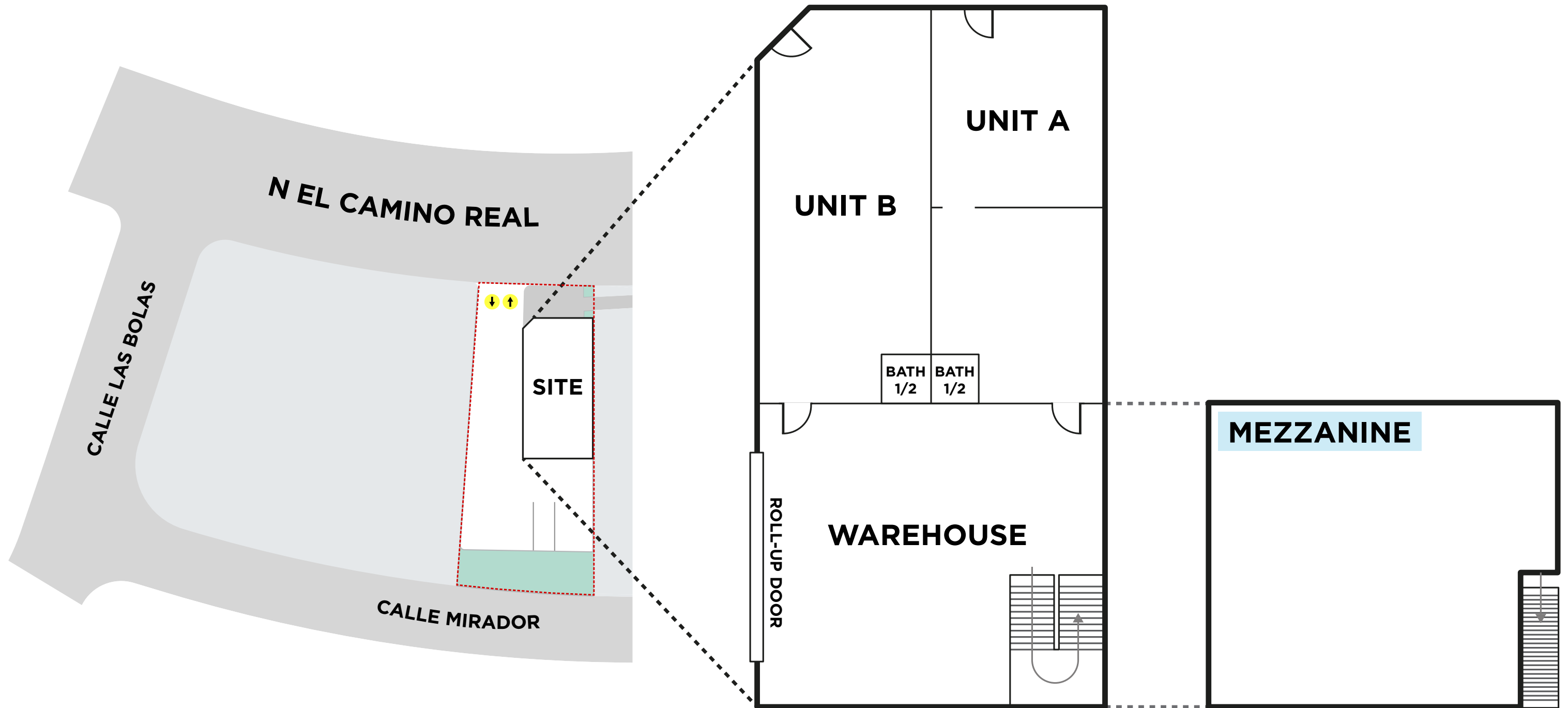


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

- Prime coastal location on N. El Camino Real
- Within 0.5 miles of coastal access and 0.8 miles to I-5
- Flexible zoning with most retail, creative office, and showroom uses allowed

- Build-out and/or 2nd story expansion potential
- Dense trade area with over 85,000 residents within a 5-mile radius with an average median income of \$143,000

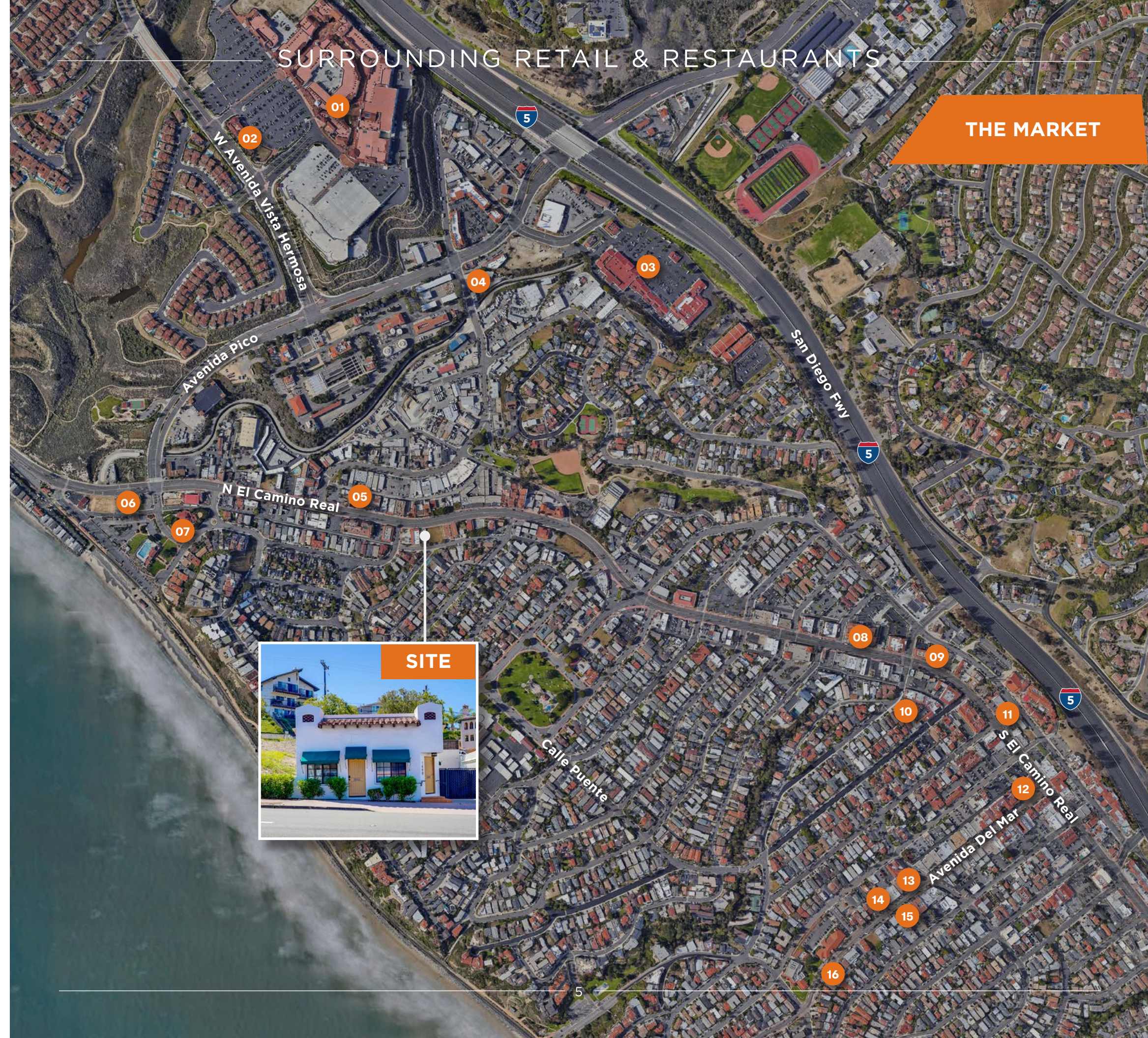
- Large private courtyard with off-street parking
- Great visibility and walking score of 81
- Exterior build reflects the charming Spanish colonial style architecture prominent in San



SURROUNDING RETAIL & RESTAURANTS

THE MARKET

- 01 
- 02 
- 03 
- 04 
- 05 
- 06 
- 07 
- 08 
- 09 
- 10 
- 11 
- 12 
- 13 
- 14 
- 15 
- 16 



COMPETITIVE MARKET SET

THE MARKET



700 S. EL CAMINO REAL SAN CLEMENTE, CA

Sale Date: September 2022 **Sale Price:** \$2,200,000
Size: 1,944 SF **PSF:** \$1,380
Land Size: 7,380 SF



2320 S. EL CAMINO REAL SAN CLEMENTE, CA

Sale Date: October 2022 **Sale Price:** \$2,650,000
Size: 3,464 SF **PSF:** \$765
Land Size: 16,921 SF



223 AVENIDA DEL MAR, SAN CLEMENTE, CA

Sale Date: May 2022 **Sale Price:** \$5,117,500
Size: 5,550 SF **PSF:** \$922
Land Size: 7,841 SF



424 N. EL CAMINO REAL SAN CLEMENTE, CA

Sale Date: April 2022 **Sale Price:** \$940,000
Size: 390 SF **PSF:** \$2,410
Land Size: 4,042 SF



1700-1724 N. EL CAMINO REAL, SAN CLEMENTE, CA

Sale Date: April 2022 **Sale Price:** \$13,615,500
Size: 12,768 SF **PSF:** \$1,066
Land Size: 26,186 SF



3801 S. EL CAMINO REAL SAN CLEMENTE, CA

Sale Date: January 2022 **Sale Price:** \$6,800,000
Size: 6,750 SF **PSF:** \$1,007
Land Size: 13,129 SF

DEMOGRAPHICS

1 MILE



Population 14,467



Daytime Population 7,645



Average Household Income \$117,262

3 MILES



Population 57,114



Daytime Population 25,131



Average Household Income \$143,925

5 MILES



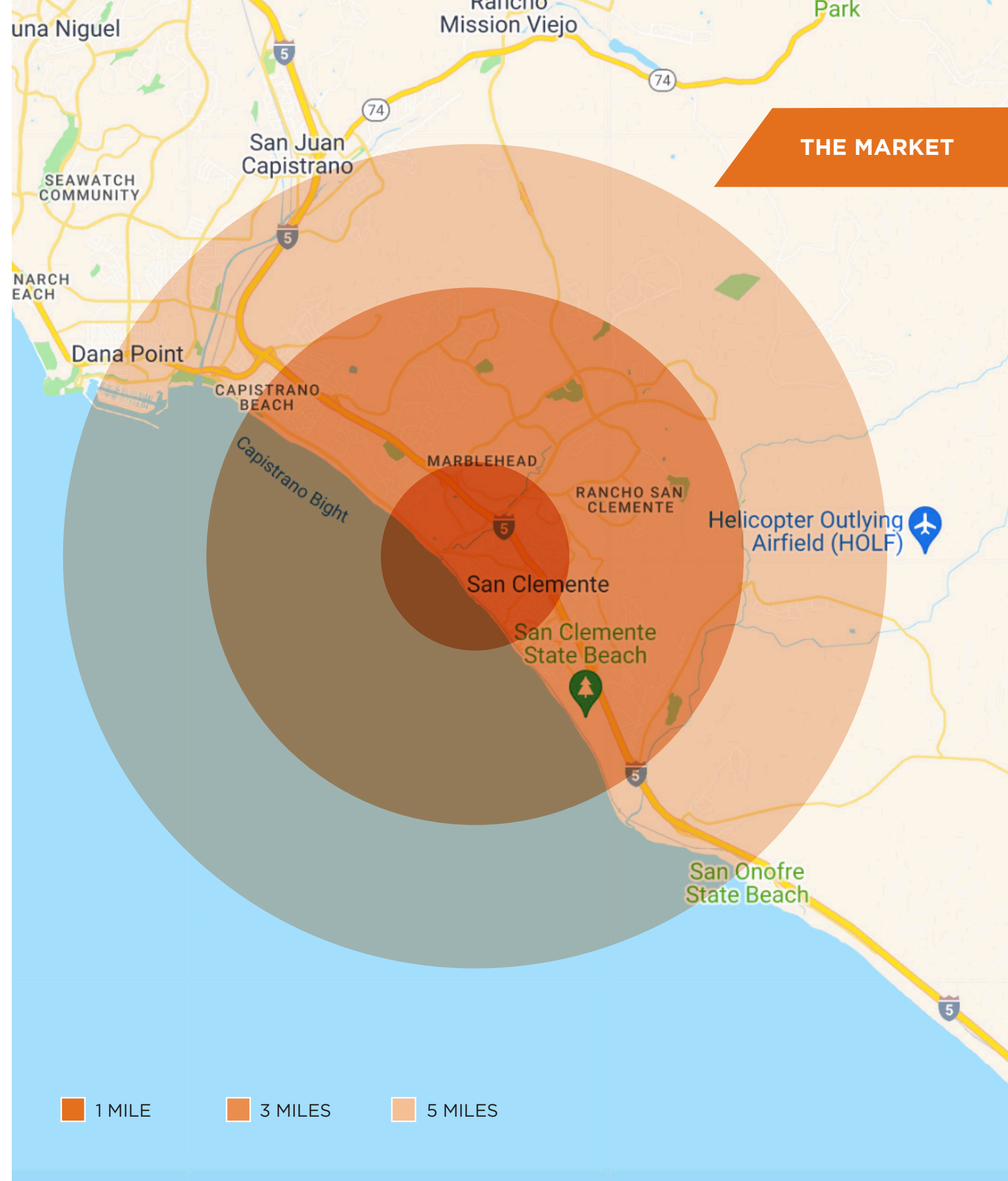
Population 99,161



Daytime Population 39,849



Average Household Income \$143,145



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SALES INQUIRIES



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**LOCATION
MATTERS**



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