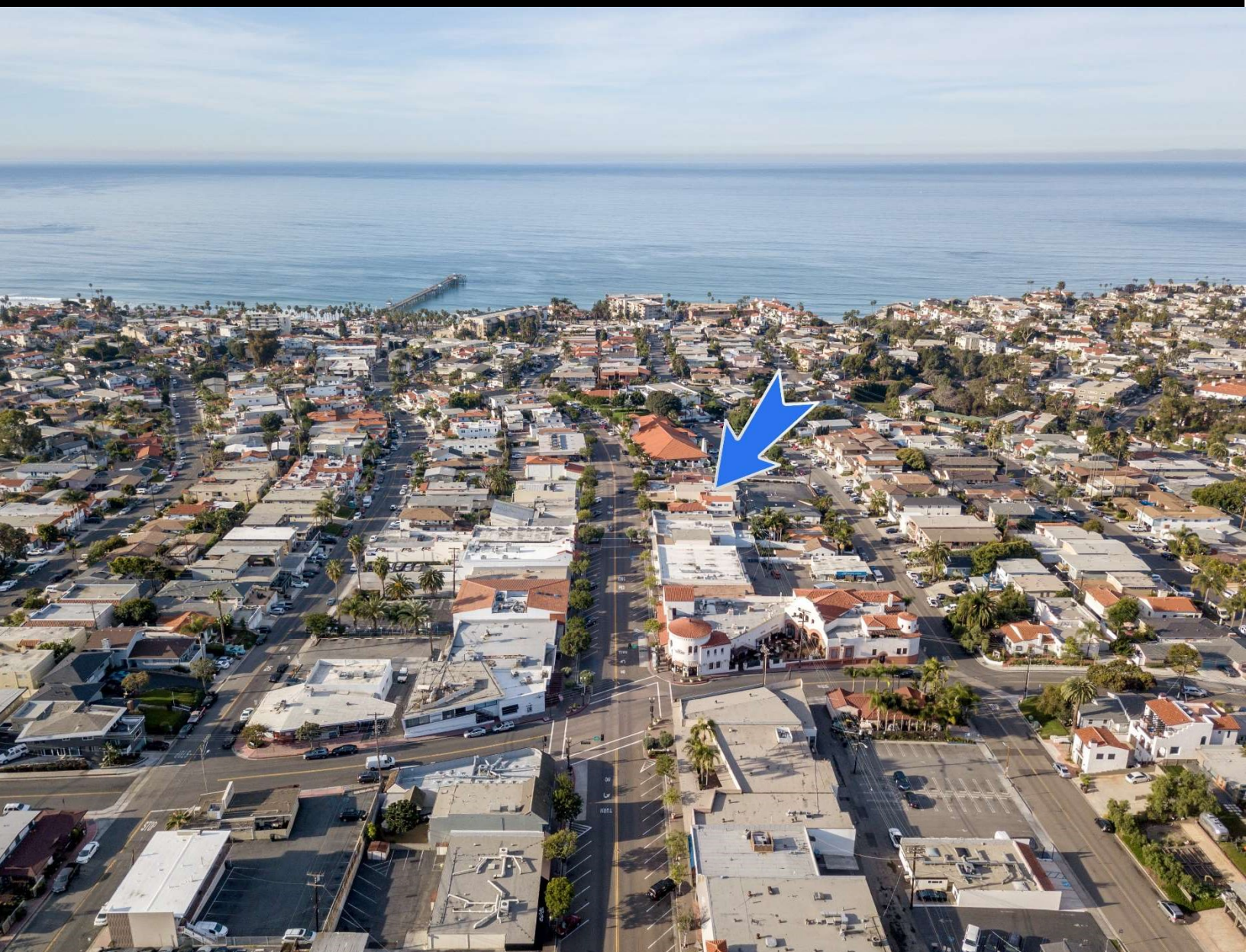


2 PREMIER COASTAL DOWNTOWN COMMERCIAL BUILDINGS AVAILABLE FOR SALE



224 AND 226 AVENIDA DEL MAR SAN CLEMENTE, CA

DAN YEILDING
(949) 370-3385
LIC #00559105



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- **VALUE ADD INVESTMENT OPPORTUNITY IN A COASTAL DOWNTOWN LOCATION!**
- **RETAIL FRONTAGE ON AVENIDA DEL MAR WITH RARE DEDICATED PARKING LOT**
- **STABILIZED IN PLACE INCOME WITH SIGNIFICANT UPSIDE POTENTIAL**
- **WIDE VARIETY OF POTENTIAL USES TO INCLUDE: RETAIL, MEDICAL, RESTAURANT, ETC.**
- **OCEANVIEW 2ND STORY OFFICE SPACE**
- **FREEWAY CLOSE WITH ABUNDANT WALKABLE AMENITIES**
- **AVAILABLE FOR SALE INDIVIDUALLY OR AS A PORTFOLIO:**
 - **224 AVENIDA DEL MAR: AVAILABLE FOR \$3,100,000**
 - **226 AVENIDA DEL MAR: AVAILABLE FOR \$2,500,000**



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