

FOR SALE OR LEASE

128

AVENIDA DEL MAR &

100

AVENIDA CABRILLO

SAN CLEMENTE, CA

$\pm 4,390$ SF COMMERCIAL BUILDING + $\pm 3,670$ 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

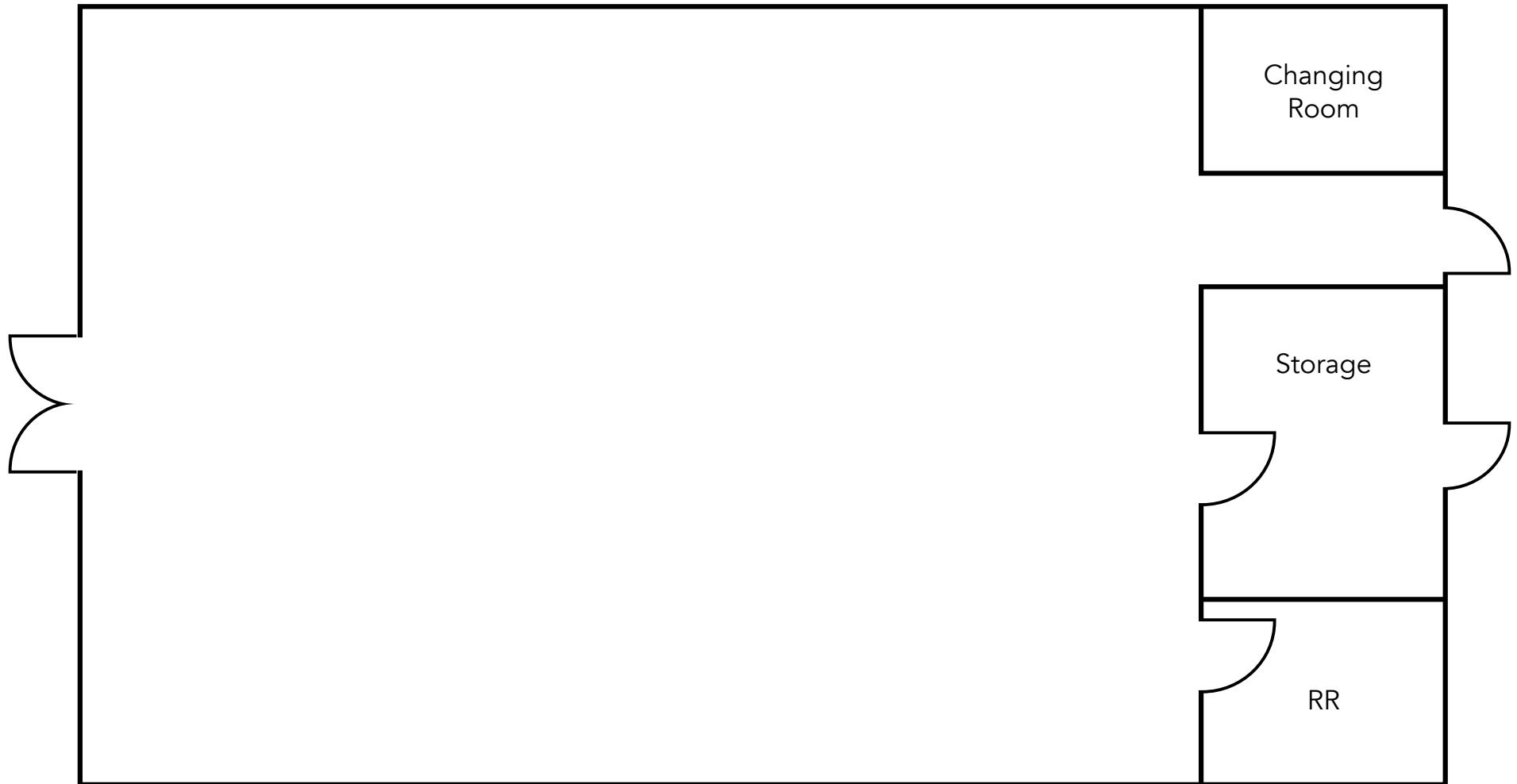


LOCATION OVERVIEW

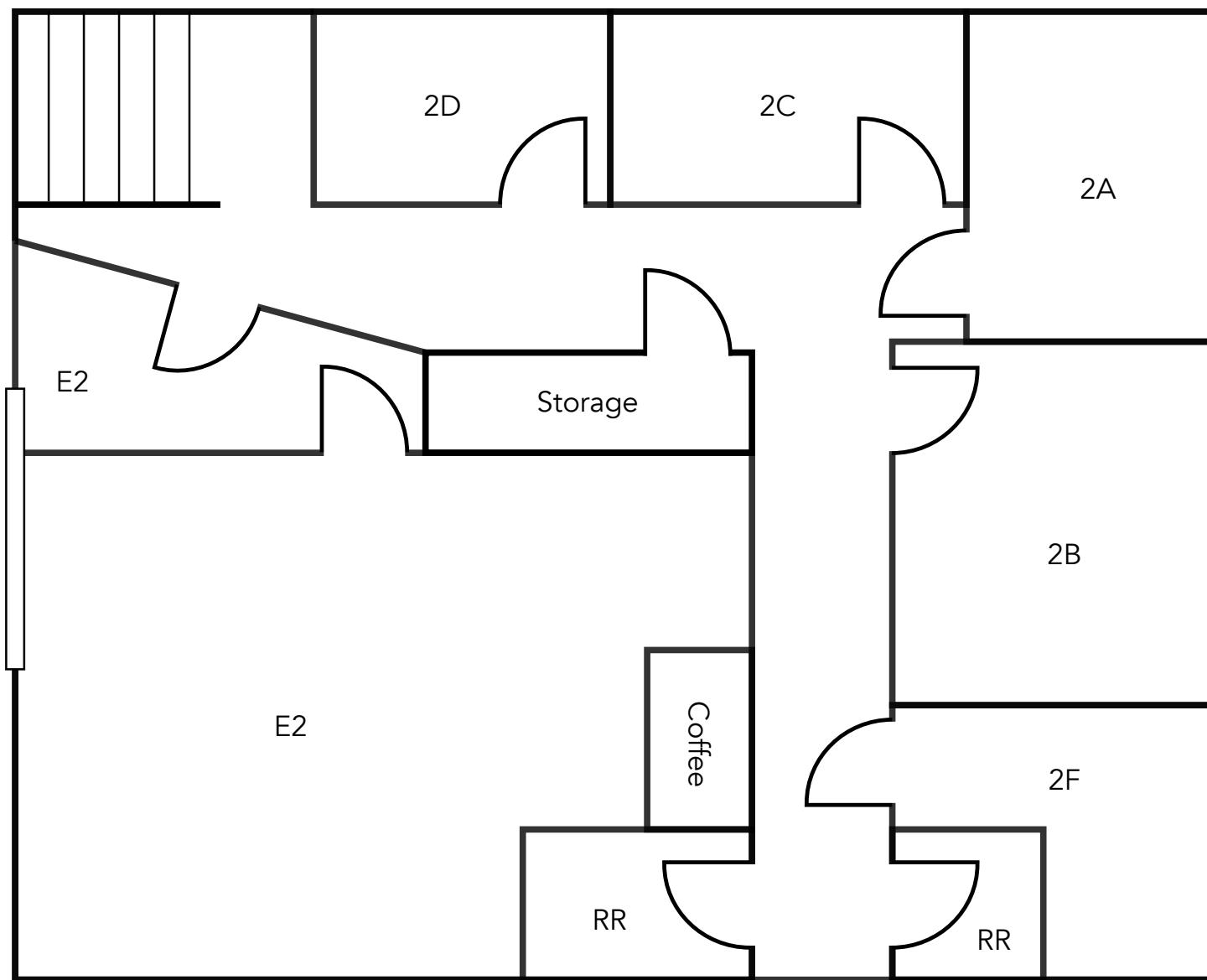
Premier Downtown San Clemente Location

- **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



Legend

- 1 South of Nicks
- 2 Hobie Surf Shops
- 3 Rare Society
- 4 Sol Agave
- 5 Rancho Capistrano Winery
- 6 Jacks Surf Shop
- 7 Seasurf Fish
- 8 Vine
- 9 Pizza Port
- 10 Docent Brewing
- 11 Bluestone Lane Cafe

128 DEL MAR

SAN CLEMENTE, CA 92672

For More Information, Contact:

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