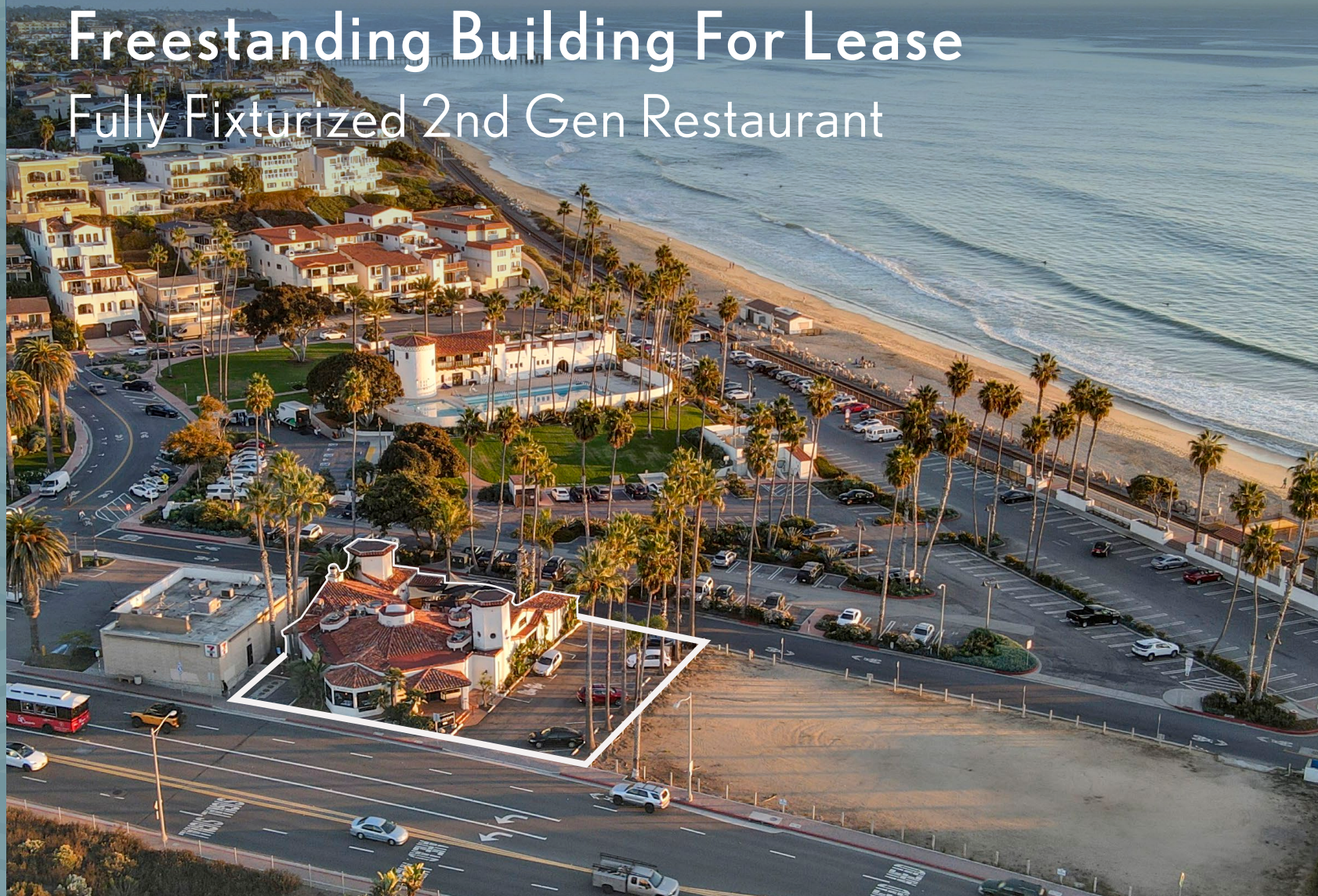


Freestanding Building For Lease

Fully Fixtured 2nd Gen Restaurant



1814 N EL CAMINO REAL

SAN CLEMENTE, CA 92672

PROPERTY HIGHLIGHTS

1814 N. El Camino Real, San Clemente, CA 92672 an approximately 6,000 rentable square foot San Clemente retail building located on 0.27 acres immediately off of El Camino Real, in the heart of San Clemente Village and steps from the beach. Over the past few years, the City of San Clemente has grown to new heights, with innovation bringing an increased quality of life, that still works to preserve the historic and small town feel of this coastal community. With incredible momentum in the downtown district of San Clemente Village, new developments are continuing to enhance a pedestrian-friendly neighborhood with easy access to multiple modes of transportation. Not only does San Clemente have easy access to both downtown San Diego and Los Angeles, but the property located at 1814 N. El Camino Real lies at the heart of San Clemente. A bustling yet quaint town attracts high-skilled workers and beachgoers alike, and being at the center of this activity will allow for a unique and rare opportunity in this highly desirable area.

- **Building:** ±6,000 Rentable SF
- **Lot Size:** ~0.27 Acres (11,452 SF)
- **Property Type:** Retail/Restaurant
- **Parking:** 12 Dedicated Parking Spaces. Directly adjacent to large public parking lot (142 spaces /13 handicapped spaces).
- Adjacent to San Clemente North Beach Metrolink Trolley Stop

[Click Here for
3D Virtual Tour](#)

[Click Here for
Drone Video](#)

RESTAURANTS IN THE AREA:



PROPERTY PHOTOS



PROPERTY PHOTOS



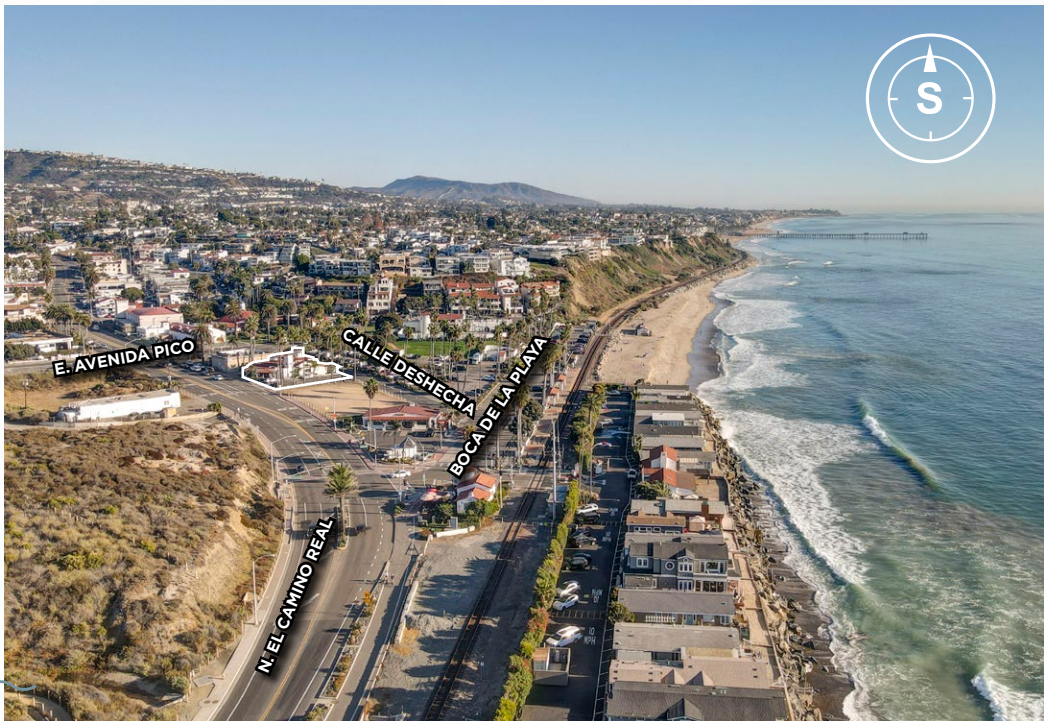
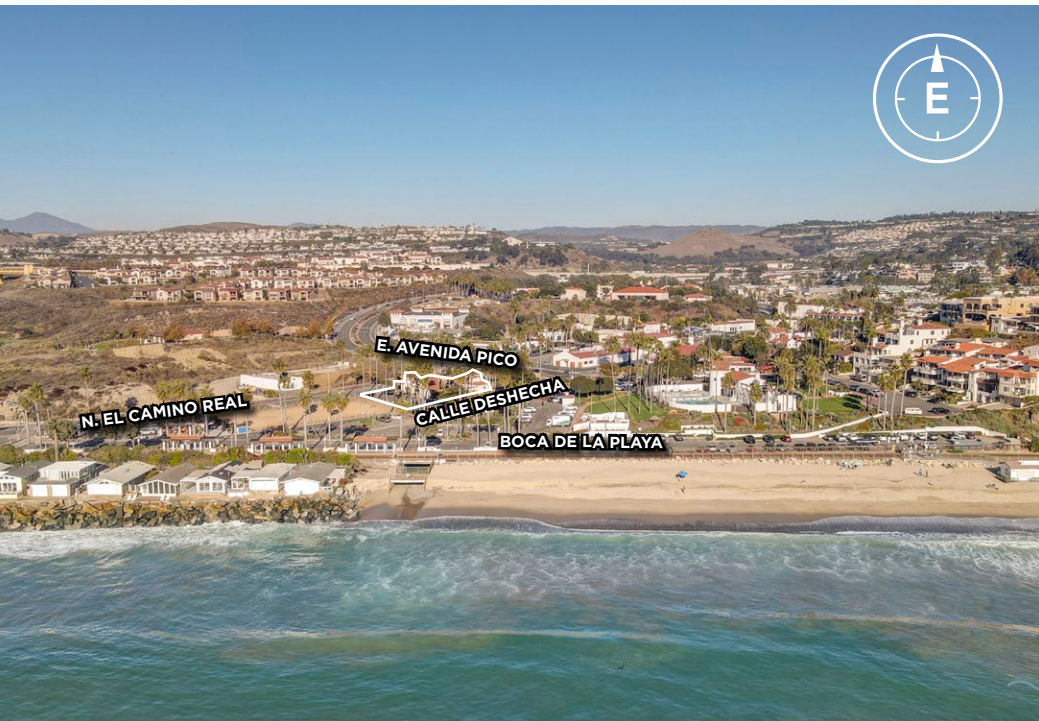
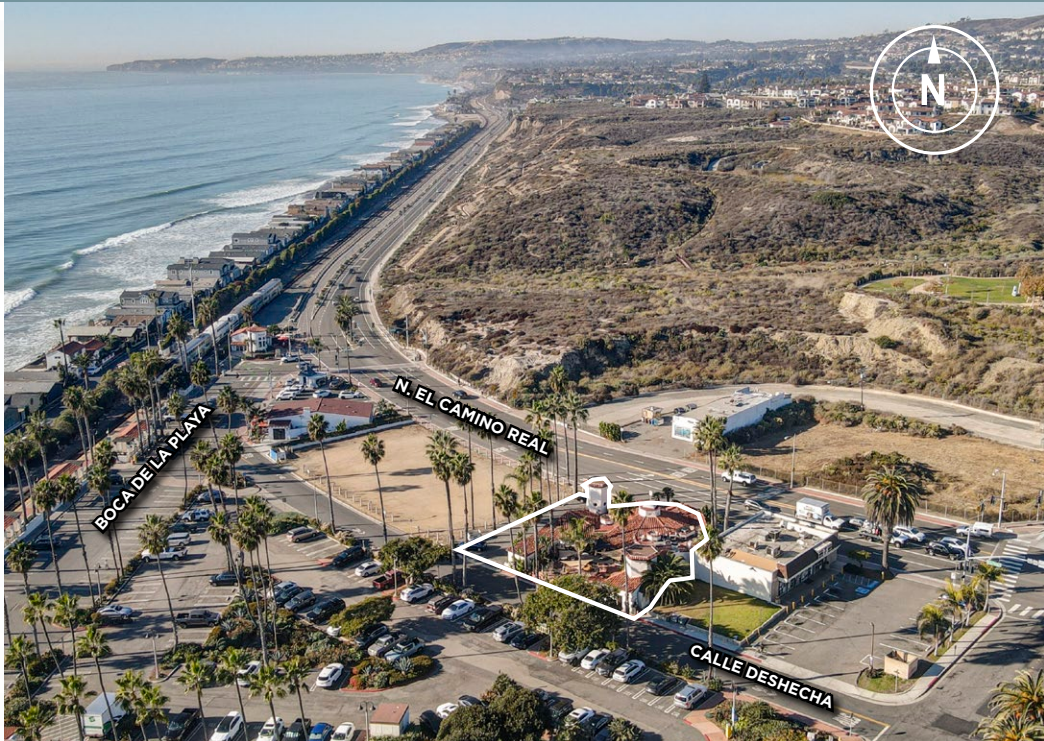
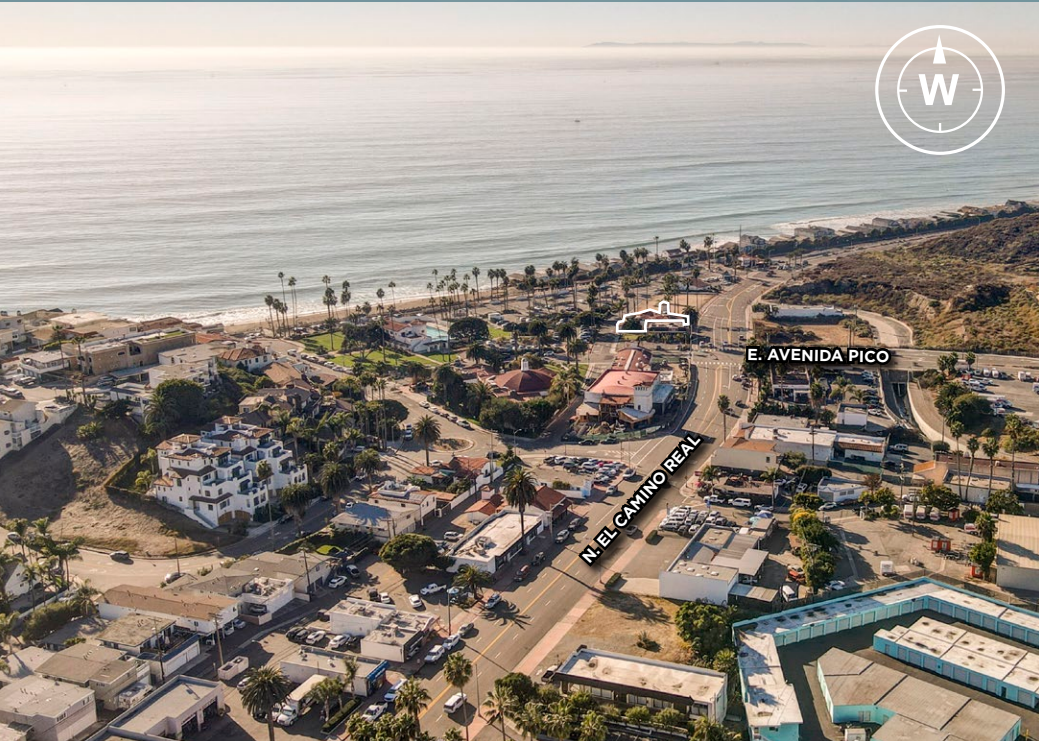
PROPERTY PHOTOS

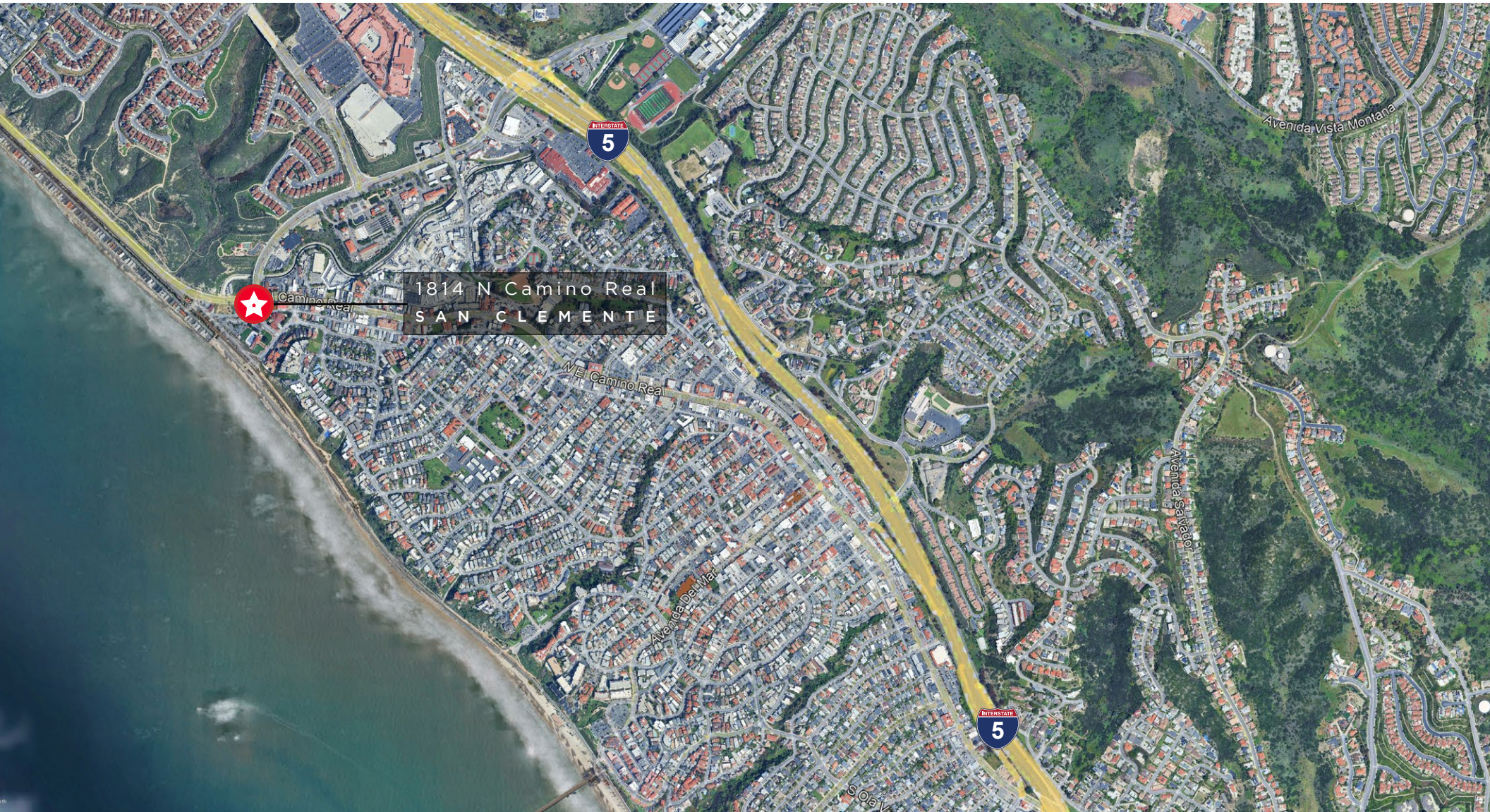


PROPERTY PHOTOS



PROPERTY AERIALS





TRADE AREA DEMOGRAPHICS



23,457
Total Employees

62,687
Total Residential
Population

\$208,929
Average Household
Income 2026

\$232,900
Average Household
Income 2031

SAN CLEMENTE MARKET OVERVIEW

ABOUT SAN CLEMENTE

The city of San Clemente, most commonly referred to as the “Spanish Village by the Sea,” is the southernmost city in Orange County and home to 66,245 residents. The city was founded and incorporated in 1928 and now spans 18.45 square miles over rugged hills, coastal canyons, and majestic coastline. The city’s Spanish heritage is proudly displayed in its architecture, and its popular beaches promote a healthy outdoor lifestyle with surfing at its core. The city boasts “the world’s best climate” as San Clemente enjoys roughly 300 days of sunshine per year and an average annual temperature of 73°. The many residents and visitors to the city enjoy 25 parks, 6.8 miles of ridgeline trails, 2.3 miles of coastal trails, several championship golf courses, and over 20 acres of beautiful beaches. San Clemente is located in Orange County, California, roughly halfway between Los Angeles and San Diego.



FOR SHOPPERS

San Clemente draws visitors in with its beautiful beaches, but its excellent shopping destinations are a can't-miss. The Outlets at San Clemente see visitors from every corner of Southern California and are worth a stop for any avid shopper visiting Orange County. This Spanish-style shopping village offers views out into the Pacific while you're moving between stores. It's a great place to take a walk, even if you're not in the mood to try on clothes, but if you are, over sixty outlets await.

For a more local experience, visit San Clemente's downtown district. Here, you can find a number of specialty shops with plenty to peruse including San Clemente-exclusive gifts, surf equipment, wine, clothes, and more. Downtown San Clemente also features a diverse dining scene. From fine dining and ethnic foods to wine bars and breweries, visitors can find the perfect place to relax after a full day of shopping.

The center of town is the “Pier Bowl” area, which is a dip in the terrain around the San Clemente Pier. The San Clemente Beach Trail takes you along the main beach north and south from here. The trail starts at the Metrolink Station in the north and goes down to San Clemente Beach in the south. In-between, just south of the pier, the palm-lined T-Street Beach is perfect for lounging in the sun, ocean sports, or taking the perfect photo of the iconic wooden pier. For those traveling by train, the San Clemente Pier Train Station is located right by the beach and offers some beautiful views.

KEY STATS

2022 POPULATION

64,232

2022 MEDIAN HH INCOME

\$134,730

9.46% 1-Year Growth

2022 MEDIAN PROPERTY VALUE

\$1.16M

19% 1-Year Growth

B R O K E R C O N T A C T S

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