



2391 S. EL CAMINO REAL

SAN CLEMENTE, CA 92672

www.SanClementeRestaurant.com



PROPERTY HIGHLIGHTS



Freestanding single-tenant restaurant with prime street frontage

- Price \$3,200,000
- Building size 3,380 SF
- Lot size 14,893 SF
- Zoned NC1.3 – flexible neighborhood commercial use
- Potential for vacant delivery at close of escrow
- Outdoor dining patio with customer seating area
- 20 on-site parking spaces plus public parking nearby
- 150 public parking spaces located directly behind property
- Renovated in 2007–2008 with quality restaurant build-out
- Immediate access to Interstate 5 on/off ramps
- Strong local demographics with high household income levels
- Excellent visibility along busy El Camino Real corridor
- Walkable to residential, retail, and golf course
- Type 1 hood, grease trap, full kitchen installed
- Ideal for restaurant, bar, or service retail
- Flexible layout with indoor and outdoor seating options

About Bloom's Irish Pub (Existing Tenant)

Bloom's Irish Pub is well-established neighborhood favorite offering a warm, traditional Irish pub experience. Known for its hearty fare and welcoming atmosphere, Bloom's serves classic dishes like Shepherd's Pie, Corned Beef & Cabbage, and Beer-Battered Fish & Chips, alongside American staples such as burgers and salads.

The pub operates under a California Type 47 liquor license, allowing for full-service alcohol sales including an impressive selection of imported draft beers—most notably a perfectly poured Guinness—and a diverse array of Irish and international whiskeys. Bloom's caters to both locals and visitors with its friendly service, casual setting, and lively programming.

Entertainment is a key draw, with live music, comedy nights, and pool tables, all offered without a cover charge. The space includes a dog-friendly outdoor patio, a family-friendly dining area, and screens for sports viewing, creating broad appeal across age groups and interests.



 **PRIME LOCATION WITH
EXCELLENT ACCESS**

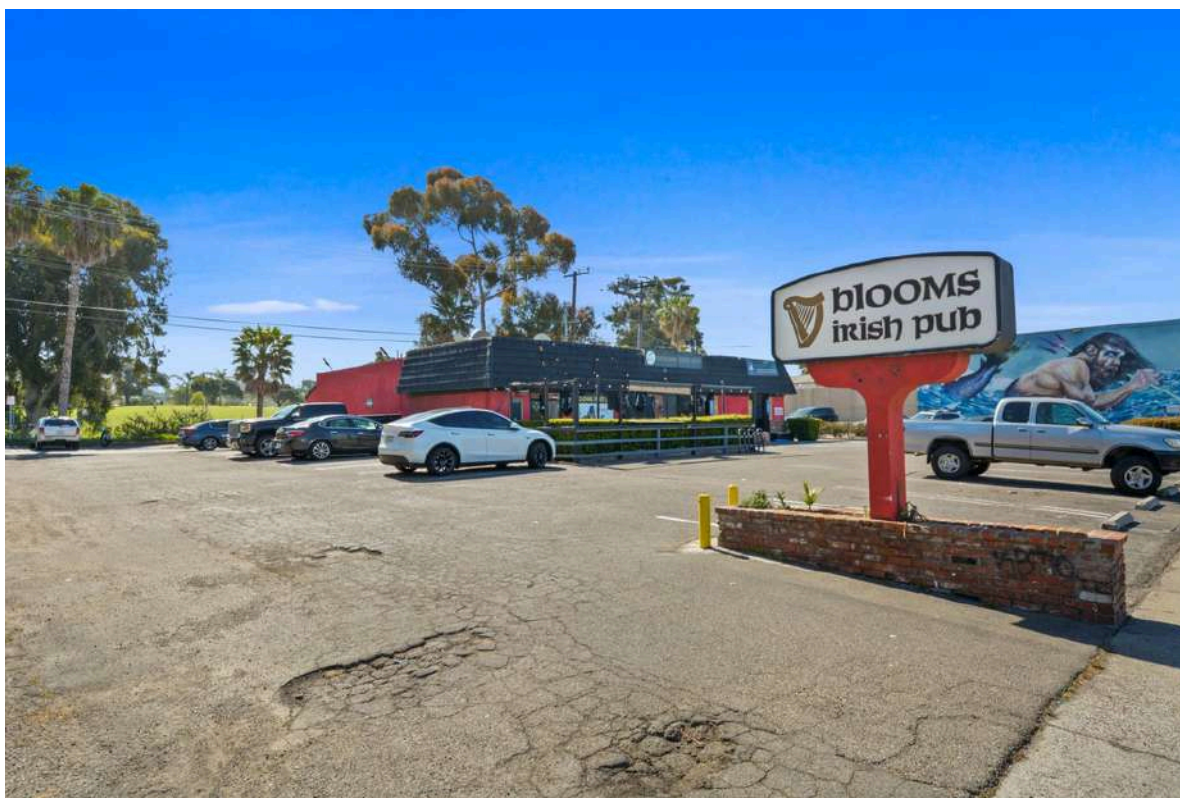
 **AFFLUENT HOUSEHOLDS WITH
STRONG SPENDING POWER**

 **HIGH DEMAND FOR DINING AND
ENTERTAINMENT**

 **CONVENIENCE AND CONSUMER
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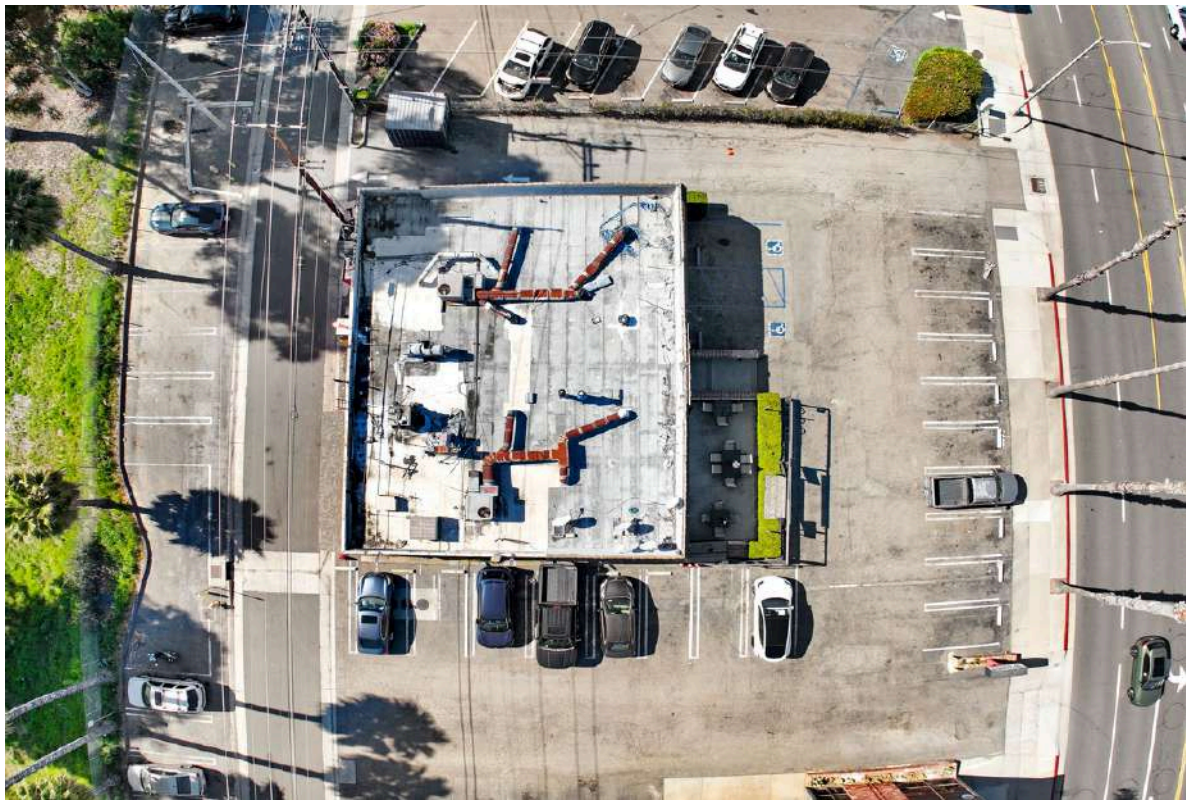
 **CONSISTENT DAYTIME TRAFFIC
FROM NEARBY EMPLOYERS**

PROPERTY OVERVIEW





PROPERTY OVERVIEW



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DEMOGRAPHICS

PRIME LOCATION WITH EXCELLENT ACCESS

The property at 2391 S El Camino Real is located in a strong commercial area with nearly 18,000 people and over 7,400 households living within a five-minute drive. It sits along El Camino Real, a busy street lined with restaurants, coffee shops, and local businesses. The area is also close to the freeway and has over 150 public parking spaces behind the property, making it very accessible for customers.

AFFLUENT HOUSEHOLDS WITH STRONG SPENDING POWER

This part of San Clemente is home to households with significant spending power. In 2024, the average household income is about \$179,000, and it's expected to rise to over \$206,000 by 2029. Disposable income—the money people have left after paying taxes and essential bills—averages nearly \$118,000. People in the area spend around \$6,800 a year at restaurants, and more than \$6,100 eating out in general. These figures suggest strong support for food and beverage businesses.

HIGH DEMAND FOR DINING AND ENTERTAINMENT

There's also high interest in dining experiences. Around 68% of local adults visit sit-down restaurants like family diners or steakhouses at least once every six months, and over 20% visit fine dining restaurants regularly. In fact, the demand for fine dining in this area is higher than the national average. People in the community are much more likely than average to go out for upscale meals.

CONVENIENCE AND CONSUMER HABITS FAVOR TAKEOUT AND DELIVERY

Many residents also use food delivery and takeout services. Nearly a quarter of adults have used apps like DoorDash or Uber Eats in the past month, and over 27% ordered fast food for eat-in dining. This highlights the opportunity for a new restaurant or takeout concept to succeed, especially with the property's strong visibility and existing restaurant infrastructure.

CONSISTENT DAYTIME TRAFFIC FROM NEARBY EMPLOYERS

In addition, there are over 1,300 businesses and 7,000 employees nearby, helping create steady foot traffic during the day. With a mix of wealthy residents, active diners, and office workers nearby, this location offers great potential for a new restaurant or business looking to tap into a ready customer base.



If you have further questions,
please reach out to us anytime!



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Free Standing Restaurant Opportunity