



# VACANT LOT FOR SALE

2211-2213 S El Camino Real  
San Clemente, CA

**9,486 SF VACANT LOT**

## **MIXED USE ZONING**

NC1.3 permits many retail  
uses & personal services

**RESIDENTIAL** affordable  
housing permitted

**SHOP + APARTMENT  
ABOVE** possible

**HIGH VISIBILITY** location  
on busy street

**FREEWAY CLOSE**

**SEE WYNNECRE.COM**  
for details

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# ZONED NEIGHBORHOOD COMMERCIAL NC1.3

## ZONE OVERLAY AFFORDABLE HOUSING



PERMITTED USES INCLUDE:

MOST RETAIL SHOPS

OFFICE

BAKERY

RESTAURANT (NOT DRIVE THRU)

BARBER / BEAUTY SERVICES

TATTOO

FLORIST

AFFORDABLE / SENIOR HOUSING

Source: City of San Clemente Zoning Tool



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DETAILS at [WYNNECRE.COM](http://WYNNECRE.COM)