



2717

S El Camino Real

SAN CLEMENTE, CA 92672

CO-LIVING APARTMENT
COMMUNITY



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EXCLUSIVE LISTING TEAM

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THE OPPORTUNITY

Rembert & Rowland Real Estate, in collaboration with KW Commercial, is thrilled to present a strategic owner/user or redevelopment investment opportunity strategically located in the vibrant San Clemente, CA. This offering presents a unique chance to acquire The House of Trestles, a meticulously upgraded Co-Living Apartment Community converted into multifamily housing, situated at 2717 S El Camino Real. This property is ideally positioned to capitalize on San Clemente's thriving coastal market and its status as a premier short-term rental destination.

Property Highlights

This exceptional property, originally built in 1953, spans a 7,528 SF building on an 8,000 SF lot, featuring a diverse unit mix including a penthouse, along with an office and a garage.* Recent upgrades include remodeled kitchens and bathrooms, separate AC units, and improvements to common areas and the exterior. Amenities abound with a commercial kitchen, stainless steel appliances, shared spaces, walk-in showers, polished concrete flooring, shared laundry, an outdoor patio, front yard, bike racks, interior and exterior art murals throughout and a pool table game room.

Coastal Beach Location & Orange County Advantage

The House of Trestles boasts an unparalleled location in Southeast San Clemente, along "Surfers Row". It is located in a designated area for short-term leasing by the City of San Clemente, allowing for higher monthly returns. The property offers exceptional beach views and picturesque ocean and mountain views, and is within walking distance to San Clemente State Beach. Its proximity to Lower Trestles, the 5 Freeway, parks, and the San Clemente Municipal Golf Course further enhances its appeal. Residents and guests will enjoy minutes-long access to shopping centers, restaurants, nearby retailers, shopping outlets, and world-class amenities and outdoor recreation.

Investment & Owner-User Opportunity

The opportunity to acquire The House of Trestles represents a valuable long-term investment or owner-user opportunity. Whether you're a first-time investor seeking to establish a foothold in a high-demand coastal market, a seasoned professional looking to expand your existing portfolio, or considering a 1031 Exchange, this property delivers exceptional stability and enduring value in one of Southern California's most dynamic and sought-after markets. Don't miss your chance to acquire this turn-key asset in a high-demand location with strong short-term rental potential.

*See page 34 for disclaimer



12

Total
Units



1953

Year
Built



1

Total Number
of Buildings



±7,528 SF

Building
Size



±8,000 SF

Lot
Size

INVESTMENT SUMMARY

INVESTMENT OVERVIEW

Purchase Price	\$3,400,000
No. of Units	12
Unit Mix	1 - Penthouse, 3 - 1 Bedrooms, 4 - Studios, 3 - Jr Studios, 4 - Shared Spaces, 1 - Office, and 1 - Garage *
\$/Unit	\$283,333
\$/SF	\$451.65

*See page 34 for disclaimer

PROPERTY OVERVIEW

Year Built	1953
Rentable SF	±7,528
Lot Size	±8,000
No. of Buildings	One
No. of Floors	Two
Parcel Number	060-074-09
Parking	Street & Surface Parking



INVESTMENT HIGHLIGHTS



Prime Investment Opportunity & Property

Features: This turn-key asset, built in 1953, offers recent upgrades, a commercial kitchen, stainless steel appliances, upgraded bathrooms, polished concrete flooring, a game room, and picturesque ocean and mountain views.



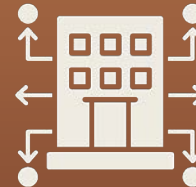
Rare Opportunity in Thriving Market:

Acquire The House of Trestles, a meticulously upgraded 12-unit Co-Living Apartment Community in San Clemente, CA, strategically positioned for high returns in a premier short-term rental market.**



Proximity to San Clemente State Beach:

The House of Trestles boasts exceptional beach views and is within walking distance to the renowned San Clemente State Beach, offering world-class surfing and outdoor recreation.



Diverse Unit Mix: The property features a versatile unit composition, including 1 penthouse, 3 one-bedrooms, 4 studios, 3 junior studios, 4 shared spaces, 1 office, and 1 garage, catering to a wide range of tenants.



Conveniently Located to Shopping &

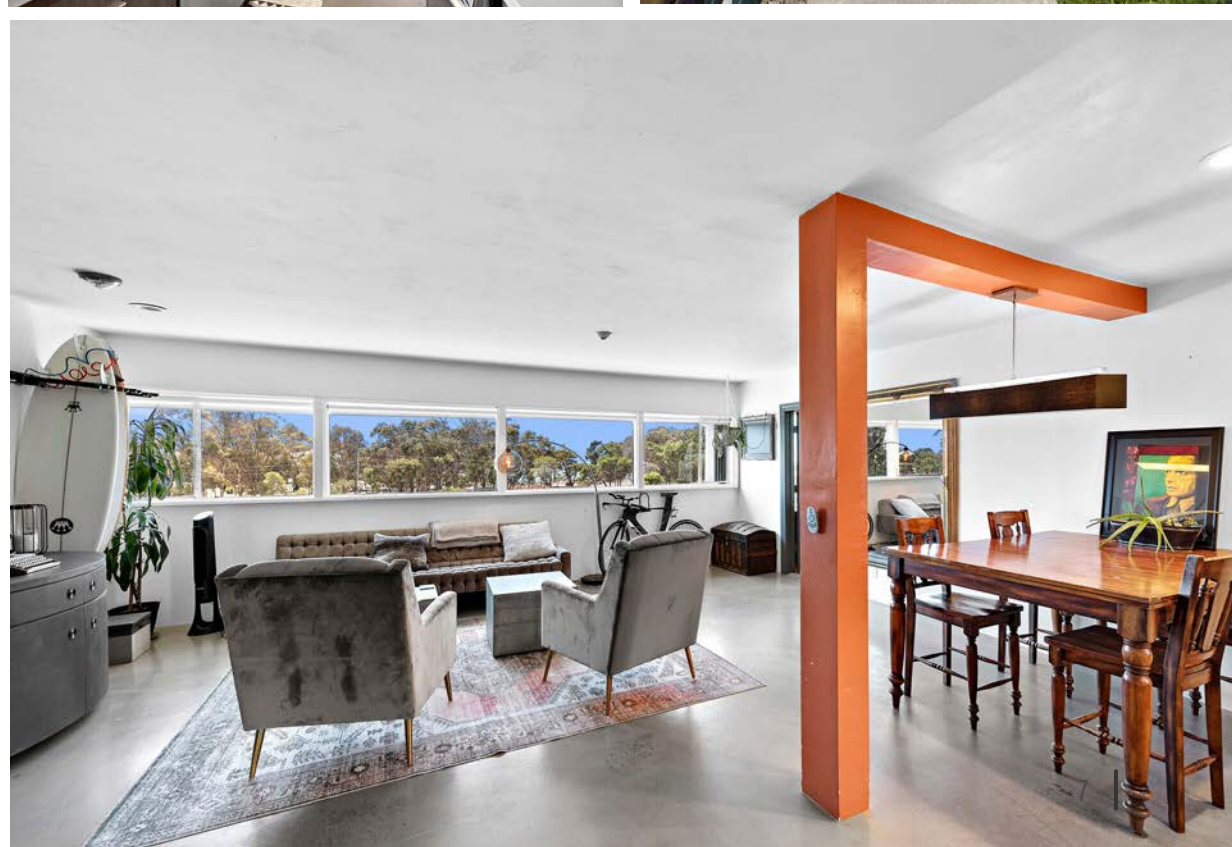
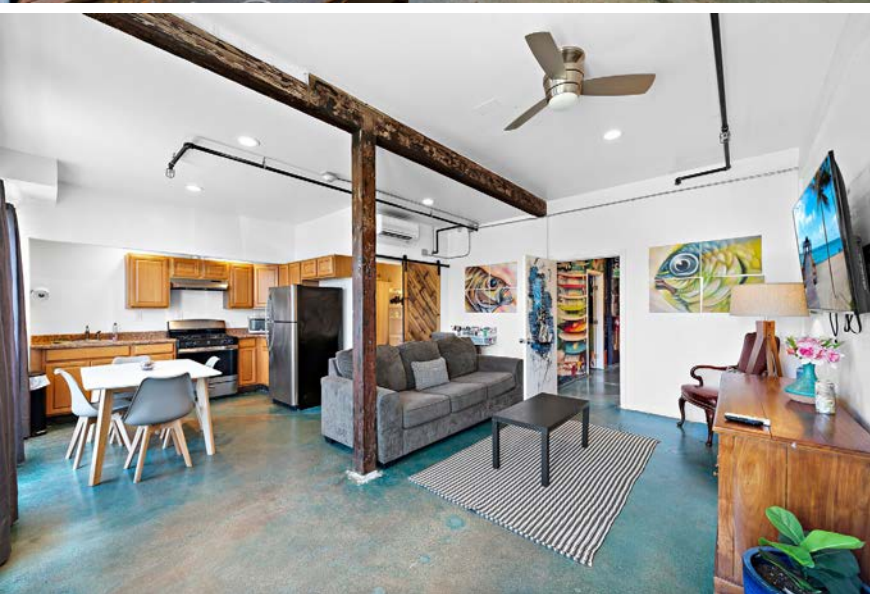
Retail: Enjoy unparalleled access to a wealth of shopping centers, diverse restaurants, popular retailers, and upscale shopping outlets, all just minutes from the property.



Short-term or Long-term Opportunity:

Located in a designated short-term lodging unit (STLU) allowed area, the property offers flexibility for either lucrative short-term rentals or stable long-term leasing, maximizing investment potential.

***See page 34 for disclaimer*



AMENITIES

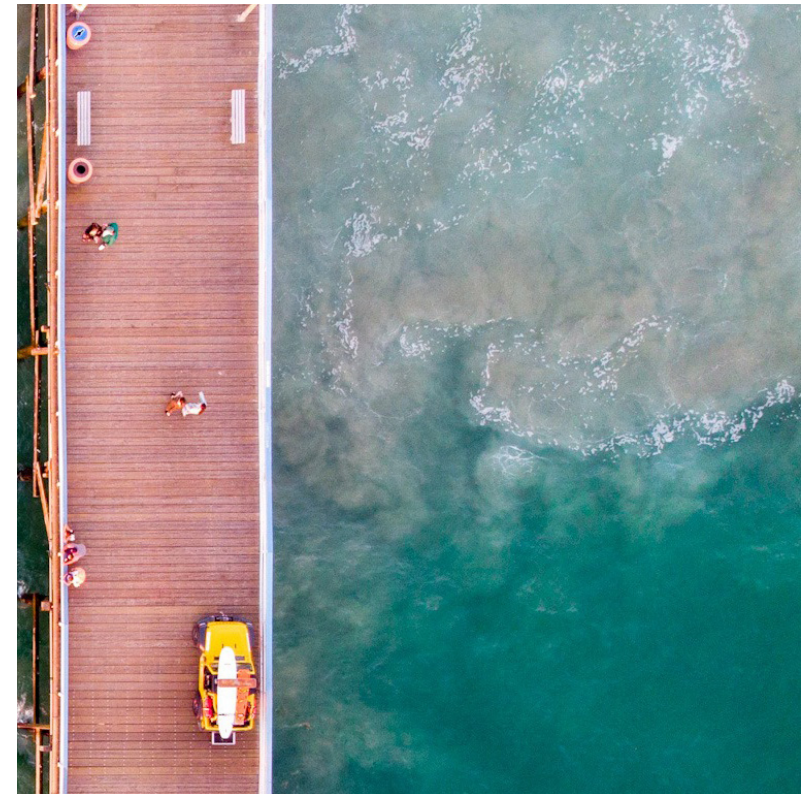
INTERIOR FEATURES

- Modern Upgrades and Fixtures Throughout
- Upgraded & Remodeled Kitchens Bathrooms
- Fully Equipped Kitchens with Stainless Steel Appliances Including Dishwashers and Oven Ranges
- Separate Air Conditioning & Heating
- Polished Concrete Flooring Throughtout
- Upgraded & Remodeled Bathrooms with Walk-in Showers
- Ceiling Fans
- Art Wall Murals Throughout

COMMON AREA FEATURES

- Generous ±8,000 Square Foot Lot
- Mature Landscaping
- Rooftop Patio with Outdoor Seating
- Spacious Front Yard
- Exterior Art Murals
- Bike Racks
- Game Room with Pool Table
- Picturesque Ocean and Mountain Views
- Commercial Kitchen

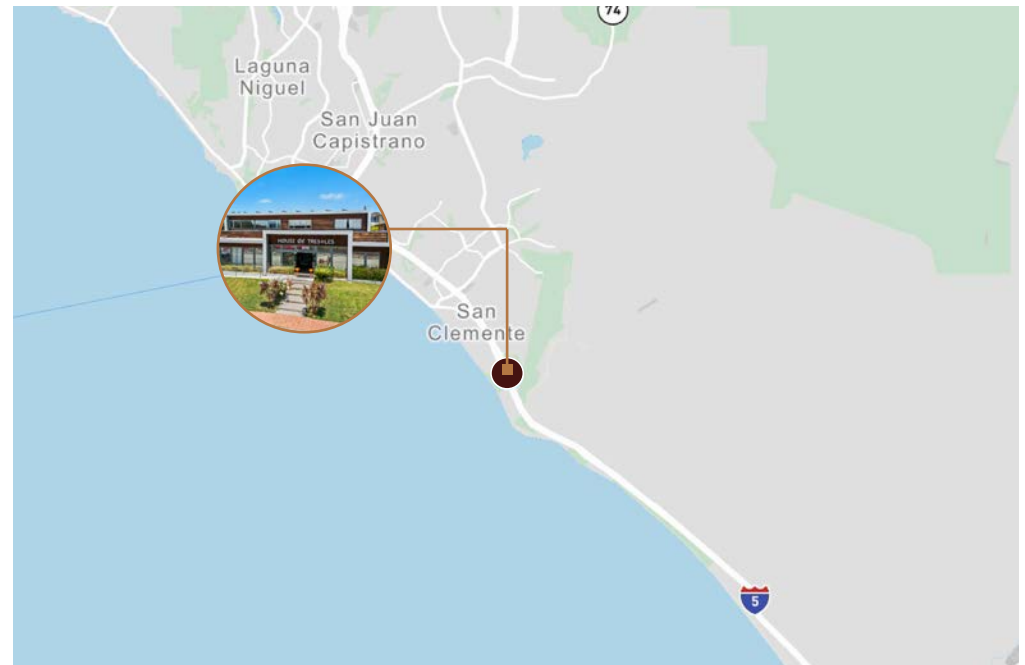




TAX MAP



LOCATION MAP



POPULATION

3-MILE RADIUS



33,037

HOMES VALUE



\$1,534,356

HOUSEHOLD INCOME



\$164,465

BEACH

TOURISM GENERATES



\$37M / yr

WEATHER

AVERAGE HIGH



73°F

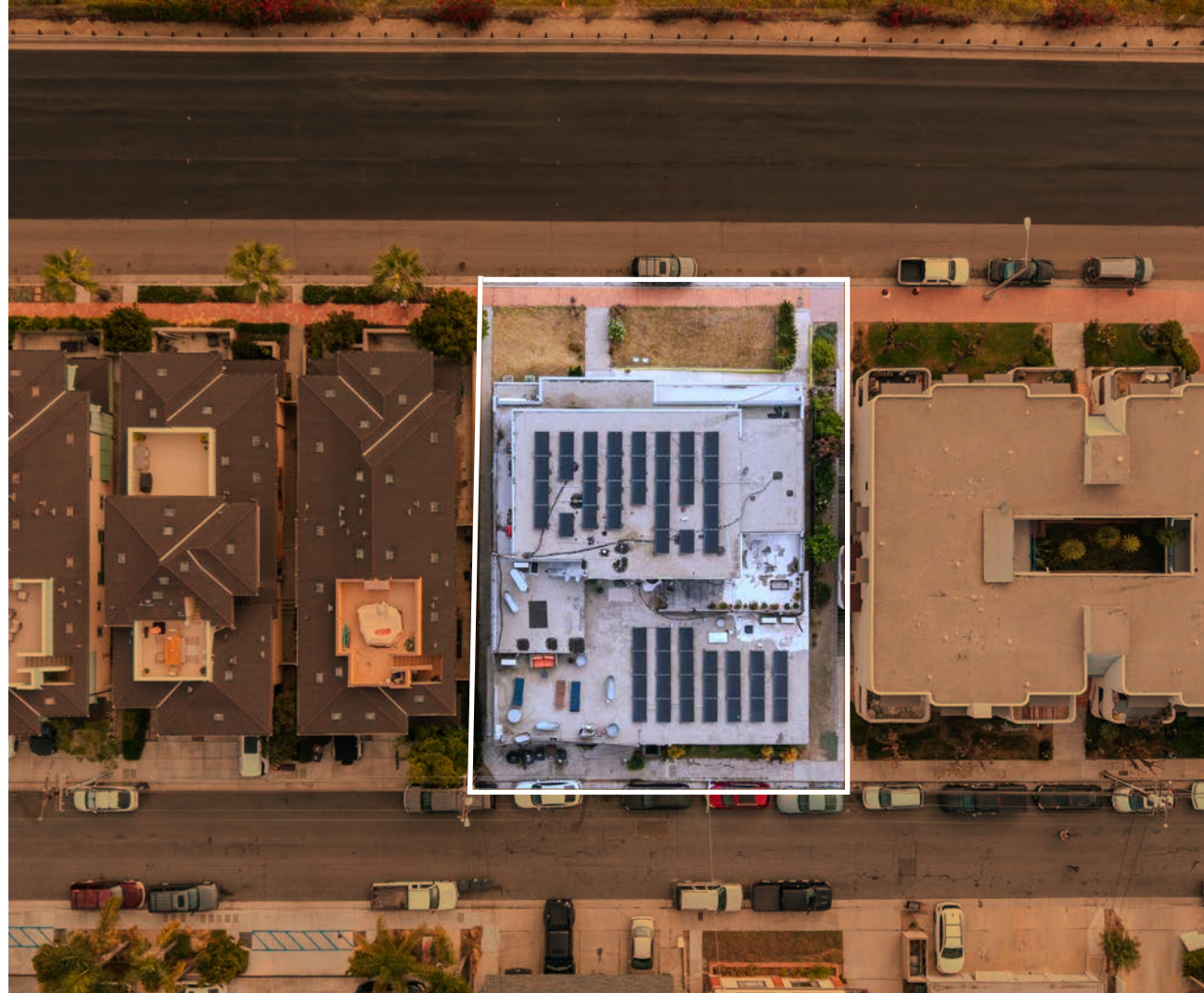


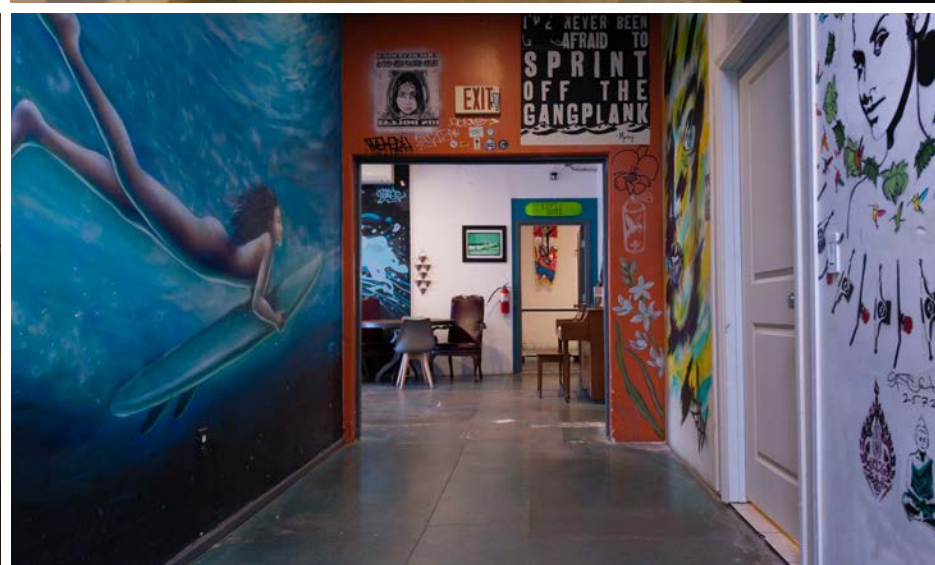
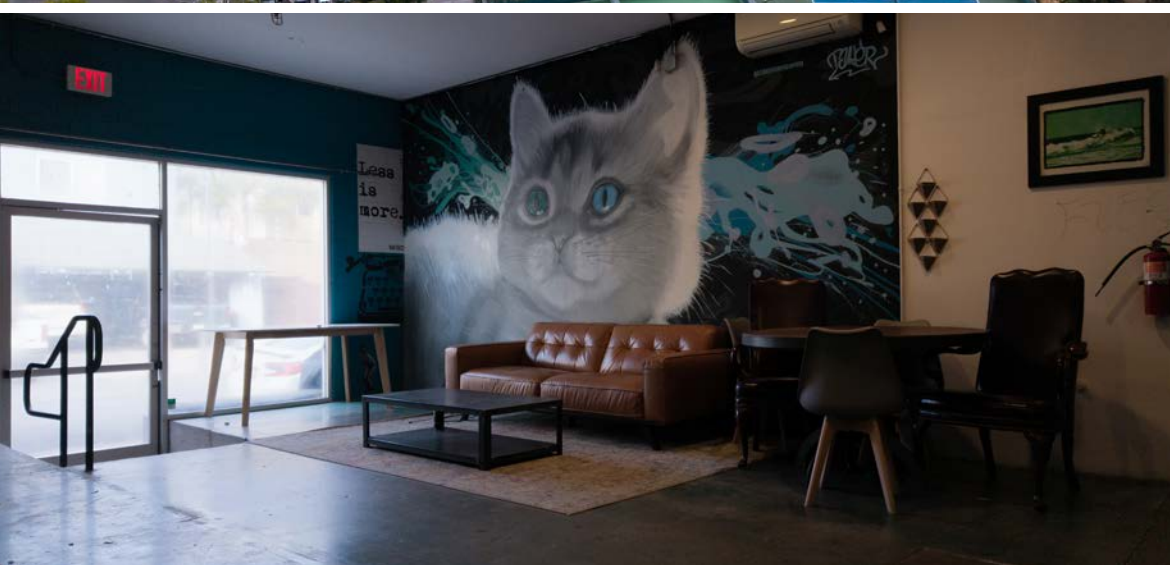




HOUSE OF TRES+LES

2717





MORENO VALLEY

MENIFEE

MURRIETA



HOUSE
OF
TRESTLES



An aerial photograph of a coastal neighborhood. In the foreground, there are several tennis courts with blue and green surfaces. Behind them is a row of residential houses, some with colorful roofs. A multi-lane highway runs horizontally across the middle of the image. Above the highway is a large, open area with many trees and a few buildings. In the background, the ocean is visible under a cloudy sky. A white line points from a text box to a specific house in the residential row.

HOUSE
TRESTLES



SAN CLEMENTE
STATE BEACH

HOUSE
TRESTLES



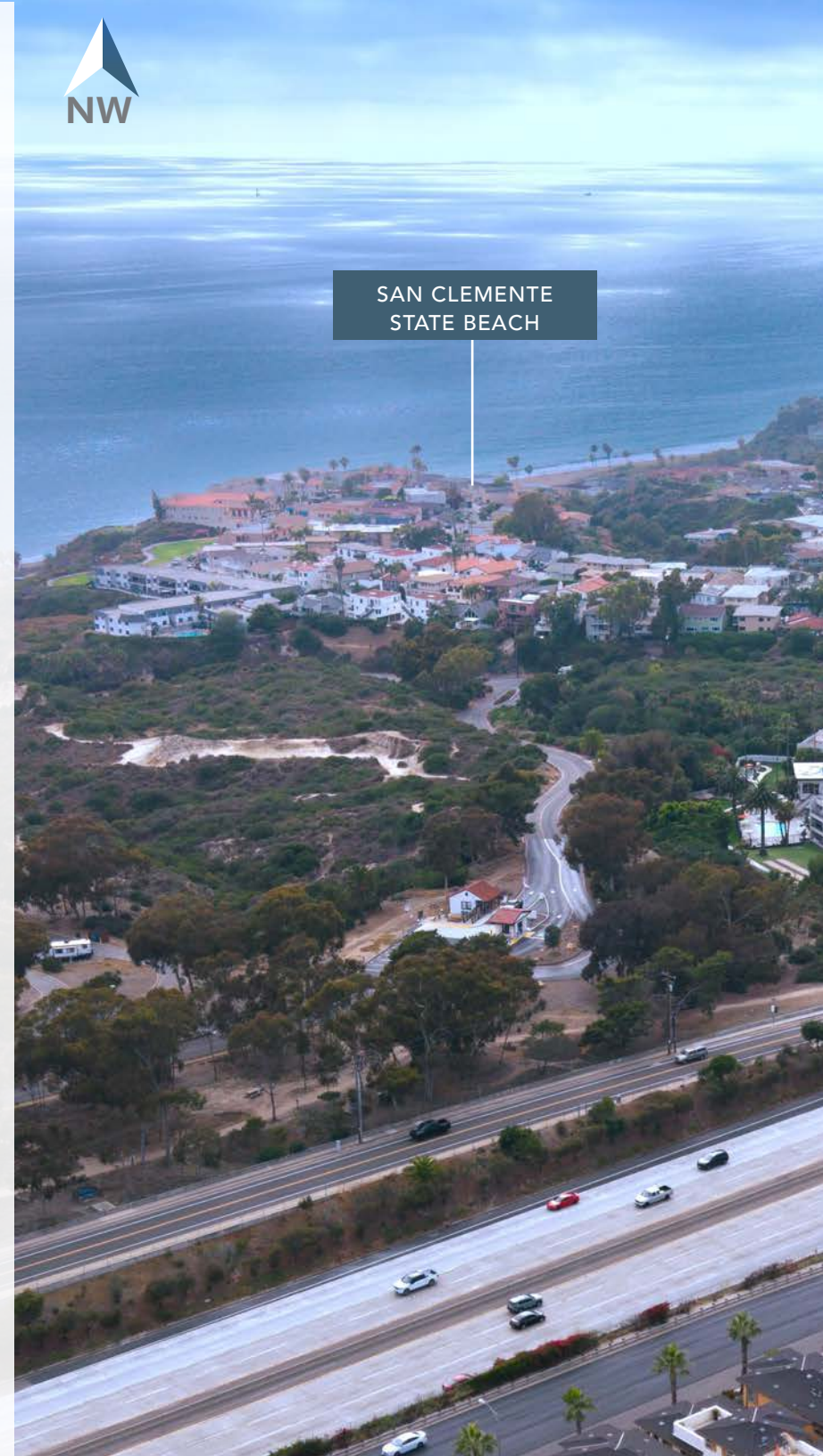


NEARBY RETAIL & TRANSPORTATION



DISTANCE FROM PROPERTY

- San Clemente Pier Metrolink Station (0.9 mi.)
- San Clemente State Beach (1.1 mi.)
- San Clemente Medical Center (1.3 mi.)
- Outlets at San Clemente (3.2 mi.)
- Saddleback College (14.3 mi.)
- Irvine Spectrum Center (24.4 mi.)
- University of California, Irvine (25.6 mi.)
- Newport Beach (27.0 mi.)
- John Wayne Airport (31.6 mi.)
- Anaheim (41.4 mi.)
- San Diego (59.5 mi.)
- Downtown Los Angeles (69.3 mi.)
- LAX (74.3 mi.)
- Santa Monica Pier (82.6 mi.)



SAN CLEMENTE PIER

HUNTINGTON BEACH

INGLEWOOD

LAGUNA NIGUEL

CAPISTRANO BEACH



HOUSE OF
TRESTLES

SAN CLEMENTE
MUNICIPAL GOLF COURSE

RENT ROLL

Unit	Unit Number	Move-In Date	Lease Start Date	Lease End Date	Lease Status	Monthly Rent	Annual Potential Rent	Vacancy Status
1	Penthouse	6/1/2024	4/15/2024	4/14/2025	Expired - Month-to-month	\$3,200	\$38,400	Occupied
2	The Gallery	1/22/2024	1/22/2024	1/31/2025	Month-to-month	\$2,200	\$26,400	Occupied
3	The Loft	-	-	-	-	\$2,200	\$26,400	Vacant
4	Trestles	5/1/2024	4/15/2024	10/14/2024	Expired - Month-to-month	\$1,800	\$21,600	Occupied
5	Sky Room X	9/17/2024	9/17/2024	9/30/2025	Fixed term	\$1,500	\$18,000	Occupied
6	Sky Room Z	1/28/2025	1/28/2025	1/28/2026	Fixed term	\$1,500	\$18,000	Occupied
7	Catch Surf	-	-	-	-	\$1,300	\$15,600	Vacant
8	Lost	4/26/2024	4/26/2024	4/30/2025	Expired	\$1,800	\$21,600	Occupied
9	Vissla	-	-	-	-	\$1,500	\$18,000	Vacant
10	Ripcurl	-	-	-	-	\$1,700	\$20,400	Vacant
11	Skyroom Y	1/25/2025	1/25/2025	7/23/2025	Fixed term	\$1,600	\$19,200	Occupied
12	Rainbow	-	-	-	-	\$1,650	\$19,800	Vacant
Total:					Total Gross Monthly Rent:	\$20,150		
12					Annual Gross Potential Rent:		\$263,400	

*Important Note Regarding Unit Count and Property Approvals:

The accompanying rent roll reflects the property's current configuration, which includes 12 units. However, prospective purchasers should be aware that the property located at 2717 S El Camino Real, San Clemente, California 92672 is subject to a Notice and Order to Abate Violations issued by the City of San Clemente Code Compliance Division on May 20, 2025. This notice addresses modifications made to the property without prior City approval and without obtaining necessary permits.

While ownership has either addressed or is in the process of addressing certain issues, including vacating unpermitted units and ensuring fire safety compliance, several items will require formal plan submittals and City approvals for full resolution. The legally approved unit mix, as per the original City application, consists of:

- 1 Penthouse approved for long-term residential use (which includes what are currently configured as three upstairs "Sky Rooms" or junior studios)
- 5 Bed & Breakfast rooms
- 4 Office areas

The downstairs area is officially designated for mixed-use, specifically office and bed & breakfast. While there is potential to convert three of the four office spaces into additional B&B units or long-term residential units, this would necessitate obtaining additional permits and likely involve demolition and rebuilding. Currently, only the penthouse is approved for long-term residential use.

The listed rent roll reflects the property's current income potential as configured; however, **buyers should conduct their own thorough due diligence regarding the permitted uses, required renovations, and the costs associated with achieving full compliance and maximizing the property's approved unit count.** The realistic ceiling for legally approved units is anticipated to be between 10 and 11, rather than the current 12.

FINANCIAL OVERVIEW

Income	
Gross Potential Rent	\$263,400
Total Gross Potential Income	\$263,400
Less Vacancy Rate Reserve (3%)	(\$7,902)
Effective Gross Income (EGI)	\$255,498
Expenses	
	Annually
New Real Estate Taxes	\$42,550
Insurance	\$15,000
Utilities	\$7,434
Internet	\$2,719
Management Expense	\$9,672
Legal Fees	\$8,100
Repairs & Maintenance	\$14,508
Total Annual Expenses	\$99,983
% of EGI	39.13%
Net Income	\$155,515





GEOGRAPHIC

San Clemente, California, often called the “Spanish Village by the Sea,” holds a picturesque geographical location within Southern California, making it a desirable spot for residents and visitors alike. San Clemente, California, located in Orange County, offers an idyllic and appealing setting for coastal living. Situated at the southern tip of Orange County, the city boasts stunning oceanfront views and a charming pier, providing a scenic backdrop for countless activities. San Clemente is strategically positioned along the Pacific coast, directly bordering Camp Pendleton to the south and Dana Point to the north. This places it at a critical juncture, connecting coastal Orange County with northern San Diego County. The city is approximately 65 miles south of Downtown Los Angeles and 55 miles north of San Diego, offering convenient access to major metropolitan centers. It is a key component of Southern California’s sought-after coastal region.

GENERAL ECONOMIC OVERVIEW

San Clemente’s economy, while smaller in scale, is robust and desirable, largely driven by its exceptional coastal location and attractive lifestyle. Its economic strength is linked to its appeal as a residential haven and tourist destination, drawing in both affluent residents and visitors. Companies in San Clemente benefit from a highly skilled workforce and a prime position within affluent Orange County. The city currently supports approximately 30,500 jobs (as of 2023), with an unemployment rate of 3.4% (May 2025), which is lower than the long-term average. Evidence of economic vitality is seen in strong housing values and a thriving local retail and service sector catering to its residents and tourists. The median household income in San Clemente was \$134,735 in 2023, significantly higher than the county and state averages, reflecting the high quality of life. San Clemente’s economy is diversified, with key industries including Professional, Scientific, & Technical Services, Manufacturing, and Health Care & Social Assistance, along with a strong emphasis on tourism and retail.

RECREATION & ENTERTAINMENT

San Clemente, California, thrives on its coastal charm and abundance of outdoor activities, making it a highly desirable area for recreation and entertainment. The city’s iconic San Clemente Pier serves as a central hub, offering opportunities for fishing, leisurely strolls, and enjoying stunning ocean views, with popular restaurants located right on or near it. Beyond the pier, San Clemente boasts miles of pristine beaches, including Trestles, T-Street, and San Clemente State Beach, renowned globally for their world-class surfing conditions and also ideal for swimming, sunbathing, and bonfires. The San Clemente Beach Trail provides a scenic pathway for walking, jogging, or biking along the coastline, connecting various beaches and offering breathtaking vistas. For cultural experiences, the Casa Romantica Cultural Center and Gardens presents a historic Spanish Colonial Revival estate with stunning gardens, hosting various events and offering a glimpse into the city’s past. The downtown area, especially Avenida Del Mar, is brimming with unique boutiques, art galleries, and diverse dining options. The city also offers a municipal golf course with ocean views, numerous parks, and an Aquatics Center. San Clemente frequently hosts community events, including a popular Ocean Festival and a Summer Concert Series, further enhancing its vibrant atmosphere.





An aerial photograph of a residential complex. In the foreground, there are several multi-story apartment buildings with flat roofs and balconies. A central building has a sign that reads "HOUSE OF TRESTLES". Behind the buildings is a large green field with trees and a tennis court. In the background, there are hills and mountains under a blue sky with some clouds.

HOUSE OF TRESTLES

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