

OFFERING MEMORANDUM

724 N EL CAMINO REAL

SAN CLEMENTE, CA 92672

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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DISCLAIMER

This Offering Memorandum It is being given to you for the sole purpose of evaluating the possible acquisition of 724 N El Camino Real, California ("Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine Commercial Real Estate Services ("Broker"). While the information contained in this offering Memorandum or any other evaluation material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness, or fitness for any particular purpose. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property.

All information is presented "as is" without representation or warranty of any kind. This Offering Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective Purchasers/Tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. Such information includes estimates based on market assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. Any financial projections contained herein (or in any other evaluation material) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. All measurements, including building and land square footage, renderings, are approximate and were derived from sources believed to be reliable. Neither Owner nor Broker makes any representation or warranty, express or implied, as to the accuracy or completeness of this information. Prospective purchasers/tenants must conduct and rely on their own independent investigations, physical measurements, and professional advisers. No legal or financial commitment shall arise by reason of your review of or reliance on these materials.

Since the Property will be sold on an "AS IS," "WHERE IS" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Offering Memorandum or any other evaluation material. Although additional evaluation material including but not limited to engineering, zone information, floor plan, surveys, and environmental or other reports may be provided to qualified parties as marketing information, prospective purchasers should seek advice from their own attorneys, accountants and engineering/environmental experts. Any reliance on this information is solely at your own risk.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. All offers, counter offers, and negotiations shall be non-binding and neither Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations hereunder have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Each prospective purchaser will be responsible for any claims or commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker. This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

724 N EL CAMINO REAL
SAN CLEMENTE

Exclusively Offered By
LEE & ASSOCIATES COMMERCIAL REAL ESTATE

Asking Price
\$2,400,000

For More Information, Please Contact:

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EXECUTIVE SUMMARY

PRIME COASTAL OWNER/USER OPPORTUNITY WITH STRATEGIC DUAL-PARCEL CONFIGURATION

Lee & Associates is pleased to present the exclusive opportunity to acquire 724 N El Camino Real, a ±2,000 square foot freestanding commercial building situated on ±11,761 square feet (0.27 acres) in the heart of San Clemente's North El Camino Real corridor.

The offering includes **two separate but contiguous parcels (APNs: 058-052-39 & 058-052-38)**, providing enhanced long-term flexibility, intrinsic land value, and future optionality not commonly found in comparable coastal assets.

The property can be delivered **vacant at close of escrow**, making it suitable for an owner/user seeking immediate occupancy in a high-barrier-to-entry coastal Orange County market.

Alternatively, the current Tenant, who has occupied the property for over 20 years would continue leasing the property on a month-to-month basis, which would allow a developer to generate income while they work through the entitlement process.

Positioned along one of San Clemente's primary commercial arteries, the site benefits from strong visibility, consistent vehicular traffic, and convenient access to Interstate 5.



ADDRESS:	724 N El Camino Real
BUILDING SIZE:	±2,000 SF
LAND SIZE:	±11,761 SF (0.27 Acres)
APNS:	058-052-39 & 058-052-38
YEAR BUILT:	1981
STORIES:	Single Story
PARKING:	10 Stalls (Parking Can Be Built on Adjacent Lot)
ZONING:	Neighborhood Commercial 2 (NC2)
OPPORTUNITY ZONE:	Yes
ASKING PRICE:	\$2,400,000

INVESTMENT / OWNER-USER HIGHLIGHTS

- Freestanding ±2,000 SF commercial building
- ±11,761 SF lot (0.27 acres)
- Two separate but contiguous APNs
- Can be delivered vacant at close of escrow
- 10 on-site parking spaces with ability to add more
- Zoned Neighborhood Commercial 2 (NC2)
- Located within Opportunity Zone
- Strong frontage along N El Camino Real with excellent signage
- Ideal for medical, dental, retail or professional users
- Long-term redevelopment potential supported by parcel configuration

DUAL PARCEL ADVANTAGE

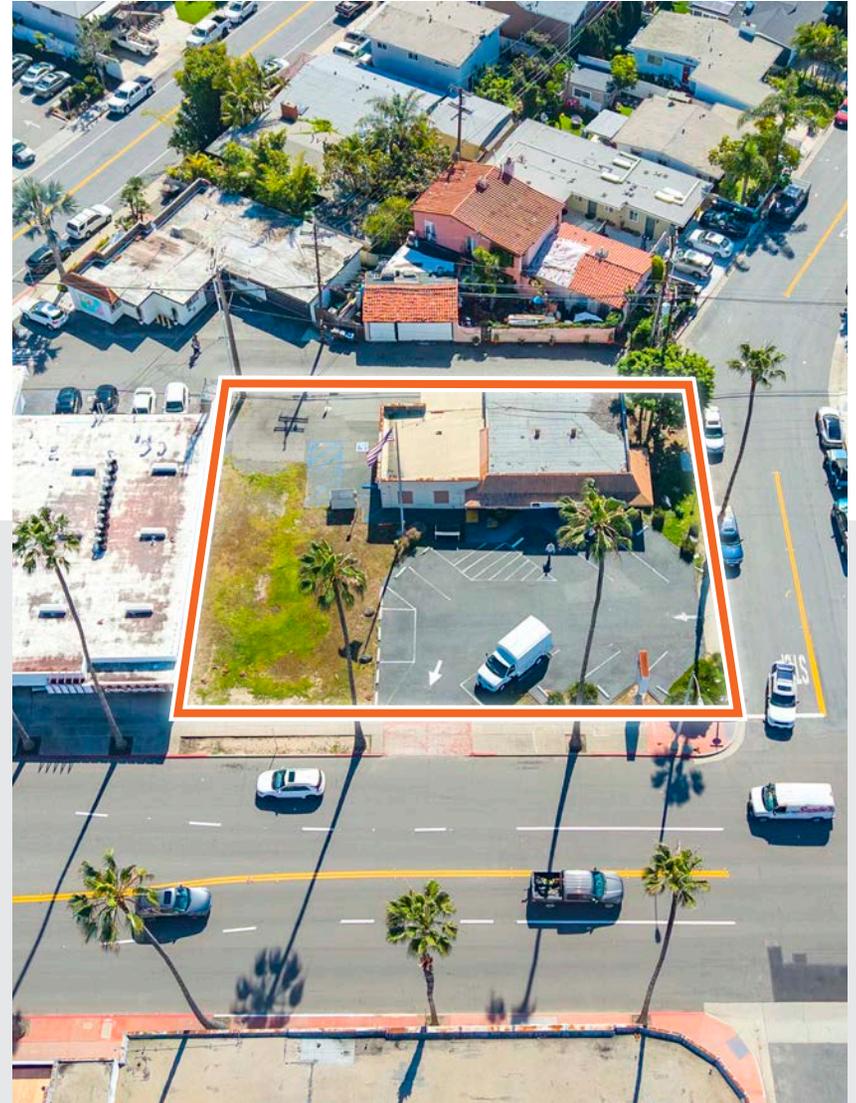
TWO PARCELS. ONE STRATEGIC OPPORTUNITY

The offering consists of two legally separate but contiguous parcels, providing flexibility rarely available in comparable coastal properties.

Advantages include:

- Potential future parcel flexibility
- Increased intrinsic land value
- Enhanced redevelopment optionality
- Flexible ownership structuring
- Improved long-term exit strategies

The underlying land configuration provides a strategic hedge for long-term investors or future repositioning.



OWNER-USER OPPORTUNITY

DELIVERED VACANT – IMMEDIATE CONTROL

The property can be vacant upon close of escrow, allowing a buyer to:

- Customize interior layout
- Design medical, retail or professional build-out
- Capture owner-occupancy tax advantages
- Avoid tenant rollover risk
- Control long-term operating costs

With a 5:1,000 parking ratio and single-story configuration, the asset is particularly well suited for:

- Medical & dental practices
- Wellness clinics
- Specialty professional services
- Boutique retail or showroom concepts





REDEVELOPMENT OPPORTUNITY

LONG-TERM UPSIDE WITHIN NC2 ZONING

While primarily positioned as an owner-user opportunity, the property's lot size and dual-APN configuration provide future redevelopment potential consistent with the City of San Clemente's Neighborhood Commercial 2 zoning.

NC2 zoning supports a range of community-serving commercial uses and allows for strategic repositioning over time, subject to city approvals.

In a supply-constrained coastal market where developable land is limited, this underlying land value provides meaningful long-term protection and optionality.

OPPORTUNITY ZONE

The property is located within a designated Opportunity Zone, potentially allowing investors to:

- Defer capital gains taxes
- Reduce long-term capital gains exposure
- Improve after-tax returns

Prospective buyers should consult their tax advisor regarding specific benefits.

THE SPANISH VILLAGE BY THE SEA

LOCATION OVERVIEW

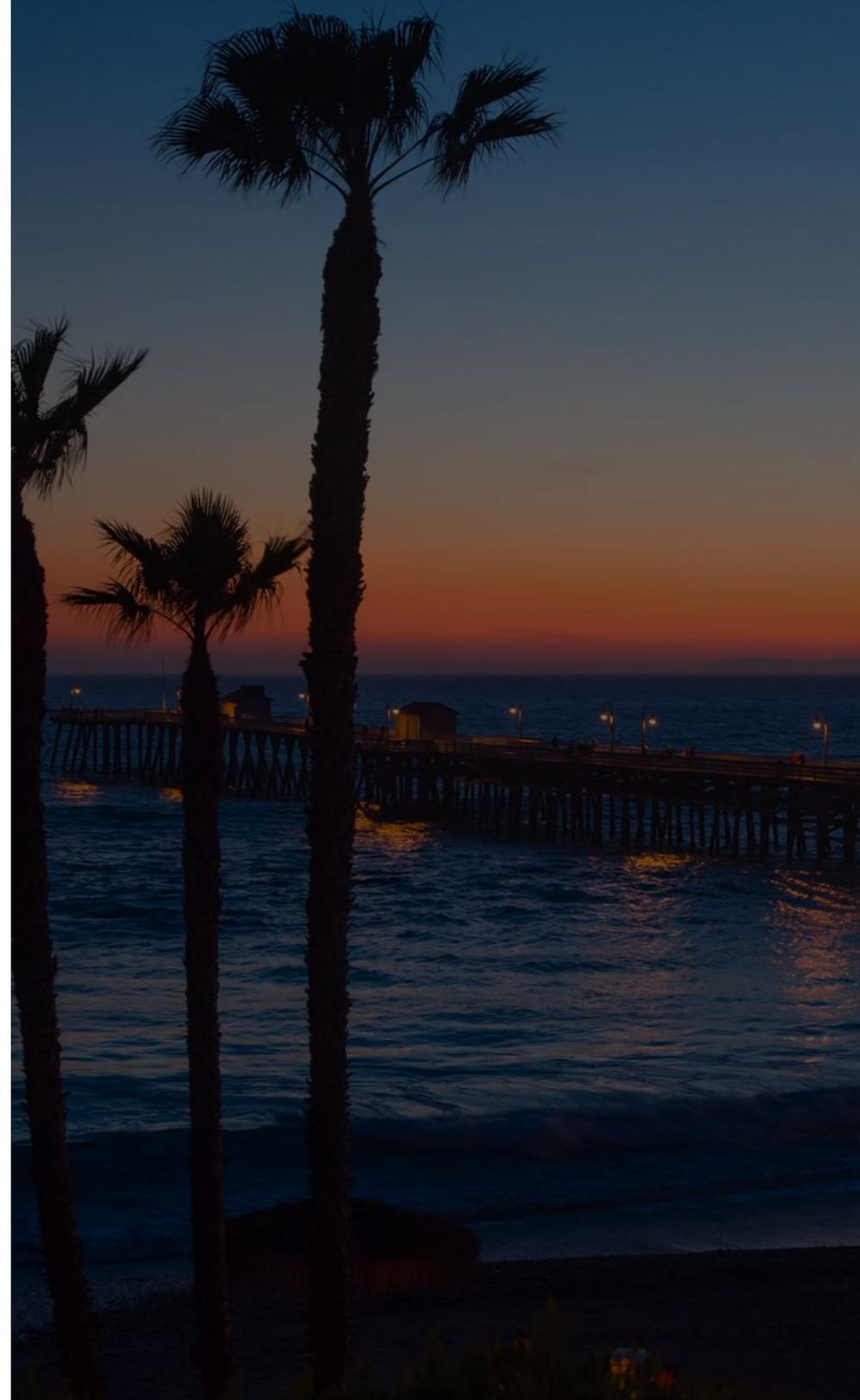
San Clemente is one of Southern California's most desirable coastal communities, located midway between Los Angeles and San Diego.

Known for its Mediterranean architecture, pristine beaches, and affluent residential base, San Clemente offers a unique blend of small-town charm and strong economic fundamentals.

The subject property is located along North El Camino Real, one of the city's primary commercial corridors with convenient access to:

- Interstate 5
- Downtown Avenida Del Mar
- San Clemente Pier
- North Beach District
- Metrolink & Amtrak Station

The corridor serves both local residents and regional visitors, supporting consistent daily traffic and strong business demand.





TRAFFIC & ACCESS

El Camino Real is one of the most traveled commercial arteries in San Clemente, carrying approximately 18,000–20,000 vehicles per day (Buyer to verify).

The property benefits from:

- Excellent street visibility
- Prominent signage exposure
- Close proximity to signalized intersections
- Quick access to Interstate 5

SAN CLEMENTE DEMOGRAPHICS

San Clemente's strong income demographics and high home values support long-term demand for medical, professional, and specialty service users.

101,708

POPULATION

\$128,115

MEDIAN HOUSEHOLD
INCOME

\$182,031

AVERAGE HOUSEHOLD
INCOME

\$1,374,057

AVERAGE HOME
VALUE

±99,180

DAYTIME
POPULATION