



2229 S. El Camino Real
San Clemente, CA 92672

Auto Use Property
\$2,645,000



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Investment Highlights

Property Address: 2229 S. El Camino Real, San Clemente CA 92672

Year of Construction: 1952

Building SF: 3,887 SF

Lot Size 15,994 SF

Current Occupancy: 100%

Price: \$2,645,000

Price Per Square Foot \$680 PSF

Price Per Square Foot (Land) \$165 PSF

Financing: Buyer to get new financing

2229 S El Camino Real is an Auto Use property with approx. 3,887 SF building that includes 6 auto bays with auto lifts. This is 15,994 SF Corner location in San Clemente, CA near freeway entrance, Perfect for an "Owner-User" or development opportunity.





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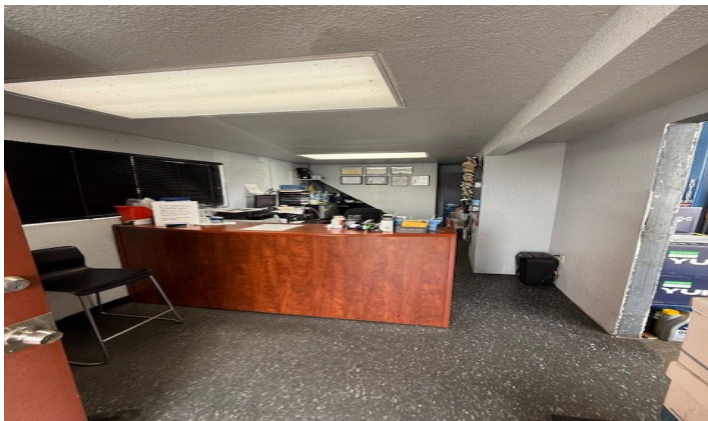
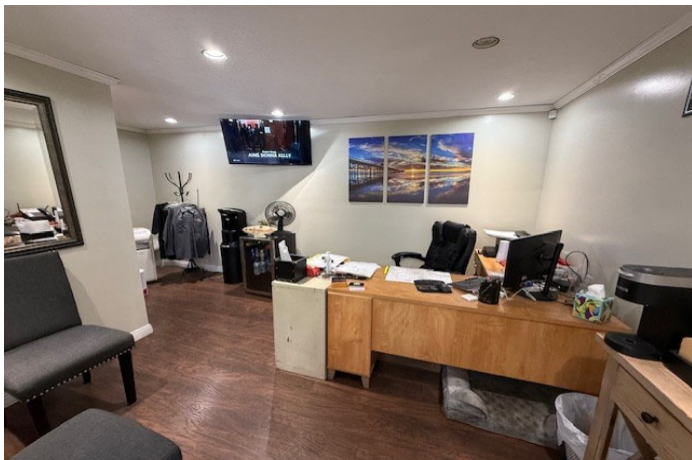
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Information About San Clemente

The city of San Clemente, most commonly referred to as the “Spanish Village by the Sea,” is the southernmost city in Orange County and home to 66,245 residents. The city was founded and incorporated in 1928 and now spans 18.45 square miles over rugged hills, coastal canyons, and majestic coastline. The city’s Spanish heritage is proudly displayed in its architecture, and its popular beaches promote a healthy outdoor lifestyle with surfing at its core. The city boasts “the world’s best climate” as San Clemente enjoys roughly 300 days of sunshine per year and an average annual temperature of 73°. The many residents and visitors to the city enjoy 25 parks, 6.8 miles of ridgeline trails, 2.3 miles of coastal trails, several championship golf courses, and over 20 acres of beautiful beaches.

[San Clemente Demographics](#)
[2017 Orange County Progress Report](#)
[Organizational Chart](#)
[City Council](#)
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[Elected Officials](#)
[Municipal Code](#)

Mission Statement:

The City of San Clemente, in partnership with the community we serve, will foster a tradition dedicated to:

Maintaining a safe, healthy atmosphere in which to live, work and play;

Guiding development to ensure responsible growth while preserving and enhancing our village character, unique environment and natural amenities;

Providing for the City’s long term stability through promotion of economic vitality and diversity;

Resulting in a balanced community committed to protection of what is valued today while meeting tomorrow’s needs.

