

SAN CLEMENTE



1606 N. El Camino Real
SAN CLEMENTE, CA



COASTAL COMMERCIAL
OFFERING
MEMORANDUM

Offering Memorandum Disclaimer:

The information set forth in this document is only a preliminary offer of conceptual terms from the seller and is subject to change until a binding, definitive contract is reached between the parties. This information is subject to change based on negotiations between parties until a definitive contract is reached. None of these terms are binding and should not be relied upon, because only a definitive written contract signed by the parties will govern. The definitive contract may be different from anything contained in this document, may omit terms contained in this document, and may have different terms from this document because the definitive contract will embrace negotiations which will include different or omitted terms than those preliminarily set forth in this document, with those terms being materially different from the preliminary terms contained in this document. That means that only the definitive contract governs the dealings between the parties, with any persons viewing this document agreeing that they only rely on the terms and conditions contained in a definitive contract reached in the future. Coastal Commercial, Inc. And its sales agents have not verified the accuracy of any information in this document and make no guarantee, warranty, or representation about its accuracy. You, the reviewing party, has the responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent current or future performance of the property, since neither coastal commercial, inc. Nor its sales agent can only present information which will change with the economy, general market factors, updated information, and investigation and negotiations between the parties. The value of this transaction, to you, depends on tax and other factors which should be evaluated by your tax, financial, legal, and other professional consultants. Coastal commercial, inc. And its sales agents have no development expertise such that you need to consult independent advisors should you want to re-purpose or redevelop this property in any different degree than its present condition, which may also change until a deal is closed between the parties. Coastal commercial, inc. And its sales agents make no representations or warranties about the suitability of the property for your needs. You and your advisors should conduct a careful, independent investigation of the property to determine to your own satisfaction about the suitability of the property for your needs. Any photos in this document are the property of their respective owners, with the use of these images without the express written consent of the owners prohibited in nature.

1606 N. EL CAMINO REAL SAN CLEMENTE



SECTIONS

1. INVESTMENT OVERVIEW

2. INVESTMENT HIGHLIGHTS

3. PROPERTY PHOTOS

4. CITY OF SAN CLEMENTE

5. DEMOGRAPHICS

INVESTMENT ADVISORS

Nathan Holthouser
President

📞 949.229.2273
📄 Lic. 01838616
📧 nathan@coastalcommercial.com

Maggie Attashian
Associate

📞 949.478.2450
📄 Lic. 02095633
📧 maggie@coastalcommercial.com

Rebecca Canalez
Chief Operating Officer

📞 562.522.4885
📄 Lic. 01384744
📧 rebecca@coastalcommercial.com

Tram Church
Senior Vice President

📞 949.791.9089
📄 Lic. 01478857
📧 tram@coastalcommercial.com



INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

1606 N. El Camino Real, San Clemente, CA

Price:	\$2,500,000
Annual Gross Rent - Current	\$124,392
Less Expenses	\$39,656
Net Operating Income - Current	\$84,736
Cap Rate - Current	3.39%
Annual Gross Rental Income - Proforma	\$129,180
Cap Rate - Proforma	5.17%
Gross Leasable Area (SF)	4,306
Land Area (SF)	12,197
Price/SF (GLA)	\$581
Price/SF (Land)	\$205
Year Built	1952
APN	692-371-11



1. INVESTMENT OVERVIEW

CURRENT RENT ROLL

Unit	Tenant	GLA (SF)	% of GLA	Lease Start-Lease End	Monthly Rent (per Lease)	Rent/SF/Mo	Annual Rent	Rent/SF/Yr	Lease Type	Options & Increases
1606 N. El Camino Real	Fonseca Jr. Tires & Auto Repair	4,306	100%	01/01/2019 - 12/31/2025	\$10,366	\$2.41	\$124,392	\$28.89	MG	None
TOTAL		4,306 SF	100%		\$10,366		\$124,392			

PROFORMA RENT ROLL

Unit	GLA (SF)	% of GLA	Monthly Rent (per Lease)	Rent/SF/Mo	Annual Rent	Rent/SF/Yr	Lease Type
1606 N. El Camino Real	4,306	100%	\$10,765	\$2.50	\$129,180	\$30.00	NNN
TOTAL	4,306 SF	100%	\$10,765		\$129,180		

1. INVESTMENT OVERVIEW

Coastal Commercial is pleased to present an exceptional investment opportunity at 1606 N. El Camino Real, located in the heart of San Clemente, California. This coastal property features a 4,306 square foot building situated on a 12,197 square foot lot, just minutes from the beach and San Clemente's vibrant downtown corridor.

Ideally positioned only one mile from the iconic "T-Zone"—a thriving retail and dining hub at Avenida Del Mar and N. El Camino Real— this property is also within a 5-minute walk to North Beach and steps away from the historic Miramar Theater, a local landmark currently undergoing revitalization. The area is a well-traveled destination for both residents and visitors, contributing to strong year-round foot traffic.

Originally constructed in 1952, this is the first time the property has been offered for sale, marking a rare opportunity to acquire a piece of San Clemente's legacy. The current tenant's lease expires on 12/31/2025 offering flexibility for owner-users, investors, or developers seeking to reposition or redevelop.

Zoned MU2 (North El Camino Real Mixed-Use), this district is tailored for community and visitor-serving uses, supporting entertainment, retail, coastal recreation, and mixed-use development. The site's high visibility along N. El Camino Real, combined with strong vehicular and pedestrian traffic, enhances its appeal and long-term value.

With its prime location, zoning advantages, and significant upside potential, 1606 N. El Camino Real presents a rare opportunity to secure a legacy asset in one of Southern California's most coveted coastal markets.



T-Zone Downtown San Clemente

1606 N. EL CAMINO REAL

Salty Dogs Pet Styling

COMMON

acai
REPUBLIC

ESTY AESTHETICS

Super Bowl
Express

Deavy's

HIGH TIDE
COFFEE

Avenida Animal
Hospital

AGÁPE

RE/MAX COASTAL HOMES

OCEAN AUTO

ExtraSpace
Storage

Casablanca
Inn

N. El Camino Real (13,800 VPD)

SHADETREE
AUTOMOTIVE
QUALITY PARTS & SERVICE SINCE 1981

THE
RIDERS
CLUB



INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



RARE COASTAL OFFERING

First time on the market since 1952; legacy asset in a premium San Clemente location



EXCEPTIONAL LOCATION

Just 1 mile from the "T-Zone" Downtown San Clemente and a short walk to North Beach



ADJACENT TO THE MIRAMAR THEATER

Steps away from the iconic, revitalized Miramar Theater, enhancing area activity and foot traffic



FLEXIBLE OCCUPANCY

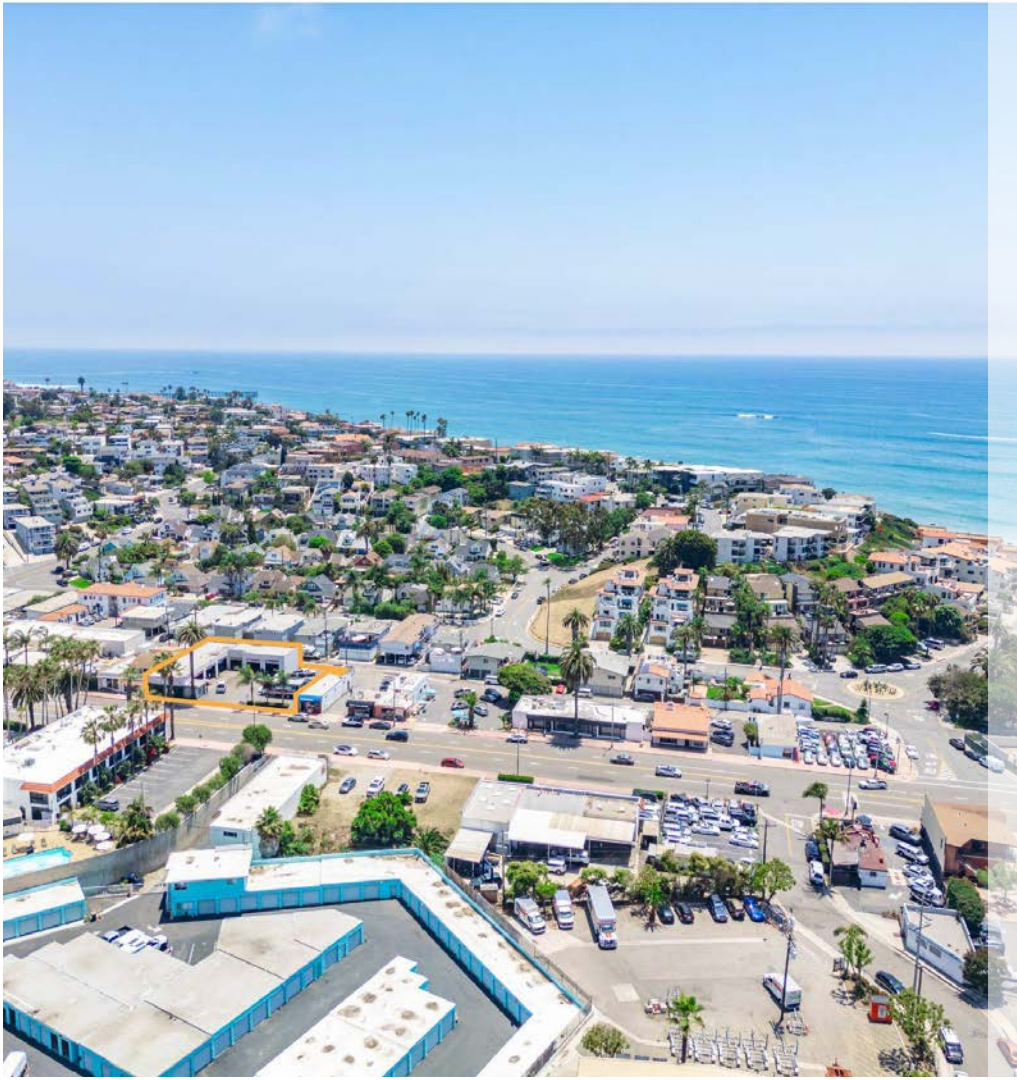
Current tenant lease expires on 12/31/2025 allowing flexibility for owner-user, investor, or developer



ZONED MU2 - MIXED-USE

Ideal for commercial, recreational, and visitor-serving uses with potential for redevelopment





2. INVESTMENT HIGHLIGHTS



STRONG VISIBILITY

Excellent frontage on N. El Camino Real with steady vehicular and pedestrian exposure



GENEROUS LOT SIZE

12,197 SF lot with a 4,306 SF building - great potential for repositioning or expansion



DESIRABLE COASTAL DEMOGRAPHICS

Affluent beachside community with strong local demand and tourist appeal



HIGH GROWTH POTENTIAL

Located in a supply-constrained market with significant long-term upside



METROLINK
SAN CLEMENTE STATION

1606 N. EL CAMINO REAL

KNUCKLEHEADS



U-HAUL



Farmer's Market at North Beach



ALBUM

LONER SURF CLUB

CATALYST



MIRAMAR THEATER

Super Bowl Express

HIGH TIDE COFFEE

Casablanca Inn

N. El Camino Real (13.800 VPD)



1606 N. EL CAMINO REAL

T-Zone Downtown San Clemente

Platterson

CAFE
RAE

Solly Dogs Pet Styling

SP CHILDREN'S PAINT

COMMON

acai
REPUBLIC

Avenida Animal
Hospital

SC FURNITURE
& MATTRESS

AGAPE

Super Bowl
Express

HIGH TIDE
COFFEE

traSpace
Storage

Casablanca
Inn

N. El Camino Real (13,800 VPD)

RE/MAX COASTAL HOMES

SHEDS
AUTOMOTIVE



A wide-angle photograph of a surfer riding a large, curling wave. The surfer is positioned in the lower-left quadrant of the frame, riding the face of the wave. The wave is a vibrant turquoise color, and the crest is breaking into white foam. The background is a clear, light blue sky. 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 white, outlined, 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



3. PROPERTY PHOTOS







CITY OF
SAN CLEMENTE

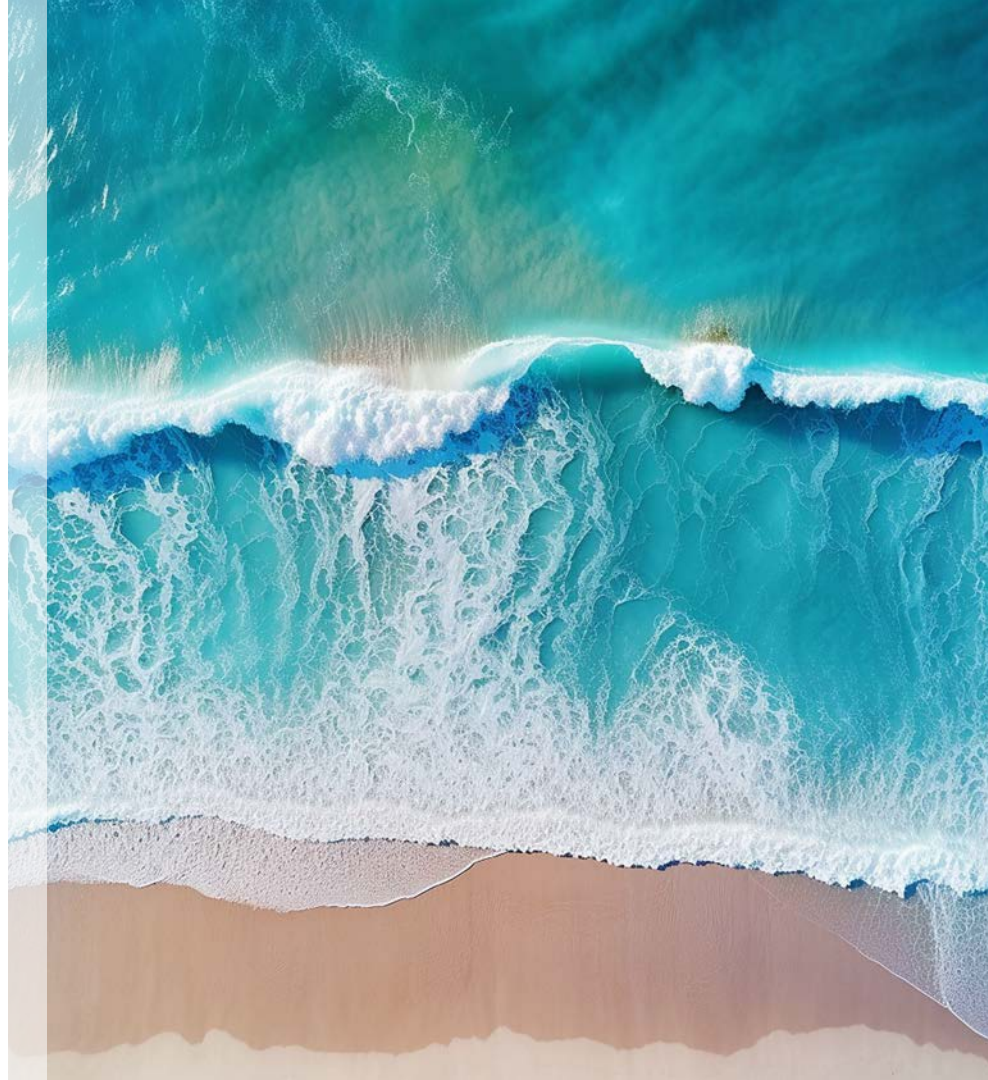
4. CITY OF SAN CLEMENTE

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

25.9 miles

John Wayne Airport (SNA)

45.5 miles

Long Beach Airport (LGB)

59.7 miles

San Diego International Airport (SAN)

60.6 miles

Ontario International Airport (ONT)

65.0 miles

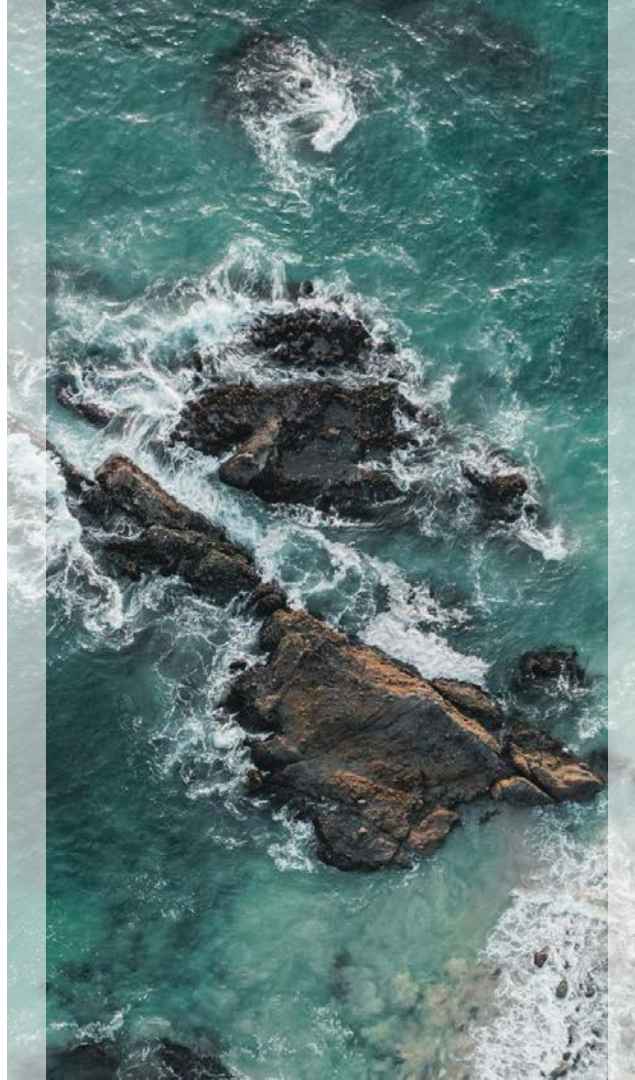
Los Angeles International Airport (LAX)

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

2024 Population - Current Year Estimate	101,708
2029 Population - Five Year Projection	101,192
2020 Population - Census	102,473
2010 Population - Census	100,333
2020-2024 Annual Population Growth Rate	-0.18%
2024-2029 Annual Population Growth Rate	-0.10%
2024 Average Household Income	\$182,031
2029 Average Household Income	\$209,386
2024 Median Household Income	\$128,115
2029 Median Household Income	\$152,661
2024 Per Capita Income	\$69,751
2029 Per Capita Income	\$82,591
2024 Average Value of Owner Occ. Housing Units	\$1,374,057
2024 Households - Current Year Estimate	38,812
2029 Households - Five Year Projection	39,785
2020 Households - Census	38,470
2010 Households - Census	37,238
2020-2024 Annual Household Growth Rate	0.21%
2024-2029 Annual Household Growth Rate	0.50%
2024 Average Household Size	2.52

*Based off a 5-mile radius

5. SAN CLEMENTE DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

PLACE OF WORK

2024 Businesses	1,293	3,806	6,233
2024 Employees	7,398	23,914	40,716

POPULATION

2024 Population - Current Year Estimate	12,116	55,299	101,708
2024 Population - Five Year projection	12,079	54,766	101,192

GENERATIONS

2024 Population	12,116	55,299	101,708
Generation Alpha (Born 2017 or Later)	910 (7.5%)	3,742 (6.8%)	7,421 (7.3%)
Generation Z (Born 1999-2016)	2,316 (19.1%)	10,796 (19.5%)	23,837 (23.4%)
Millennials (1981-1998)	3,554 (29.3%)	11,823 (21.4%)	20,661 (20.3%)
Generation X (Born 1965-1980)	2,438 (20.1%)	11,425 (20.7%)	20,544 (20.2%)
Baby Boomers (Born 1946-1964)	2,405 (19.9%)	14,039 (25.4%)	23,203 (22.8%)
Greatest Generations (Born 1945 or Earlier)	492 (4.1%)	3,474 (6.3%)	6,043 (5.9%)

5. SAN CLEMENTE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
White	7,878 (65.0%)	40,707 (73.6%)	73,496 (72.3%)
Black or African American	82 (0.7%)	365 (0.7%)	1,310 (1.3%)
Asian	415 (3.4%)	2,278 (4.1%)	4,430 (4.4%)
Two or More Races	2,000 (16.5%)	7,758 (14.0%)	14,294 (14.1%)
American Indian or Alaska Native	141 (1.2%)	399 (0.7%)	857 (0.8%)
Other Race	1,573 (13.0%)	3,694 (6.7%)	7,106 (7.0%)
EDUCATION			
9-12th Grade - No Diploma	241 (2.7%)	978 (2.4%)	2,024 (2.8%)
High School Diploma	1,100 (12.1%)	4,740 (11.4%)	8,255 (11.5%)
GED or Alternative Credential	270 (3.0%)	835 (2.0%)	1,224 (1.7%)
Some College - No Degree	1,781 (19.7%)	8,331 (20.1%)	13,888 (19.3%)
Associate's Degree	930 (10.3%)	4,241 (10.2%)	7,149 (10.0%)
Bachelor's Degree	2,502 (27.6%)	12,930 (31.2%)	22,916 (31.9%)
Graduate or Professional Degree	1,582 (17.5%)	8,139 (19.6%)	14,735 (20.5%)

5. SAN CLEMENTE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2024 Households	5,085	22,273	38,812
2024 Average Household Income	\$149,079	\$183,849	\$182,031
2024 Median Household Income	\$99,417	\$130,838	\$128,115
2024 Average Value of Owner Occ. Housing Units	\$1,544,766	\$1,435,201	\$1,374,057
DAYTIME POPULATION			
20124 Daytime Population	13,158	53,967	99,180
Daytime Workers	7,813 (59.4%)	26,687 (49.5%)	50,355 (50.8%)
Daytime Residents	5,345 (40.6%)	27,280 (50.5%)	48,825 (49.2%)



INVEST IN WHAT YOU LOVE

The information contained in this document has been obtained from sources believed reliable. While Coastal Commercial, Inc. does not doubt its accuracy, Coastal Commercial, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



COASTAL
COMMERCIAL



Nathan Holthouser
President

📞 949.229.2273
📠 Lic. 01838616
📧 nathan@coastalcommercial.com



Rebecca Canalez
Chief Operating Officer

📞 562.522.4885
📠 Lic. 01384744
📧 rebecca@coastalcommercial.com



Maggie Attashian
Associate

📞 949.478.2450
📠 Lic. 02095633
📧 maggie@coastalcommercial.com



Tram Church
Senior Vice President

📞 949.791.9089
📠 Lic. 01478857
📧 tram@coastalcommercial.com

Coastal Commercial

204 Main Street, #750
Newport Beach, CA 92661