

SAN CLEMENTE



307 & 317 N. El Camino Real
SAN CLEMENTE, CA



COASTAL COMMERCIAL
OFFERING
MEMORANDUM

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307 & 317 N. EL CAMINO REAL SAN CLEMENTE



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INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

307 & 317 N. El Camino Real, San Clemente, CA

Price:	\$2,995,000
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Lot Size (SF):	Approximately 8,000 SF*
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Price/SF (Land)	\$374
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Year Built	1927/1956
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APN	057-133-11 and 057-113-12
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*Buyer to verify actual square footage



1. INVESTMENT OVERVIEW

This prime commercial property is situated in the heart of Downtown San Clemente along the highly visible and well-trafficked El Camino Real corridor. The subject property is being offered at land value with the potential for new development. The property consists of two parcels totaling approximately 8,000 square feet with excellent frontage and accessibility from both El Camino Real and Avenida de la Estrella. Currently there is a small building on one of the parcels that is leased to a massage tenant for \$5,000 a month gross rent, and the tenant is on a month-to-month lease.

The land is zoned Downtown Mixed-Use (MU 3.0). The downtown area (MU 3.0) is defined in the San Clemente General Plan as the symbolic "core" of the City, maintaining its pedestrian-oriented village character. The MU 3.0 zone allows a vertical or horizontal mix of Neighborhood Serving Commercial (NC) and Community Serving Commercial (CC) — Attached and multifamily housing is permitted on the second floor or higher. Commercial development—(nonresidential uses) are allowed in this zone such as community and tourist-serving retail commercial, entertainment, restaurants, offices, institutional and public uses. Residential uses accompanying commercial development are accommodated within this zone. Along with enhancing the pedestrian nature of downtown, the inclusion of residential uses into commercial development will provide housing opportunities for employees and owners of commercial establishments, as well as others interested in living in the downtown area.

The subject property presents an outstanding opportunity for an investor, developer, or business owner looking to establish a presence in this highly sought-after coastal market.



307 & 317 N. EL CAMINO REAL



RESTORATION TUBS

Coral Thrift Shop
Bargain Box Thrift Store



La Tienda Thrift Store

The Third Eye



NOMADS HOTEL
SAN CLEMENTE, CA.



FIG@313

MAUI BROWI
CoCo Lash Artistry



COASTAL SHADES



Sonny's





INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



PREMIER LOCATION

Located on El Camino Real, one of San Clemente's main commercial arteries, providing high visibility and foot traffic.



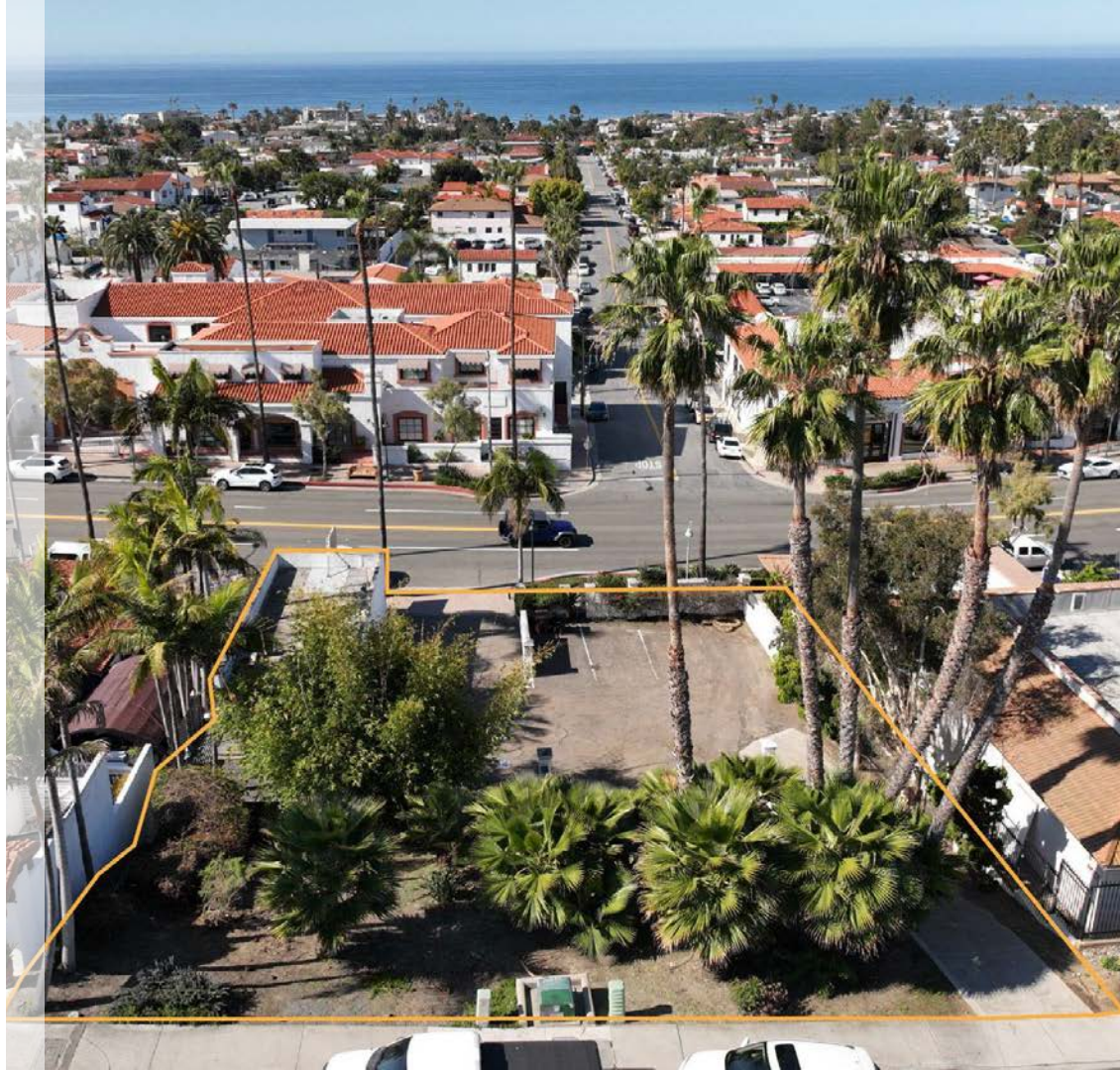
TWO PARCELS

Two combined parcels totalling approximately 8,000 SF, offering flexibility for various uses.



VERSATILE ZONING

Ideal for retail, office, multi-family, condos, or mixed-use development (subject to city approval).





2. INVESTMENT HIGHLIGHTS



EXISTING TENANT

The current tenant is on a month-to-month lease providing flexibility for future owners or investors.



EXCELLENT ACCESSIBILITY

Convenient access to Interstate 5, major local roads, and the beachside community.



SURROUNDING AMENITIES

Close to popular shops, restaurants, and local attractions, making it an attractive location for businesses.

307 & 317 N. EL CAMINO REAL



South of Nick's
San Clemente



verizon



DRIFT

SEVERSON
Originals
Rocco's
Restaurant



NOMADS
HOTEL
SAN CLEMENTE, CA.



mpower
PILATES & FITNESS

The Pac-Rat
Thrift



MAUI BROWI
CoCo Lash
Artistry

FIG@313

Avenida de la Estrella

El Camino Real

A full-page background image of a surfer riding a large, curling wave. The water is a vibrant turquoise color, and white foam is visible on the left side of the wave. A surfer in a dark wetsuit is positioned inside the wave's barrel. Overlaid on the center of the image is a white rounded rectangle containing the text 'PROPERTY PHOTOS'. The word 'PROPERTY' is in a bold, white, sans-serif font, and 'PHOTOS' is in a thinner, white, sans-serif font. Two horizontal bars, one blue and one orange, are positioned behind the text.

PROPERTY PHOTOS



3. PROPERTY PHOTOS



3. PROPERTY PHOTOS



3. PROPERTY PHOTOS





CITY OF SAN CLEMENTE

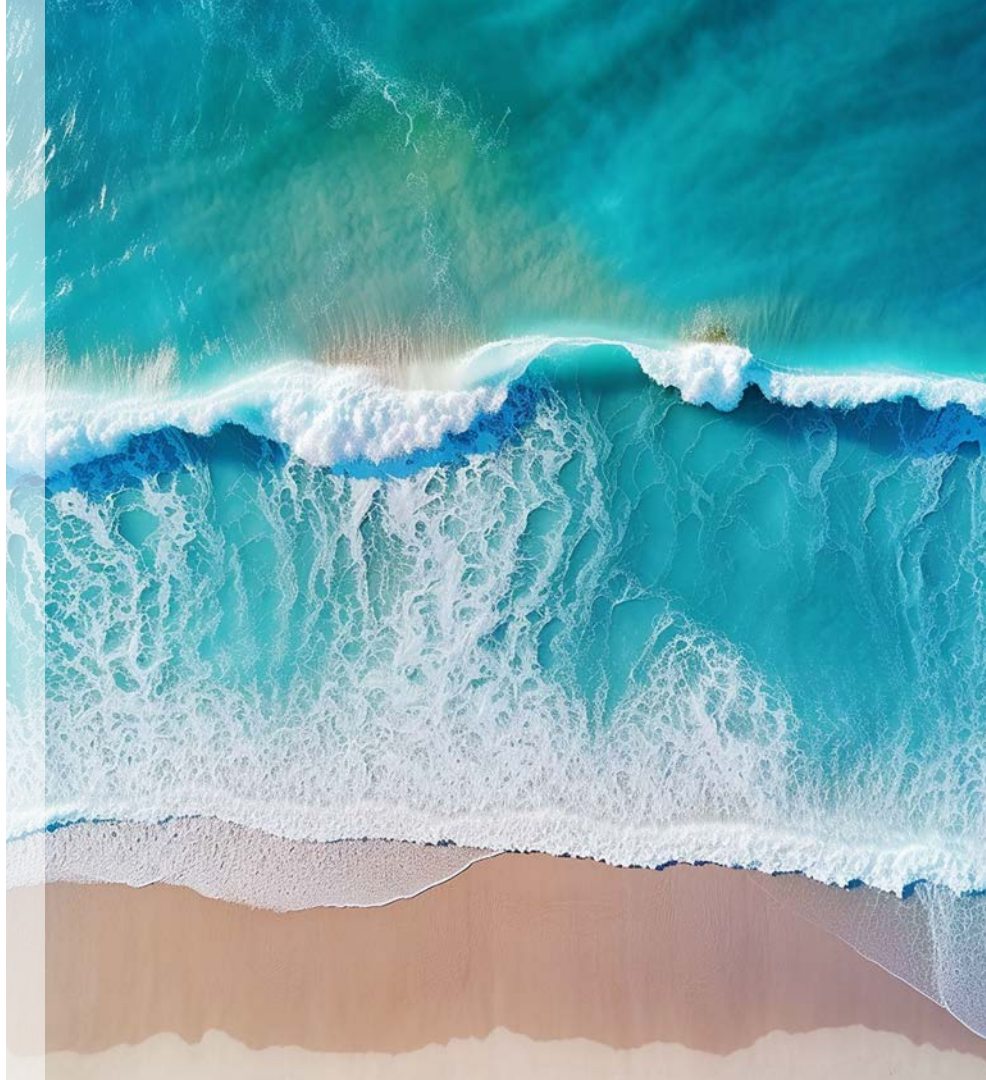
4. CITY OF SAN CLEMENTE

SAN CLEMENTE

San Clemente, known as the "Spanish Village by the Sea," is a charming coastal city in Orange County, California. Famous for its pristine beaches, world-class surfing, and Mediterranean-style architecture, the city exudes a relaxed yet upscale beach-town atmosphere. Popular surf spots like Trestles, San Onofre, and T-Street attract wave riders from around the world, while the San Clemente Pier serves as a hub for dining, fishing, and stunning ocean views.

Beyond its coastal appeal, San Clemente offers a vibrant community with a mix of historic and modern homes, boutique shopping, and a thriving dining scene. The Downtown Avenida Del Mar district is lined with unique shops and local eateries, while the Outlets at San Clemente provide high-end retail with breathtaking ocean views. Cultural landmarks like Casa Romantica Cultural Center & Gardens celebrate the city's history, hosting events and exhibits throughout the year. Residents and visitors alike enjoy outdoor activities, from hiking scenic trails to golfing with a coastal backdrop.

Conveniently located between Los Angeles and San Diego, San Clemente provides easy access to major freeways and public transportation, including Amtrak and Metrolink. The city maintains a strong sense of community with annual events like the Ocean Festival and Fiesta Music Festival, celebrating its beach culture and local talent. With its laid-back coastal charm, thriving local economy, and stunning natural beauty, San Clemente remains one of Southern California's most desirable seaside destinations.



4. CITY OF SAN CLEMENTE

TOURISM IN SAN CLEMENTE

As a huge tourist destination in Southern California, San Clemente is home to numerous activities and attractions. Some of the most popular are listed here.

TOP TOURIST ATTRACTIONS



San Clemente Pier



Trestles Beach



Avenida Del Mar



San Clemente Coastal Trail



San Clemente State Beach



Outlets at San Clemente



San Onofre State Beach



Casa Romantica Cultural Center & Gardens

4. CITY OF SAN CLEMENTE

TOP EMPLOYERS IN SAN CLEMENTE

RANK	EMPLOYER	# OF EMPLOYEES
1	Capistrano Unified School District	635
2	Ralphs	239
3	Target	226
4	ICU Medical	224
5	Albertsons	209
6	Walmart	195
7	City of San Clemente	192
8	Glaukos Corp.	181
9	Fisherman's Restaurant	172
10	Lowe's	160

AIRPORTS

26.2 miles

John Wayne Airport (SNA)

45.7 miles

Long Beach Airport (LGB)

58.8 miles

San Diego International Airport (SAN)

60.6 miles

Ontario International Airport (ONT)

65.2 miles

Los Angeles International Airport (LAX)

4. CITY OF SAN CLEMENTE

ECONOMY IN SAN CLEMENTE

San Clemente's economy thrives on a blend of tourism, retail, healthcare, manufacturing, and small businesses, with a strong presence of corporate headquarters. As a popular coastal destination, tourism plays a key role, supporting hotels, restaurants, and retail businesses in areas like Avenida Del Mar, the San Clemente Pier, and the Outlets at San Clemente. The real estate market is also a significant contributor, driven by high demand for beachfront properties and vacation rentals. The city is home to major employers in healthcare and biotechnology, including ICU Medical and Glaukos Corp., as well as well-known brands like Rainbow Sandals. Large retailers such as Target, Walmart, and Ralphs provide additional employment opportunities, while the Capistrano Unified School District remains a major employer in education.

Thanks to its business-friendly environment and strategic location between Los Angeles and San Diego, San Clemente attracts both small businesses and larger corporations. The city's economy continues to flourish with a strong local workforce, a booming tourism sector, and expanding industries in healthcare and technology, making it a highly desirable place to live, work, and visit.



EDUCATION IN SAN CLEMENTE

San Clemente's education system is primarily served by the Capistrano Unified School District (CUSD), which operates highly rated public schools in the area, including San Clemente High School, known for its strong academic programs, athletics, and extracurricular activities. The city also has several top-ranked elementary and middle schools, such as Truman Benedict Elementary and Bernice Ayer Middle School. In addition to public schools, San Clemente offers private and charter school options, catering to various educational needs. While the city does not have a university, residents have access to higher education institutions nearby, including Saddleback College in Mission Viejo and University of California, Irvine (UCI), both of which provide higher learning opportunities within a short drive. San Clemente's strong emphasis on quality education, student achievement, and community involvement makes it an excellent place for families seeking a well-rounded educational experience.



SAN CLEMENTE DEMOGRAPHICS

5. SAN CLEMENTE DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

PLACE OF WORK

2024 Businesses	1,492	3,515	4,629
2024 Employees	7,244	21,979	28,332

POPULATION

2024 Population - Current Year Estimate	17,392	47,659	84,332
2024 Population - Five Year projection	17,226	47,155	83,698

GENERATIONS

2024 Population	17,392	47,659	84,332
Generation Alpha (Born 2017 or Later)	1,223 (7.0%)	3,217 (6.8%)	6,326 (7.5%)
Generation Z (Born 1999-2016)	3,283 (18.9%)	9,552 (20.0%)	20,735 (24.6%)
Millennials (1981-1998)	4,742 (27.3%)	10,456 (21.9%)	17,145 (20.3%)
Generation X (Born 1965-1980)	3,567 (20.5%)	9,777 (20.5%)	16,843 (20.0%)
Baby Boomers (Born 1946-1964)	3,725 (21.4%)	11,750 (24.7%)	18,691 (22.2%)
Greatest Generations (Born 1945 or Earlier)	852 (4.9%)	2,906 (6.1%)	4,593 (5.5%)

5. SAN CLEMENTE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
White	12,121 (69.7%)	34,976 (73.4%)	61,489 (72.9%)
Black or African American	99 (0.6%)	352 (0.7%)	1,206 (1.4%)
Asian	448 (2.6%)	2,001 (4.2%)	3,791 (4.5%)
Two or More Races	2,706 (15.6%)	6,668 (14.0%)	11,597 (13.8%)
American Indian or Alaska Native	164 (0.9%)	340 (0.7%)	656 (0.8%)
Other Race	1,823 (10.5%)	3,239 (6.8%)	5,398 (6.4%)
EDUCATION			
9-12th Grade - No Diploma	291 (2.2%)	764 (2.2%)	1,546 (2.4%)
High School Diploma	1,645 (12.5%)	4,222 (11.9%)	6,850 (11.7%)
GED or Alternative Credential	349 (2.7%)	708 (2.0%)	986 (1.7%)
Some College - No Degree	2,819 (21.5%)	7,194 (20.3%)	11,292 (19.3%)
Associate's Degree	1,179 (9.0%)	3,461 (9.8%)	5,658 (9.7%)
Bachelor's Degree	3,842 (29.3%)	11,084 (31.3%)	18,612 (31.9%)
Graduate or Professional Degree	2,203 (16.8%)	6,928 (19.5%)	12,084 (20.7%)

5. SAN CLEMENTE DEMOGRAPHICS

1 MILE3 MILES5 MILES

HOUSEHOLD INCOME

2024 Households	7,421	19,068	31,380
2024 Average Household Income	\$162,222	\$181,174	\$189,719
2024 Median Household Income	\$110,640	\$128,581	\$135,827
2024 Average Value of Owner Occ. Housing Units	\$1,551,040	\$1,431,743	\$1,426,517

DAYTIME POPULATION

20124 Daytime Population	15,736	47,968	77,871
Daytime Workers	7,842 (49.8%)	24,814 (51.7%)	37,663 (48.4%)
Daytime Residents	7,894 (50.2%)	23,154 (48.3%)	40,208 (51.6%)

INVEST IN WHAT YOU LOVE

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