

FOR SALE

2016 SOUTH EL CAMINO REAL

Highly visible second-generation restaurant with adjacent parking in San Clemente, CA

\$100K Price Reduction

2016 SOUTH EL CAMINO REAL, SAN CLEMENTE, CA 92672

km Kidder Mathews

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OVERVIEW

*Exclusively
Listed by*

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PROPERTY SUMMARY

Section 01

PRICE REDUCTION, RESTAURANT, BAR & EVENT SPACE

As the exclusive advisor to the seller, Kidder Mathews is pleased to offer for sale 2016 S El Camino Real, a second-generation restaurant in the vibrant area of downtown San Clemente. Just one block from the Pacific Coast Highway exit along the 5 freeway, this property sits on a highly visible corner and spans an impressive $\pm 4,900$ SF, and features a spacious interior dining area, bar, with dedicated event space, making it an great venue for diverse dining experiences.

Included with the sale is the adjacent $\pm 12,355$ SF parking lot that provides a total of 34 parking spaces—an uncommon advantage in a coastal town. The unique layout of this restaurant provides diverse potential to accommodate large events/ private parties, or engage in outbound catering, while still serving patrons in the bar and main dining area.

This unique and expansive space presents an outstanding opportunity for ambitious restaurant operators aiming to capitalize on the financial and tax benefits associated with property ownership in a premier coastal Orange County location.

The building is currently leased to an operator nearing the end of their initial term. For further details, please reach out to the listing agent.

Spacious second-generation restaurant with parking only 0.2 miles from I-5 freeway.



ADDRESS	2016 S El Camino Real, San Clemente, CA 92672
NEW PRICE	\$2,595,000 \$2,495,000
LOT SIZE	$\pm 6,360$ SF and $\pm 12,355$ SF Parking lot
BUILDING SIZE	$\pm 4,900$ SF
BUILT/ RENOVATED	1947/ 2008
PARCEL NO.	690-443-02, 690-444-24
ZONING	NEC C2

TURN-KEY UNIQUE SECOND-GENERATION RESTAURANT

LOCATION HIGHLIGHTS

Located 0.2 miles from the 5 freeway is a unique second-generation restaurant at 2016 S El Camino Real. Perfectly positioned on a highly visible corner that maximizes exposure to both tourist and local traffic. This restaurant is turn-key ready to become San Clemente's next go-to event venue, brewpub, or dining destination. Surrounded by notable newly-acclaimed as well as long-established restaurants and bars including South of Nick's, Sol Agave, MRK Public, Pure Burger Bar, The Vine Restaurant, Rocco's Italian Restaurant, 9 Style Sushi, Active Culture, Daily's Sports Grill, OC Tavern, Red Fox, and Sugar Shack.

Located within a dense trade area of an estimated more than 79,000 residents within a 5-mile radius and an estimated median household income of \$147K.

PROPERTY HIGHLIGHTS

Built in 1947 and refurbished in 2008.

Large ±12,355 SF adjacent private parking lot.

Exceptional access and visibility.

With great visibility along S El Camino Real this property features a large adjacent private parking lot with 34 parking spaces and one convenient on-site parking space. The restaurant finishes are typical for a sit-down location with two dining areas, a central bar and commercial kitchen with necessary FF&E items including cooktops, ovens, fryers, walk-in cooler and dish washing station. Pass-throughs and walkways connect the kitchen to both dining areas. The dining and lounge areas have vinyl tile and brick flooring

with exposed ceilings, painted and textured drywall, while the kitchen area has ceramic tile flooring and a defined retail sales area just inside the main entrance. At the rear of the restaurant, there are two restrooms, a back office, back of house storage and rear door for easy loading.

LEASED INVESTMENT HIGHLIGHTS

This is a true NNN lease with all expenses being paid for by tenant including any/all maintenance. Current lease is through June 2026 though current tenant is open to a buyout of remaining term if desired. Contact listing agent for more details about current rental income or any other details.



PROPERTY OVERVIEW

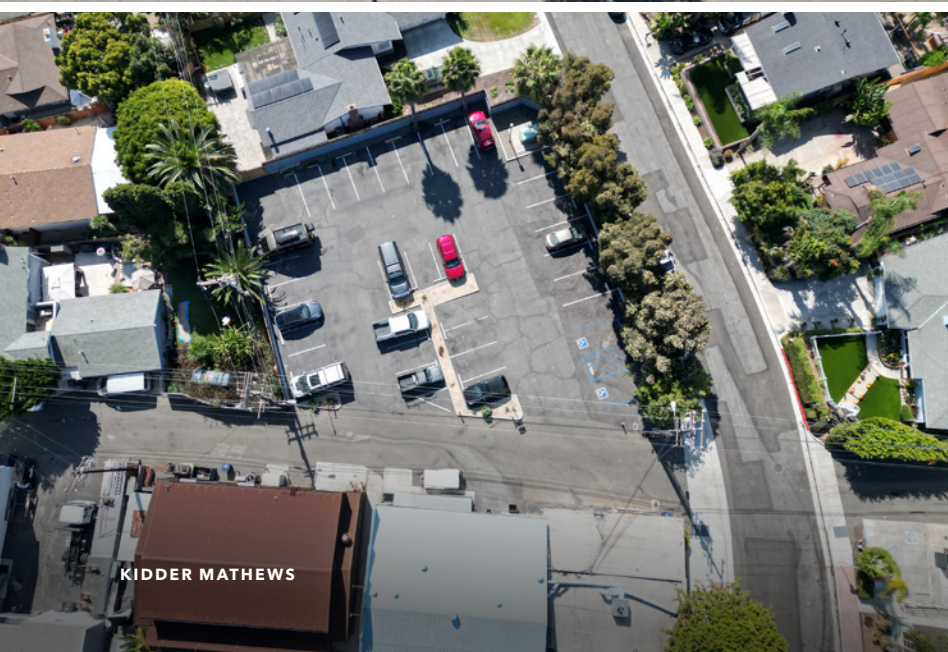
PROPERTY OVERVIEW



SUBJECT
PROPERTY

SUBJECT
PROPERTY

PROPERTY PHOTOS



PROPERTY PHOTOS



INTERIOR PHOTOS



PROPERTY OVERVIEW



Pacific Ocean

SAN CLEMENTE PIER

SAN CLEMENTE
STATE BEACH



SAN CLEMENTE INN

HOTEL MIRAMAR

142,556+ VPD

SUBJECT
PROPERTY

4,205+ VPD

SAN CLEMENTE
MUNICIPAL GOLF COURSE

EL CAMINO REAL

THE SPANISH VILLAGE *BY THE SEA*

San Clemente, known for its magnificent coastline views, Spanish Colonial Revival architecture, and vibrant outdoor lifestyle.

Located at the southern most part of Orange County, roughly half way between San Diego and Los Angeles is the city of San Clemente. With the north entrance of the Marine Corps Base Camp Pendleton being at the south end of the city of San Clemente.

Known as "The Spanish Village by the Sea," San Clemente is a popular destination for surfing, hiking, and exploring its charming downtown area. A go-to tourist destination, known for its perpetual sunny weather, breath taking beaches perfect for swimming, body-boarding, hiking, volleyball, whale watching, fishing, surfing and diving. Especially for a perfect weekend getaway with its small town charm, San Clemente offers much for visitors and locals alike who enjoy local shopping on Avenida Del Mar, the city's many restaurants and cafés, art galleries, parks and the historic wooden fishing pier which is not far from the downtown area.

79,143

2024 5-MILE
POPULATION

\$147,145

2024 5-MILE
MEDIAN HH INCOME

25,123

2024 5-MILE
TOTAL EMPLOYEES

AGENT OVERVIEW

Section 03

JOSH CUNNINGHAM

Vice President



Josh Cunningham is a highly accomplished Vice President at Kidder Mathews, where he has been an integral part of their team since April 2019, operating from the company's Irvine office. Josh specializes in retail, office, and mixed-use investment properties primarily situated in the vibrant region of South Orange County. His dedication lies in understanding and addressing each of his client's specific needs, ensuring they receive tailored and effective solutions, whether through property purchases, dispositions, or facilitating new leases.

Throughout his impressive career, Josh has built an exceptional reputation as a versatile broker with an owner's mentality, thanks to his in-depth knowledge of various property types, including urban and downtown spaces, neighborhood/grocery-anchored shopping centers, and mixed-use developments.

With an impressive track record spanning over a

decade, Josh has achieved tremendous success, closing sales exceeding \$300 million in South Orange County alone. Moreover, he has completed over 250 lease transactions in key areas, including San Clemente, Dana Point, and San Juan Capistrano.

Before joining Kidder Mathews, Josh honed his skills as a retail and investment sales and leasing director at Newmark Knight Frank, operating out of their Newport Beach office. During his tenure there, he excelled in diverse assignments, including investment sales, strategic planning, entitlement work, and project leasing for both new and existing development projects.

Josh's passion, expertise, and dedication have positioned him as a trusted advisor, ensuring his clients receive personalized and tailored guidance, enabling them to make well-informed decisions and achieve their real estate goals successfully.

SELECT CLIENT LIST

Brooks Street Development

Clineva Urgent Care

First Bank

Fisherman's Restaurant

GameCraft Brewery

Grocery Outlet

Guthrie Development

Orange Theory - F45 - Crossfit -
Bikram Yoga - CorePower Yoga

San Clemente Downtown Business
Association

Surterre Properties

Thai Body Works

The City of San Clemente

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across six states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the Western U.S.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE
TRANSACTION VOLUME

500

NO. OF BROKERS

ASSET SERVICES

55M SF

MANAGEMENT PORTFOLIO SIZE

800

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

43/27

TOTAL NO. OF APPRAISERS/MAI'S



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