

FOR SALE OR LEASE

128 AVENIDA DEL MAR & **100** AVENIDA CABRILLO

SAN CLEMENTE, CA

±4,390 SF COMMERCIAL BUILDING + ±3,670 SF PRIVATE PARKING LOT



OFFERING DETAILS

An **exceptional retail/office investment opportunity** located in the heart of San Clemente's vibrant downtown corridor. This rare offering features high visibility, strong foot traffic, and a prime position on the city's most iconic retail street – Avenida Del Mar. Ideal for owner-users or investors seeking long-term upside in a coastal lifestyle market.

128 AVENIDA DEL MAR, SAN CLEMENTE, CA 92672

- **Property Type:** Retail / Mixed-Use
- **Building Size:** ±4,390 SF
- **Lot Size:** ±3,623 SF (0.08 AC)
- **Stories:** 2
- **Zoning:** Mixed Use 3.0 (MU3.0)
- **APN:** 058-081-29
- **Occupancy:** 1st Floor Retail Space – Leased through 9/30/2025 (no options to extend) | 2nd Floor Office Space – Fully Leased with Month-to-Month Tenants
- **Asking Rate – Lease:**
 - 2,600 sf 1st Floor Retail Space - \$11,700/Month GRS

100 AVENIDA CABRILLO, SAN CLEMENTE, CA 92672

- **Property Type:** Parking Lot
- **Building Size:** N/A
- **Lot Size:** ±3,670 SF (0.08 AC)
- **Zoning:** Mixed Use 3.0 (MU3.0)
- **APN:** 058-081-29
- **Occupancy:** Private – No Public Access. Reserved for Building Owner's and/or Tenant's Exclusive Use

OFFERING PRICE – SALE: \$4,900,000

- 128 Avenida Del Mar: **\$4,200,000** (± \$956 PSF)
- 100 Avenida Cabrillo: **\$700,000** (± \$190 PSF)



SITE PLAN



LOCATION OVERVIEW

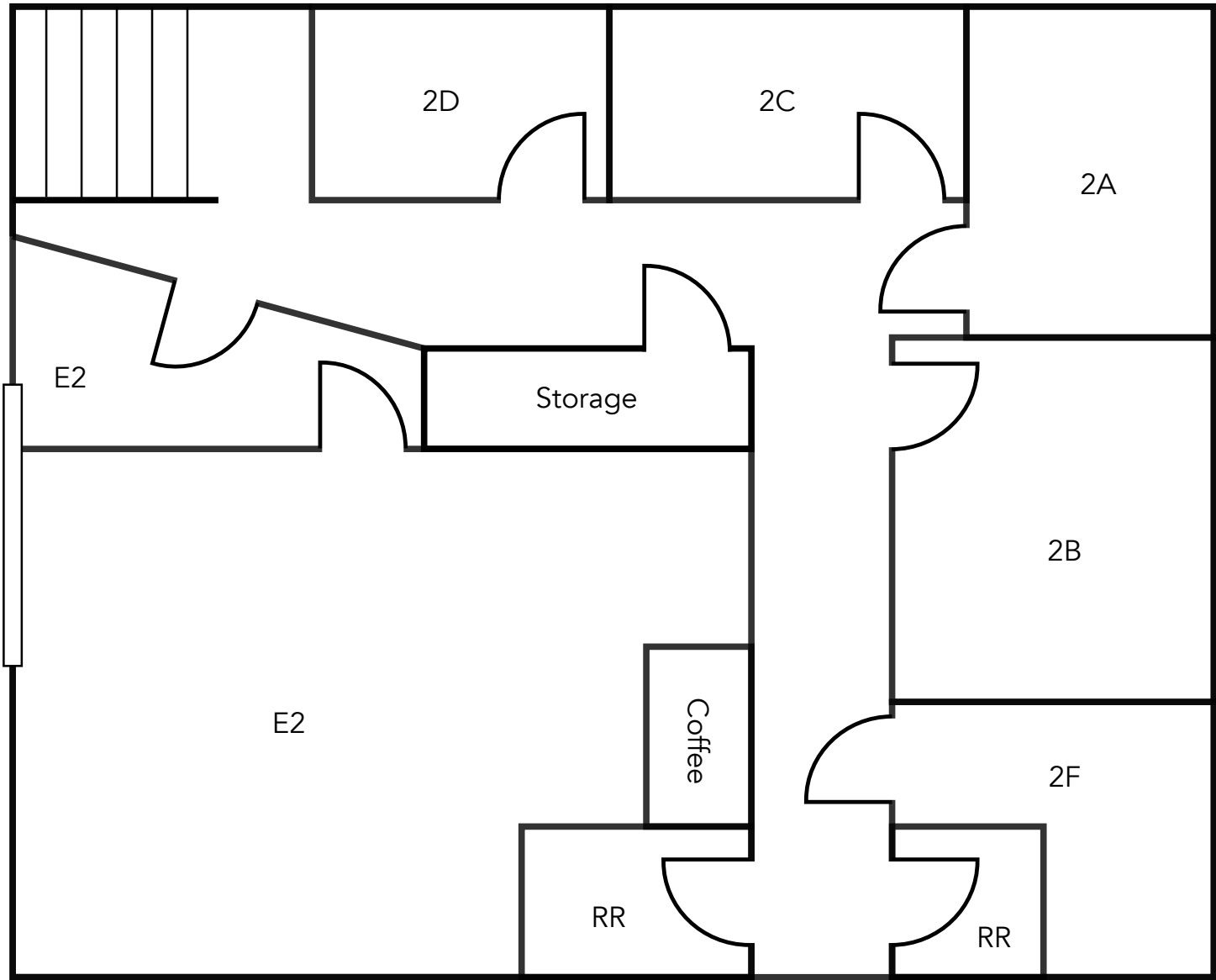
Premier Downtown San Clemente Location

- **High-Traffic Destination:** Situated along Avenida Del Mar – San Clemente’s central downtown artery – home to dozens of boutiques, cafes, restaurants, and lifestyle retailers.
- **Excellent Walkability:** Just blocks from the iconic San Clemente Pier and beach access points, ensuring strong daily pedestrian counts from both locals and tourists.
- **Affluent Demographics:** Surrounded by a highly educated, high-income population base with strong consumer spending.
- **Growing Market:** San Clemente has seen a renaissance of retail and hospitality investments, benefiting from Southern California’s coastal migration trends.
- **Transit-Oriented:** Easy access to PCH, I-5 Freeway, and the nearby San Clemente Pier Metrolink station – enhancing visibility and accessibility.

GROUND FLOOR RETAIL SPACE - FLOOR PLAN



SECOND FLOOR OFFICE SPACE - FLOOR PLAN





NEIGHBORS & SURROUNDING AMENITIES



128 DEL MAR

SAN CLEMENTE, CA 92672

For More Information, Contact:

JASON HELMICK

Senior Vice President
License ID# 01786729
(949) 790-3119
jhelmick@leeirvine.com

ZACH SCHWANER

Senior Vice President
License ID# 02009623
(949) 790-3159
zschwaner@leeirvine.com

