



OFFERING MEMORANDUM

OCEAN VIEW MEDICAL OFFICE CONDO

665 CAMINO DE LOS MARES, SAN CLEMENTE, CA 92673

Marcus & Millichap
THE MOBIN GROUP

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

OCEAN VIEW MEDICAL OFFICE CONDO



LIST PRICE
\$950,000



RENTABLE BUILDING AREA
1,200 SF



PRICE/SF
\$791.67

SITE DESCRIPTION

Price	\$950,000
Down Payment	\$950,000
Down Payment %	100%
Price/SF	\$791.67
Rentable Building Area (RBA)	1,200 SF
Lot Size	1.11 Acres

CONSTRUCTION

Year Built/Renovated	1986/2022
Number of Suites	1



OFFERING SUMMARY

OCEAN VIEW MEDICAL OFFICE CONDO

Marcus & Millichap is pleased to present an exceptional opportunity to acquire a medical office condominium located at Suite 200 at 665 Camino De Los Mares in San Clemente, California, a 1,200-square-foot suite offered at \$950,000. The property provides an outstanding opportunity for a medical or dental owner-user to acquire a professionally improved office within an established medical building in one of South Orange County's most desirable coastal communities. Suite 200 was renovated in 2022 and features a highly functional medical-office layout consisting of four exam rooms, two private offices, reception/administrative space, an in-suite restroom, shower, and storage. Select rooms within the suite also benefit from partial ocean views, providing a unique coastal element rarely found in a conventional medical office environment.

The property is located within an approximately 40,000-square-foot, three-story medical office building that is home to a diverse collection of medical and dental practices. The building's established healthcare environment, combined with an on-site pharmacy located on the ground floor, creates a convenient and professional setting for both physicians and their patients. The property also offers abundant free surface parking, an important amenity for medical users, and is within walking distance of surrounding retail and service amenities. The existing concentration of healthcare-related users further reinforces 665 Camino De Los Mares as an established medical destination within the community.

Strategically positioned along Camino De Los Mares in coastal San Clemente, the property benefits from convenient connectivity to Interstate 5 and the surrounding South Orange County communities. The location provides access to an established residential population, nearby retail amenities, and a broad range of healthcare and professional services. San Clemente's coastal setting, affluent residential neighborhoods and strong quality-of-life characteristics make the community an attractive location for medical professionals looking to establish or expand a practice.

The property's proximity to major transportation routes also provides convenient accessibility for patients and employees traveling from San Clemente, Dana Point, Capistrano Beach, San Juan Capistrano and other nearby communities.

For an owner-user, the acquisition provides the opportunity to own the real estate in which the practice operates, rather than continuing to lease space from a third-party landlord. The existing medical improvements can provide a meaningful advantage for a physician or healthcare practitioner by offering a functional layout that is already configured for medical use, potentially reducing the time, cost and disruption associated with creating a new practice environment. Ownership also provides the practitioner with greater control over their long-term location while allowing the business owner to build equity in a commercial real estate asset. For an established medical practice, the property can therefore serve both as a long-term operating location and a real estate investment.

665 Camino De Los Mares represents a rare combination of functionality, location and ownership opportunity, offering a renovated medical office condominium within an established healthcare building, abundant parking, on-site pharmacy, convenient freeway access and the added distinction of partial ocean views. At \$950,000, Suite 200 presents an attractive opportunity for a physician, dentist or other qualified medical professional seeking to establish a permanent practice location while simultaneously acquiring an underlying real estate asset in coastal San Clemente. The combination of the 2022 renovation, existing medical infrastructure, established medical tenant environment and highly desirable coastal location makes this an opportunity well suited for an owner-user seeking both operational functionality and long-term real estate ownership.

OFFERING SUMMARY

OCEAN VIEW MEDICAL OFFICE CONDO

PROPERTY HIGHLIGHTS

- 1,200 RSF Medical Office Condominium | \$950,000
- Renovated in 2022 with Functional Medical Build-Out
- Four Exam Rooms, Two Offices & In-Suite Restroom/Shower
- Partial Ocean Views from Select Rooms
- Established 40,000 SF Medical Building with On-Site Pharmacy
- Abundant Parking & Convenient I-5 Access in Coastal San Clemente

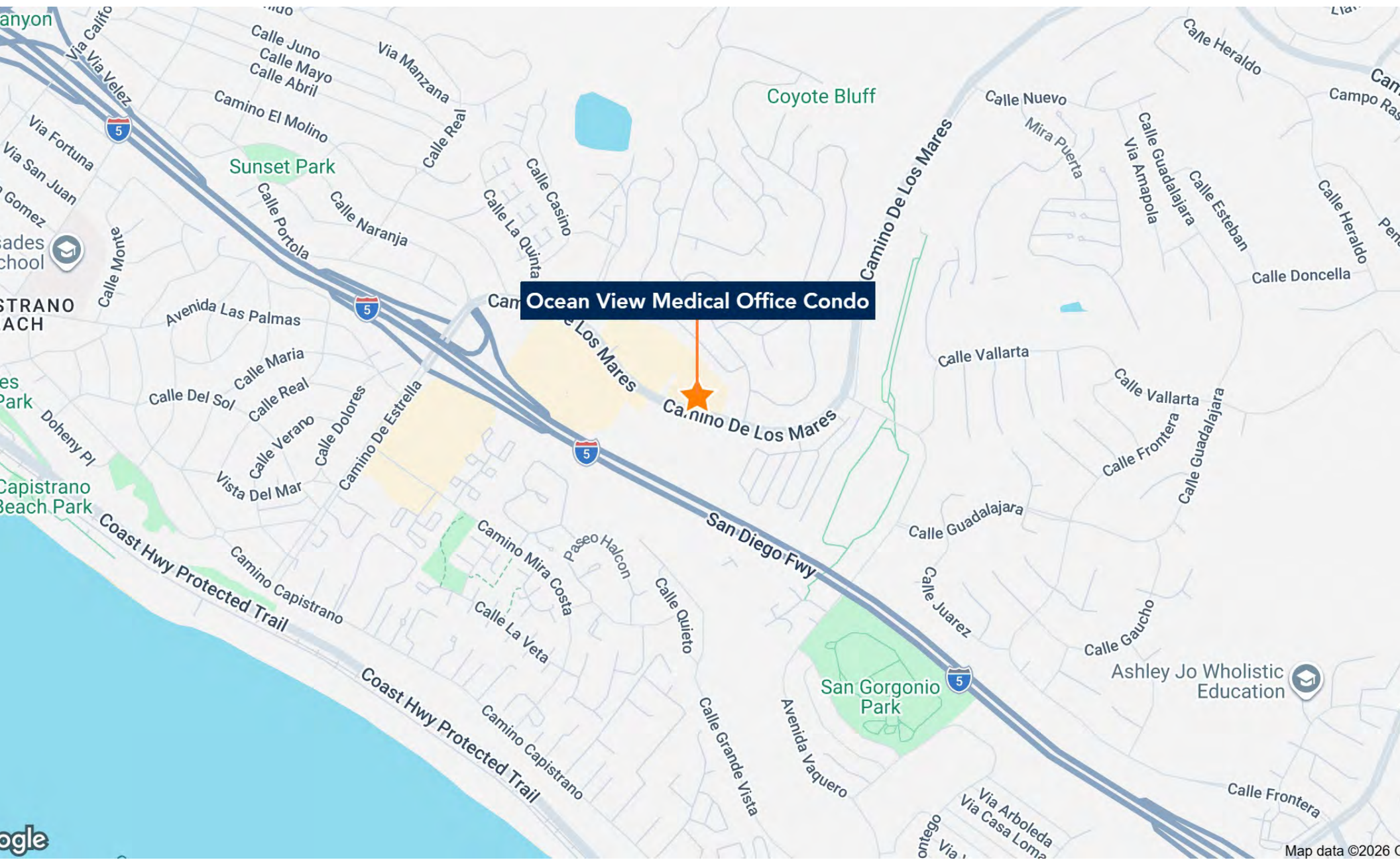


 SAN CLEMENTE, CA



LOCAL MAP

SAN CLEMENTE, CA



RETAILER MAP

SAN CLEMENTE, CA



PARCEL MAP

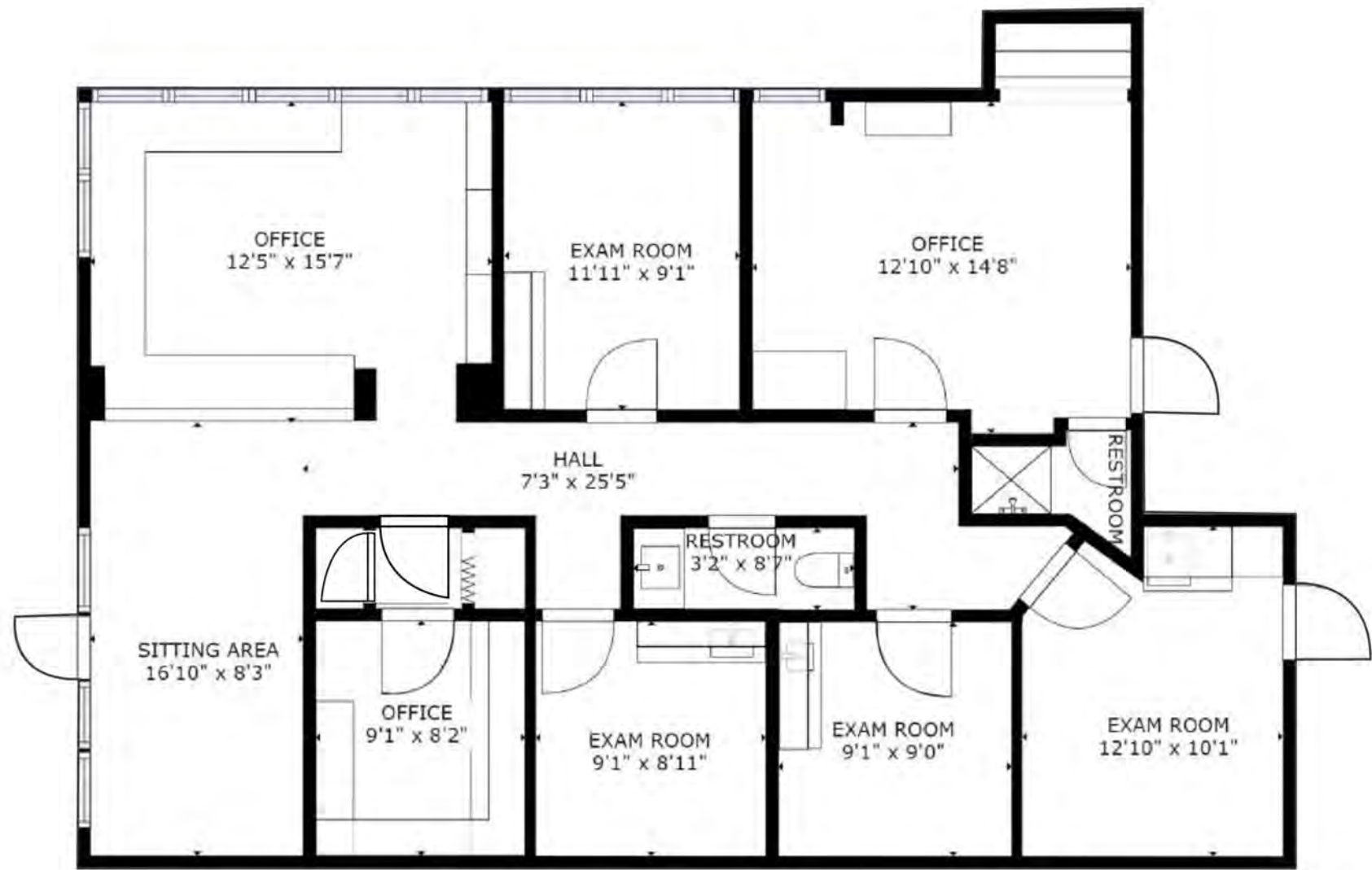
SAN CLEMENTE, CA



Ocean View Medical Office Condo

FLOOR PLAN

SAN CLEMENTE, CA



PROPERTY PHOTOS

OCEAN VIEW MEDICAL OFFICE CONDO



PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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02

FINANCIAL SUMMARY

Owner-User Overview

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OWNER-USER OVERVIEW

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MARKET OVERVIEW

Market Overview
Demographics

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MARKET OVERVIEW

OCEAN VIEW MEDICAL OFFICE CONDO

SAN CLEMENTE, CA

The medical office property is located in San Clemente, California, a high-income coastal community within Southern Orange County that represents an attractive environment for healthcare real estate investment. The market benefits from a growing and affluent population, strong demographic fundamentals, and proximity to some of Southern California's leading healthcare networks. Approximately 145,625 residents live within a five-mile radius of the property, and that population is projected to increase over the next five years, supporting long-term demand for outpatient medical services. These residents enjoy substantial purchasing power, with a median household income of \$142,064, nearly double the national average. Additionally, the area's low unemployment rate of 2.3 percent and significant retiree population create favorable conditions for healthcare providers, as older demographics typically generate greater utilization of medical services and specialized care. The market is further supported by Orange County's diverse economy, anchored by major employers and institutions across the healthcare, technology, education, manufacturing, and government sectors. Leading employers include Kaiser Permanente, the Walt Disney Company, and the University of California Irvine. Convenient access to Interstate 5 connects San Clemente to major employment centers and healthcare facilities throughout Orange County and San Diego County, reinforcing the property's position within a highly desirable and economically resilient healthcare market.

HIGHLIGHTS

- Affluent Coastal Community with Median Household Income Nearly Twice the National Average
- Approximately 145,625 Residents Within a Five-Mile Radius and Projected Population Growth Through 2030
- Low Unemployment Rate and Significant Retiree Population Support Long-Term Healthcare Demand
- Strategic Access to Interstate 5 Connects Patients to Regional Employment Centers and Healthcare Networks



DEMOGRAPHICS

OCEAN VIEW MEDICAL OFFICE CONDO

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	12,432	69,379	147,240
2025 Estimate			
Total Population	12,283	68,526	145,625
2020 Census			
Total Population	12,456	69,617	147,322
2010 Census			
Total Population	12,586	68,352	143,899
Daytime Population			
2025 Estimate	9,060	65,716	133,804
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,239	28,141	57,629
2025 Estimate			
Total Households	5,177	27,806	56,967
Average (Mean) Household Size	2.4	2.5	2.6
2020 Census			
Total Households	5,058	27,164	55,706
2010 Census			
Total Households	5,160	26,315	53,508
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	28.0%	29.1%	31.6%
\$150,000-\$199,999	15.3%	12.8%	12.6%
\$100,000-\$149,999	17.8%	17.6%	18.2%
\$75,000-\$99,999	11.4%	10.2%	9.9%
\$50,000-\$74,999	8.1%	10.8%	10.2%
\$35,000-\$49,999	4.3%	5.5%	5.4%
\$25,000-\$34,999	5.7%	4.8%	4.2%
\$15,000-\$24,999	4.2%	3.6%	3.1%
Under \$15,000	5.2%	5.7%	4.9%
Average Household Income	\$160,140	\$162,685	\$165,992
Median Household Income	\$132,858	\$136,546	\$142,064
Per Capita Income	\$66,702	\$64,541	\$65,690

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	12,283	68,526	145,625
Under 20	17.4%	20.8%	21.6%
20 to 34 Years	12.6%	15.4%	16.4%
35 to 49 Years	14.6%	17.0%	16.8%
50 to 59 Years	14.6%	15.2%	14.9%
60 to 64 Years	9.3%	8.3%	8.0%
65 to 69 Years	9.2%	7.4%	7.2%
70 to 74 Years	7.9%	5.9%	5.8%
Age 75+	14.4%	10.0%	9.3%
Median Age	54.0	47.0	46.0
Population by Gender			
2025 Estimate Total Population	12,283	68,526	145,625
Male Population	48.4%	49.6%	50.0%
Female Population	51.6%	50.4%	50.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	31.0	31.0

DEMOGRAPHICS

OCEAN VIEW MEDICAL OFFICE CONDO



POPULATION

In 2025, the population in your selected geography is 145,625. The population has changed by 1.2 percent since 2010. It is estimated that the population in your area will be 147,240 five years from now, which represents a change of 1.1 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 46.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,854 people per square mile.



EMPLOYMENT

In 2025, 75,128 people in your selected area were employed. The 2010 Census revealed that 69.5 percent of employees are in white-collar occupations in this geography, and 12.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSEHOLDS

There are currently 56,967 households in your selected geography. The number of households has changed by 6.5 percent since 2010. It is estimated that the number of households in your area will be 57,629 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.6 people.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 35,069.00 owner-occupied housing units and 18,444.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$142,064, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 70.0 percent since 2010. It is estimated that the median household income in your area will be \$166,201 five years from now, which represents a change of 17.0 percent from the current year.

The current year per capita income in your area is \$65,690, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$165,992, compared with the U.S. average, which is \$103,571.



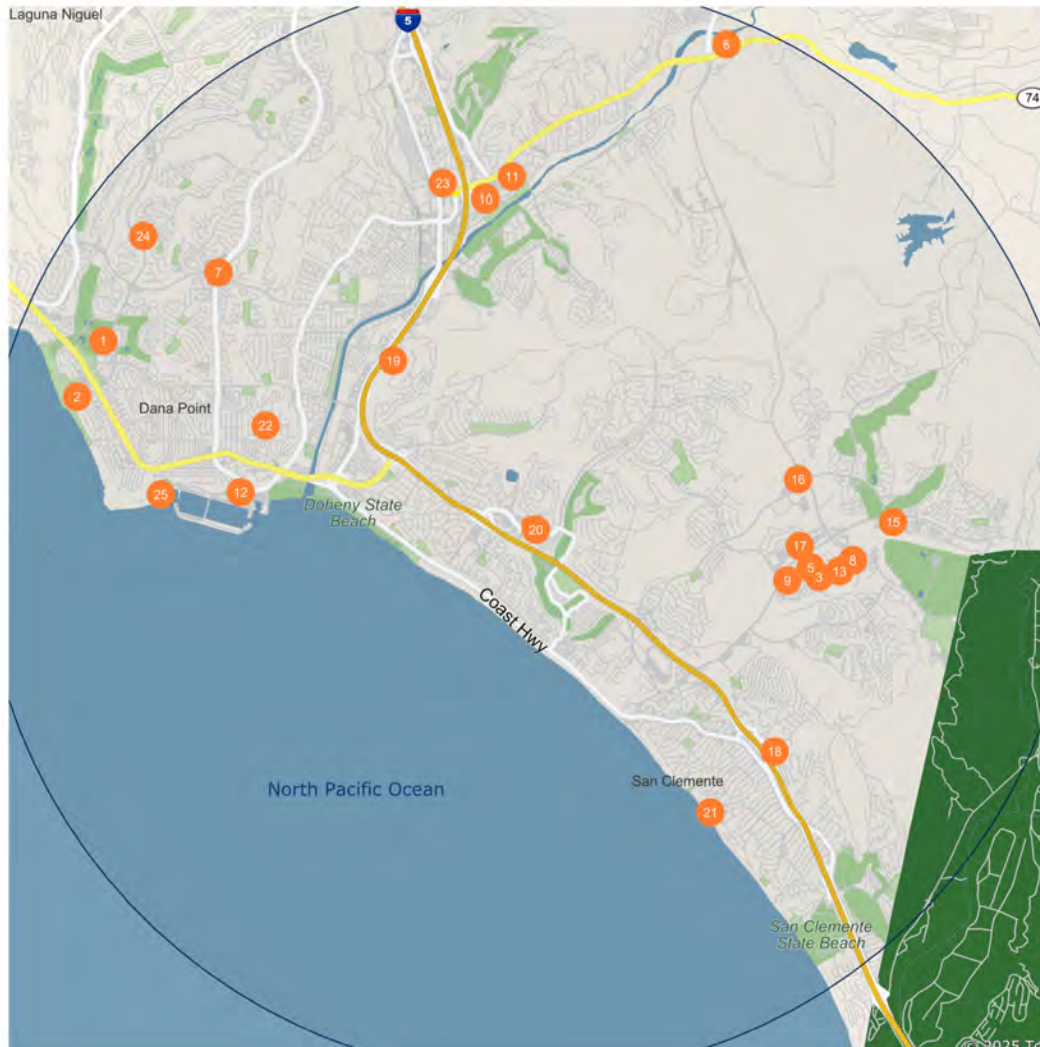
EDUCATION

The selected area in 2025 had a higher level of educational attainment when compared with the U.S. averages. 19.8 percent of the selected area's residents had earned a graduate degree or above compared with the national average of only 13.7 percent, and 51.5 percent completed a bachelor's degree and higher, compared with the national average of 34.9 percent.

The area had more people who were at least high-school graduates, 73.8 percent vs. 69.8 percent for the nation. The percentage of residents who completed some college or above is also higher than the average for the nation, at 79.4 percent in the selected area compared with the 63.3 percent in the U.S.

DEMOGRAPHICS

OCEAN VIEW MEDICAL OFFICE CONDO



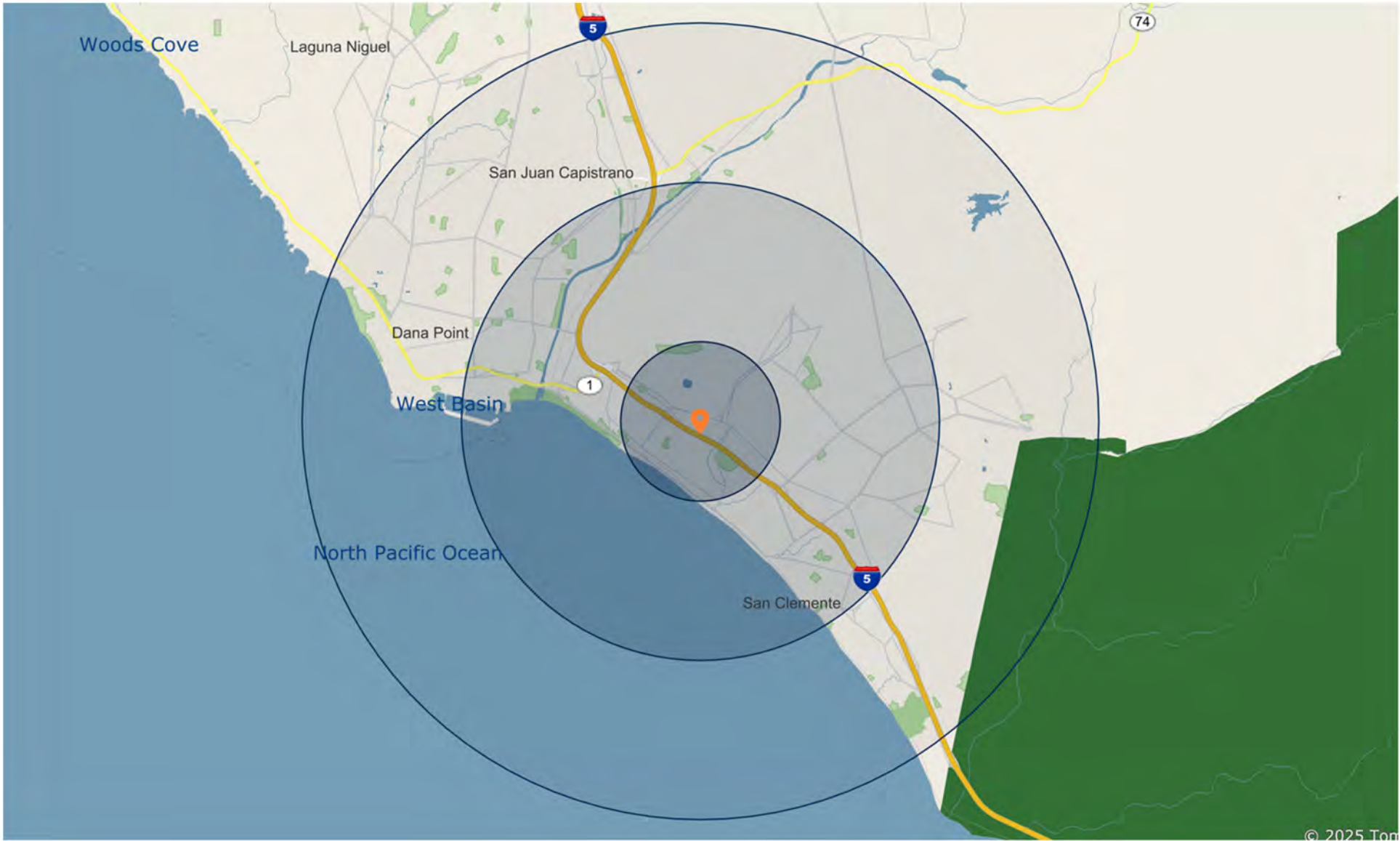
Major Employers

Employees

1	Cph Monarch Hotel LLC-Waldorf Astria Mnrc Bch Rsort	1,100
2	Prutel Joint Venture-Ritz-Carlton Laguna Niguel	700
3	Icu Medical Inc-Clave	530
4	Ritz-Carlton Hotel Company LLC-Ritz-Carlton	348
5	Bemus Landscape Inc-	300
6	Nekter Juice Bar Inc-	300
7	First Team RE - Orange Cnty-	287
8	Millennium Reinforcing Inc-	265
9	County of Orange-City of San Clemente	264
10	Freedom Properties-Hemet LLC-Village The	250
11	St Mrgret Scotland Episcopcal Sch-ST MARGARETS EPISCOPAL SCHOOL	250
12	Wind & Sea Restaurants Inc-Harpoon Henrys Restaurant	205
13	Dana Innovations-Sonance	202
14	Conmed Corporation-	193
15	Dual Diagnosis Trtmnt Ctr Inc-Sovereign Health of California	178
16	Target Stores Inc-Target	177
17	Walmart Inc-Walmart	175
18	City of San Clemente-	170
19	Capistrano Unified School Dst-	166
20	Monarch Healthcare A Medical-	161
21	Beachfire LLC-	157
22	Roman Cthlic Diocese of Orange-St Edward School	154
23	Roman Cthlic Diocese of Orange-Mission	154
24	Aegis Senior Communities LLC-Aegis of Laguna Niguel	151
25	Ocean Institute-CHAMBERS GALLERY	150

DEMOGRAPHICS

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