

101 Ave Serra,
San Clemente + 102 Ave Cabrillo,
San Clemente



FOR SALE

Dan "DJ" Yeilding
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THE YEILDING TEAM

CalBRE #00559105

Dan W. Yeilding
Broker Associate
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Executive Summary

Price: \$6,000,000

Price Per Square Foot:
\$833.33

Building Size: 7,200 SF
(Assessor)

Parcel Size: 7,820 SF
2 Legal Parcels
APN 058-073-25
APN 058-073-19

100% Leased to 2
Tenants

Current Uses: Canteen
(new 10 year NNN
Lease) and Hotel (6 year
NNN Lease)

10 dedicated parking
stalls

Zoning: Mixed Use 3.1
(MU3.1)

Est. Net Operating
Income: \$288,000

Excellent Downtown
Location with Established
Tenants





102 Ave Cabrillo,
San Clemente

Nomads Canteen

3,600 SF
New 10 Year Lease



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101 Ave Serra,
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Nomads Hotel

3,600 SF/7 Rooms
Existing 6 Year Lease



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