

415 N. El Camino Real,
San Clemente



FOR SALE

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Executive Summary

First time on market in 50+ years

Historic 1928 landmark building

Potential Mills Act tax savings

±5,300 SF on two legal parcels (±8,276 SF land)

Prime downtown San Clemente location

Street-to-street access with ocean-view second floor

16 total parking spaces

MU3 zoning – mixed-use flexibility

Short-term tenancy – income with owner-user path

Value-add and redevelopment optionality

Offered at \$4,995,000



Investment Overview

415 N. El Camino Real presents a truly rare opportunity to acquire a landmark commercial asset in the heart of downtown San Clemente — one of Southern California's most supply-constrained coastal markets. Offered for sale for the first time in over 50 years, the property was originally constructed in 1928 and remains a pivotal architectural and commercial fixture within the historic downtown corridor. The building is historically designated and may qualify for Mills Act approval, offering the potential for significant long-term property tax savings while preserving its character and heritage.

The property consists of a $\pm 5,300$ square foot multi-tenant commercial building situated on two legal parcels totaling $\pm 8,276$ square feet of land. Its unique street-to-street configuration provides grade-level access on both elevations, strong visibility along El Camino Real, and a highly functional layout. Second-floor units feature ocean views and balcony access, enhancing tenant appeal and supporting premium rental potential. Eight on-site parking stalls, supplemented by eight off-site spaces, further strengthen usability in a parking-limited downtown environment.

The building is well maintained and delivers immediate income with long-term upside. Current tenancy is structured on short-term lease arrangements, providing near-term cash flow while offering strategic flexibility. Tenants may elect to extend occupancy, supporting continued stabilized income, or alternatively, the short-term lease horizon creates a clear pathway for an owner-user to take control of the building in the near term. This dynamic presents a compelling opportunity for both investors seeking income and owner-users looking to secure a flagship presence in downtown San Clemente.

Zoned MU3, the property allows for a wide range of commercial and mixed-use applications. Investors benefit from current and pro-forma income while retaining future optionality for re-tenanting, repositioning, or redevelopment as market conditions evolve. This combination of stable income, embedded land value, historic significance, and occupancy flexibility creates a highly attractive risk-adjusted investment profile.

Downtown San Clemente continues to experience strong tenant demand, limited new supply, and sustained rental growth. The subject property's location, configuration, historical character, and zoning flexibility position it to capture this upside — whether as a long-term income hold, value-add repositioning, redevelopment, or an owner-user acquisition.

DANA POINT HARBOR

**NORTH BEACH/
METROLINK STATION**

**OUTLETS AT
SAN CLEMENTE**

I-5 FREEWAY

OLD TOWN PLAZA

415 N EL CAMINO REAL





SAN CLEMENTE PIER

**DOWNTOWN SHOPPING
& RESTAURANTS**

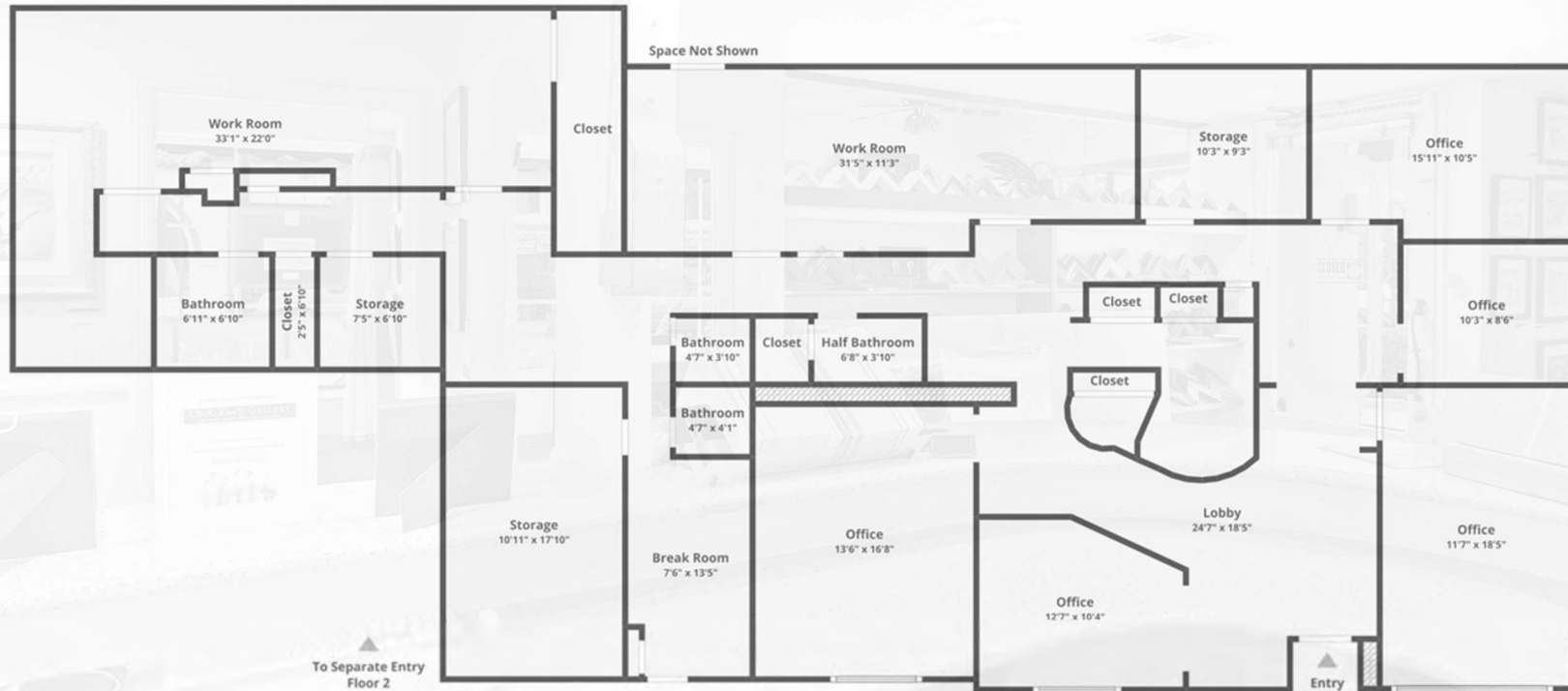
OLD TOWN PLAZA

415 N EL CAMINO REAL

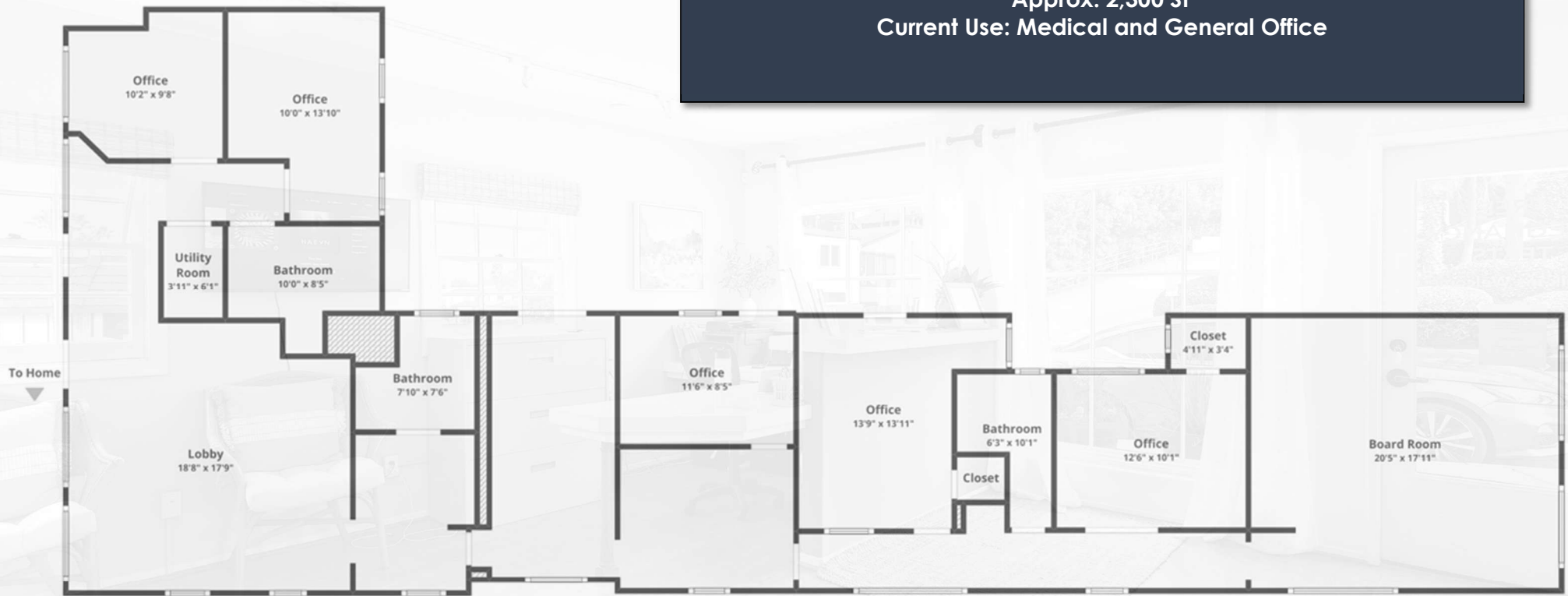
Location Overview

415 N. El Camino Real is ideally located adjacent to Interstate 5, positioned between two freeway on-ramps, providing exceptional regional accessibility and daily traffic exposure. The property is within walking distance of downtown San Clemente's Avenida Del Mar shopping and dining district, a short distance to the San Clemente Pier, and the beach. Supported by strong coastal demographics, year-round tourism, and limited commercial inventory, this location offers sustained demand for office, retail, or restaurant tenancy.

1st Floor
Approx. 3,000 SF
Current Use: Art and Framing Gallery and Workshop



2nd Floor
Approx. 2,300 SF
Current Use: Medical and General Office





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