



# 1814 N EL CAMINO REAL

**SAN CLEMENTE, CA 92672**

Confidential Offering Memorandum



## DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor and broker to the owner and/or its affiliates (hereinafter “the Owner”) regarding the sale of the 1814 N. El Camino Real, San Clemente CA (the “Property”), an approximately 6,000 square foot retail building located on 0.27 acres. This Offering has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, herefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject and and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner. This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner. If you have no further interest in the Property, please return this Investment Offering forthwith.





# EXECUTIVE SUMMARY

Cushman and Wakefield San Diego, as exclusive advisor, is pleased to present an investment and/or owner-user opportunity to acquire the fee simple interest at 1814 N. El Camino Real, San Clemente, CA 92672 an approximately 6,000 square foot San Clemente retail building located on 0.27 acres immediately off of El Camino Real, in the heart of San Clemente Village and steps from the beach. Over the past few years, the City of San Clemente has grown to new heights, with innovation bringing an increased quality of life, that still works to preserve the historic and small town feel of this coastal community. With incredible momentum in the downtown district of San Clemente Village, new developments are continuing to enhance a pedestrian-friendly neighborhood with easy access to multiple modes of transportation. Not only does San Clemente have easy access to both downtown San Diego and Los Angeles, but the property located at 1814 N. El Camino Real lies at the heart of San Clemente. A bustling yet quaint town attracts high-skilled workers and beachgoers alike, and being at the center of this activity will allow for a unique and rare opportunity in this highly desirable area.

## PROJECT SUMMARY

- **Owner-User / Investment Opportunity**
- **Purchase Price:** \$5,400,000 (\$900 PSF)
- **Building:** 6,000 SF
- **APN:** 057-192-05, 057-192-96
- **Lot Size:** ~0.27 acres (11,452 SF)
- **Property Type:** Retail/Restaurant
- **Zoning:** Mixed Use 1 | [Click here for Zoning information](#)
- **Parking:** 12 Dedicated Parking Spaces. Directly adjacent to large public parking lot (142 spaces /13 handicapped spaces).
- Adjacent to San Clemente North Beach Metrolink Trolley Stop

[Click Here for  
3D Virtual Tour](#)

[Click Here for  
Drone Video](#)





# PROPERTY OVERVIEW



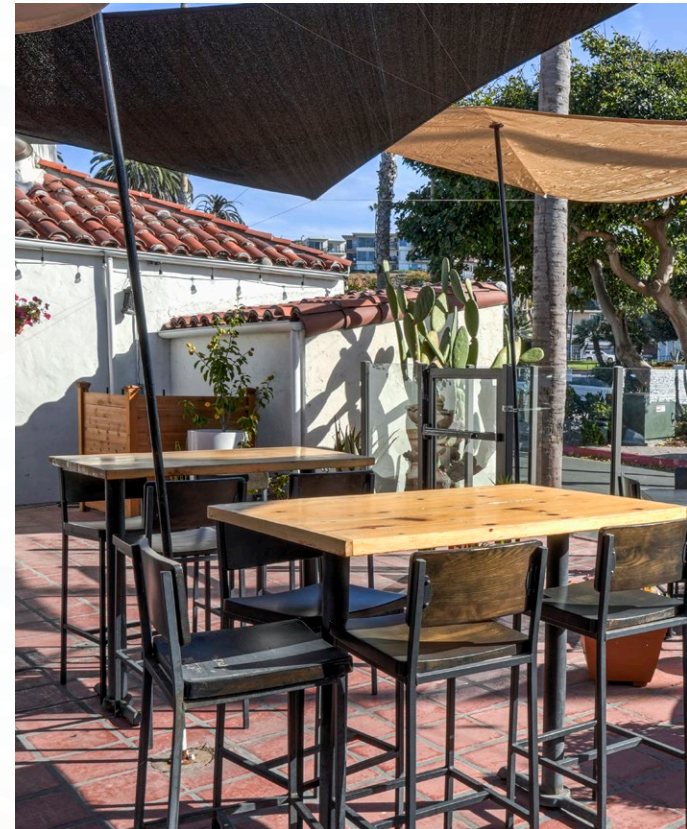


# PROPERTY OVERVIEW





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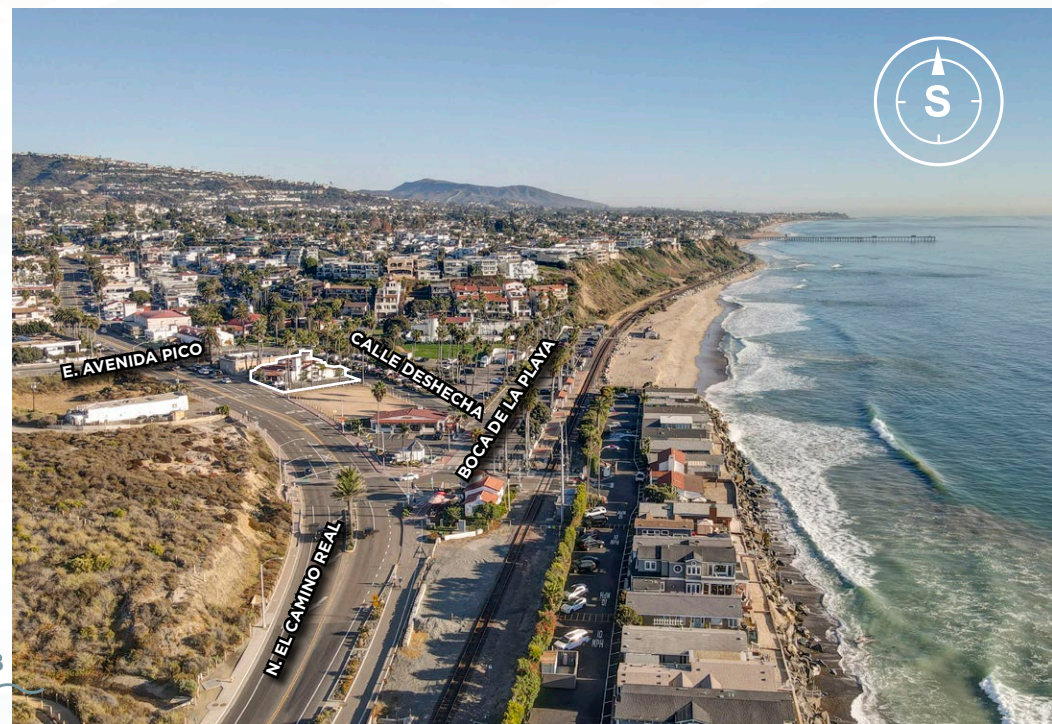
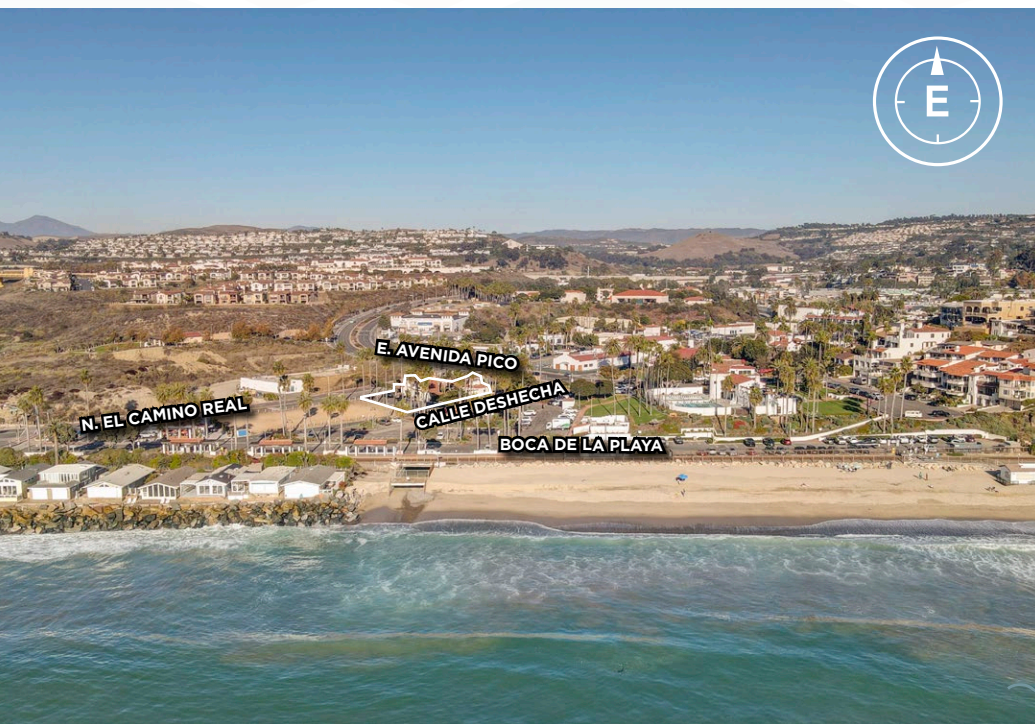
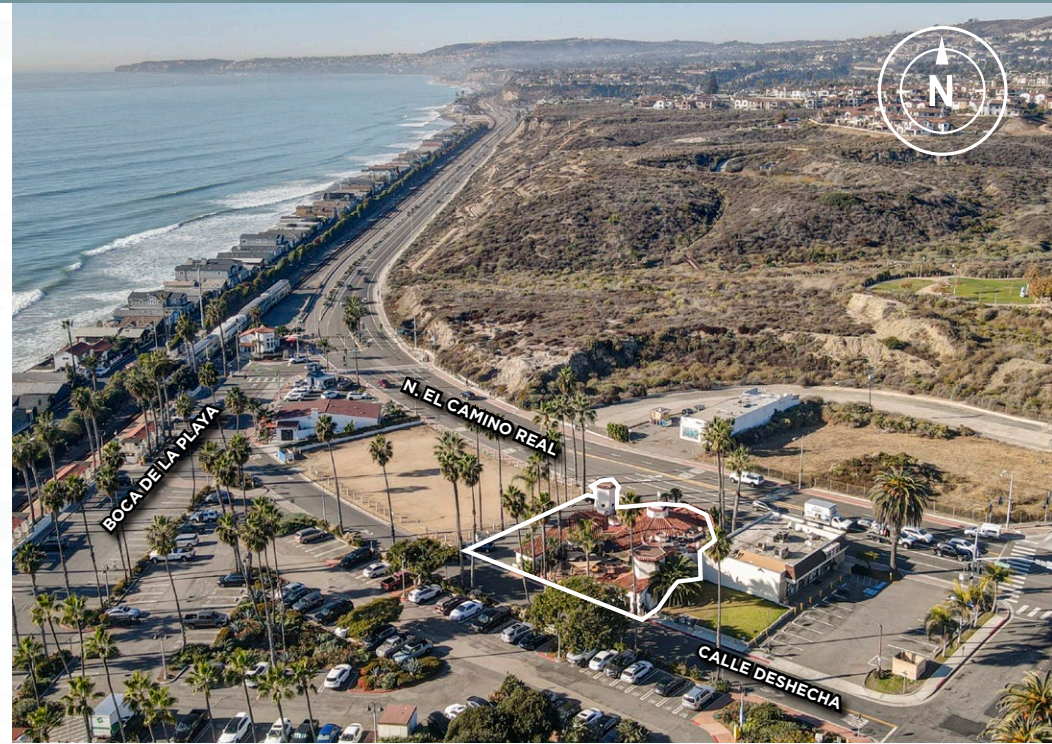
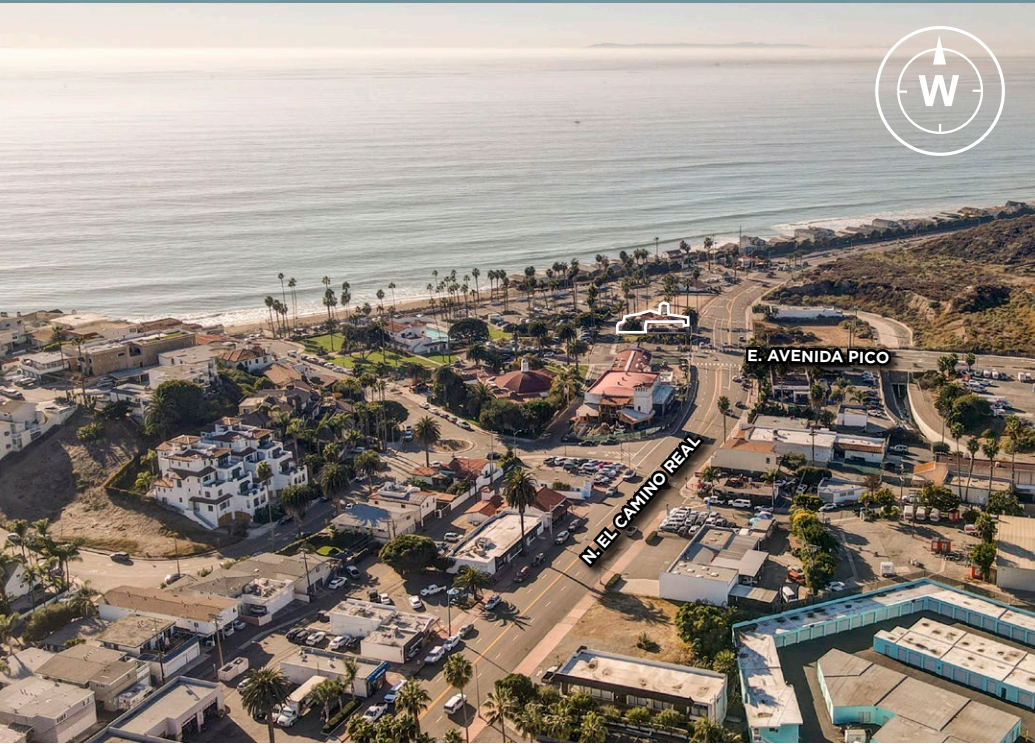


# PROPERTY OVERVIEW





# PROPERTY AERIALS





# SALE COMPARABLES



**115 S EL CAMINO REAL**

|                       |             |
|-----------------------|-------------|
| <b>Sale Price</b>     | \$2,900,000 |
| <b>Building SF</b>    | 3,420 SF    |
| <b>Lot SF</b>         | 10,890 SF   |
| <b>Building \$/SF</b> | \$848       |
| <b>Lot \$/SF</b>      | \$266       |



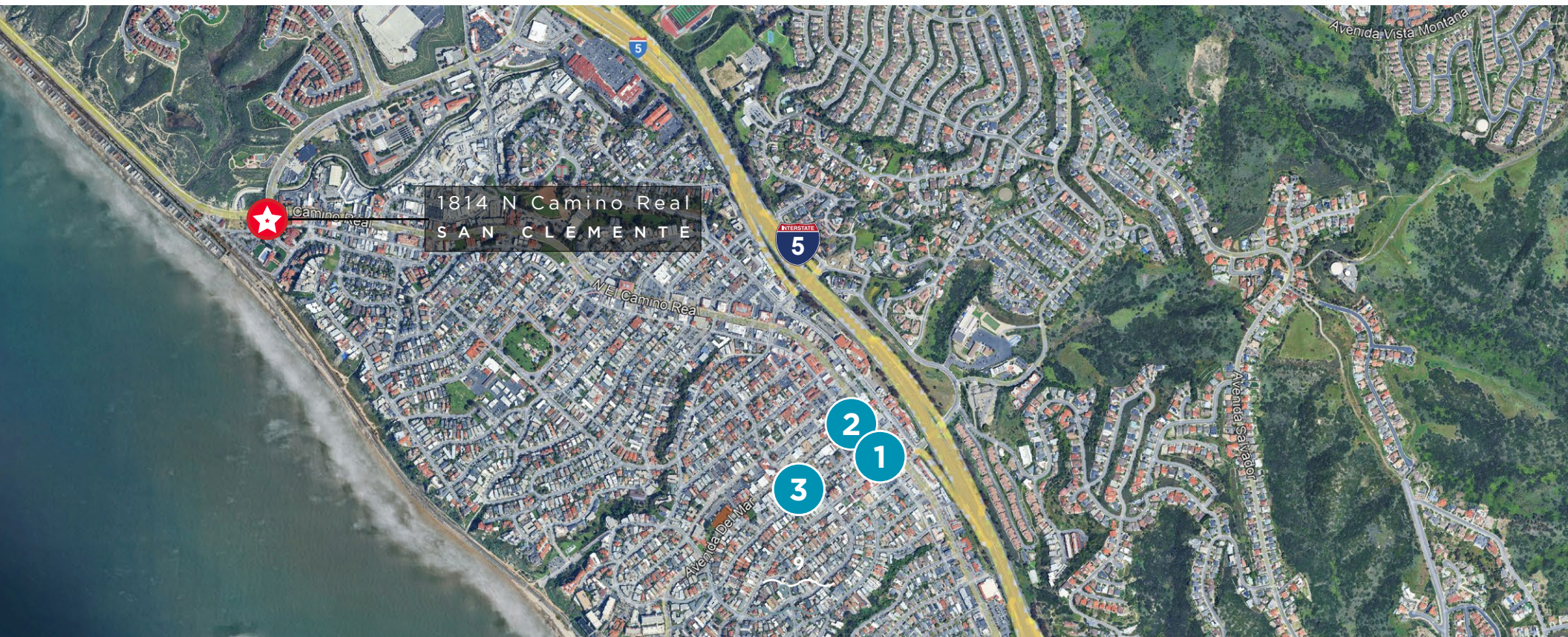
**215 S EL CAMINO REAL**

|                       |             |
|-----------------------|-------------|
| <b>Sale Price</b>     | \$3,595,000 |
| <b>Building SF</b>    | 4,315 SF    |
| <b>Lot SF</b>         | 3,920 SF    |
| <b>Building \$/SF</b> | \$833       |
| <b>Lot \$/SF</b>      | \$917       |



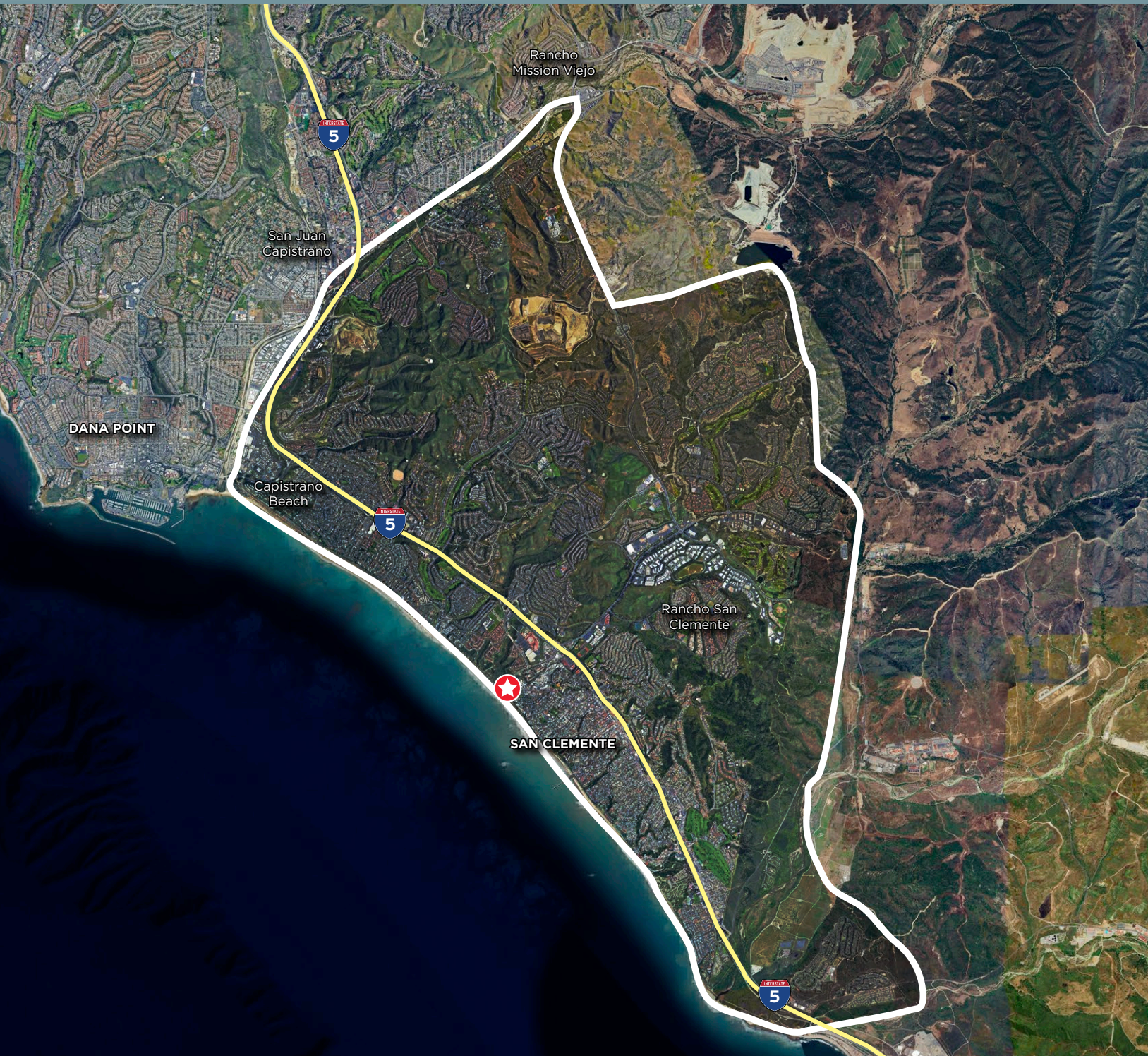
**165 AVENIDA DEL MAR**

|                       |             |
|-----------------------|-------------|
| <b>Sale Price</b>     | \$3,250,000 |
| <b>Building SF</b>    | 3,652 SF    |
| <b>Lot SF</b>         | 3,920 SF    |
| <b>Building \$/SF</b> | \$890       |
| <b>Lot \$/SF</b>      | \$829       |





# TRADE AREA DEMOGRAPHICS



30,776

Total Employees

84,948

Total Residential  
Population

\$191,781

Average Household  
Income 2024

\$219,961

Average Household  
Income 2029



# SAN CLEMENTE MARKET OVERVIEW

## 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 is located in Orange County, California, roughly halfway between Los Angeles and San Diego.



## FOR SHOPPERS

San Clemente draws visitors in with its beautiful beaches, but its excellent shopping destinations are a can't-miss. The Outlets at San Clemente see visitors from every corner of Southern California and are worth a stop for any avid shopper visiting Orange County. This Spanish-style shopping village offers views out into the Pacific while you're moving between stores. It's a great place to take a walk, even if you're not in the mood to try on clothes, but if you are, over sixty outlets await.

For a more local experience, visit San Clemente's downtown district. Here, you can find a number of specialty shops with plenty to peruse including San Clemente-exclusive gifts, surf equipment, wine, clothes, and more. Downtown San Clemente also features a diverse dining scene. From fine dining and ethnic foods to wine bars and breweries, visitors can find the perfect place to relax after a full day of shopping.

The center of town is the “Pier Bowl” area, which is a dip in the terrain around the San Clemente Pier. The San Clemente Beach Trail takes you along the main beach north and south from here. The trail starts at the Metrolink Station in the north and goes down to San Clemente Beach in the south. In-between, just south of the pier, the palm-lined T-Street Beach is perfect for lounging in the sun, ocean sports, or taking the perfect photo of the iconic wooden pier. For those traveling by train, the San Clemente Pier Train Station is located right by the beach and offers some beautiful views.

## KEY STATS

**2022 POPULATION**

64,232

**2022 MEDIAN HH INCOME**

\$134,730

9.46% 1-Year Growth

**2022 MEDIAN PROPERTY VALUE**

\$1.16M

19% 1-Year Growth



## **B R O K E R   C O N T A C T S**

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