

Marcus & Millichap
THE AZZI GROUP

1925 S EL CAMINO REAL

SAN CLEMENTE, CA 92672

OFFERING MEMORANDUM



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Marcus & Millichap
THE AZZI GROUP

WE'VE GOT YOU COVERED EVERY STEP OF THE DEAL
WWW.THEAZZIGROUP.COM



01

PROPERTY DESCRIPTION



— PROPERTY DETAILS —

The Azzi Group of Marcus and Millichap is pleased to present the opportunity to acquire 1925 S El Camino Real, a retail investment opportunity located in the highly desirable 92672 zipcode of San Clemente.

SUBJECT PROPERTY		
Property Address	1925 S El Camino Real San Clemente, CA 92672	
Assessor's Parcel Number	690-401-38	
Zoning	NC1.3	
Number of Units	1	
Number of Parking Spaces	8	
Number of Buildings	1	
Number of Stories	1	
Year Built	1980	
Gross Square Feet	2,534	
Lot Size	8,980	SF
Type of Ownership	Fee Simple	

— INVESTMENT HIGHLIGHTS —



◆ **Turnkey Restaurant & Bar Opportunity** – Formerly operated as Pure Burger Bar, the property features a fully fixtured restaurant including commercial kitchen infrastructure, dining area, and bar setup designed to accommodate beer, wine, and cocktail service. The approximately **2,500 SF footprint** provides an efficient size for restaurant operations while maintaining manageable occupancy costs relative to larger restaurant spaces, allowing a new operator to open with minimal capital investment and reduced build-out time.

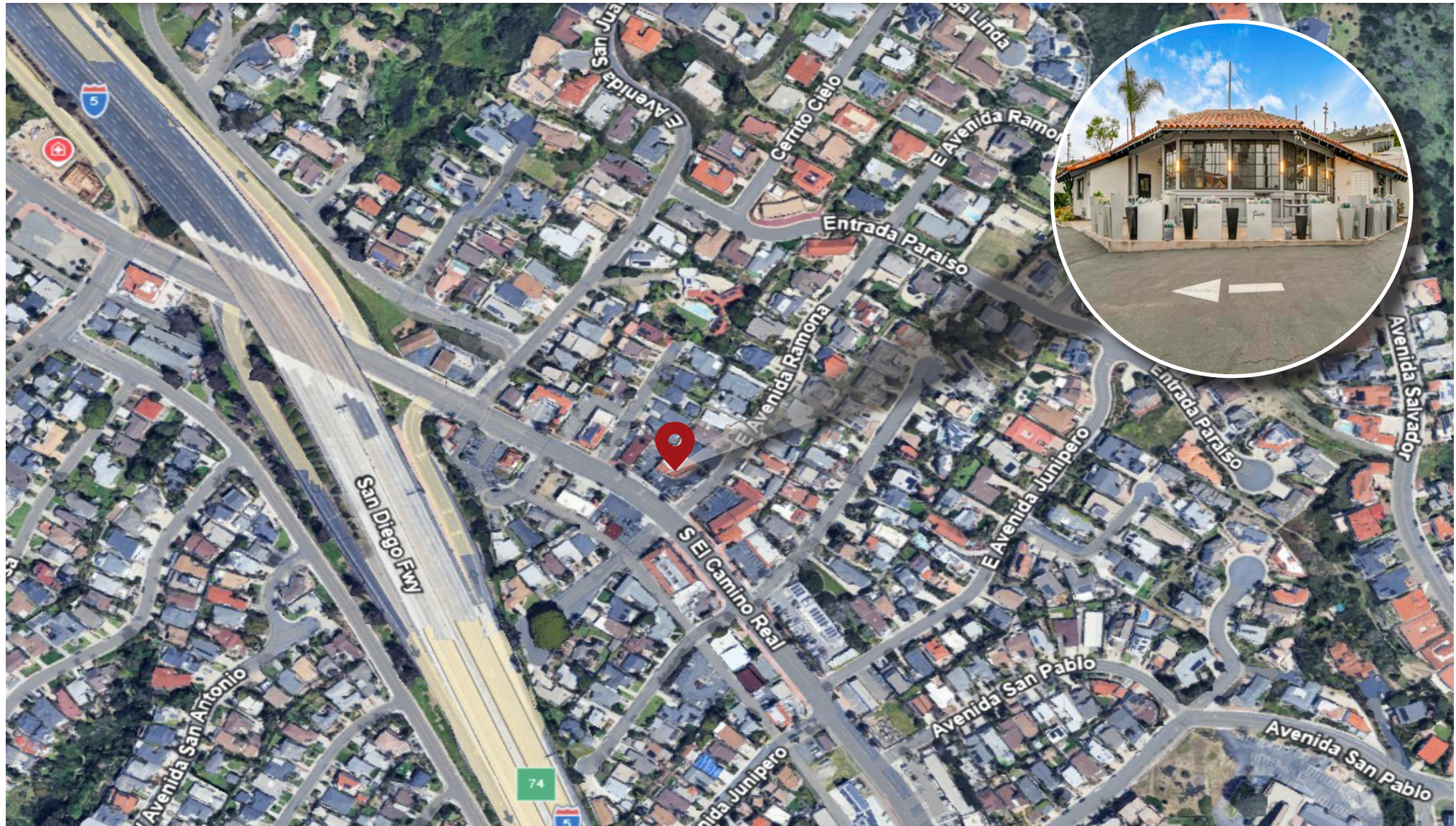
◆ **Prime Corner Location on El Camino Real** – Positioned on a highly visible corner along **South El Camino Real**, one of San Clemente's primary commercial corridors, the property benefits from strong daily traffic counts, excellent street frontage, and convenient accessibility.

◆ **Flexible Commercial Zoning with Redevelopment Potential** – Zoned **Neighborhood Commercial (NC1.3)** allowing up to **45 feet in height and three stories**, the property offers long-term redevelopment potential for retail, restaurant, or mixed-use projects.

◆ **Housing Overlay Providing Future Development Optionality** – The property is located within the City of San Clemente's **Housing Overlay**, which allows qualifying affordable housing projects at approximately **24 units per acre**, creating additional redevelopment potential.

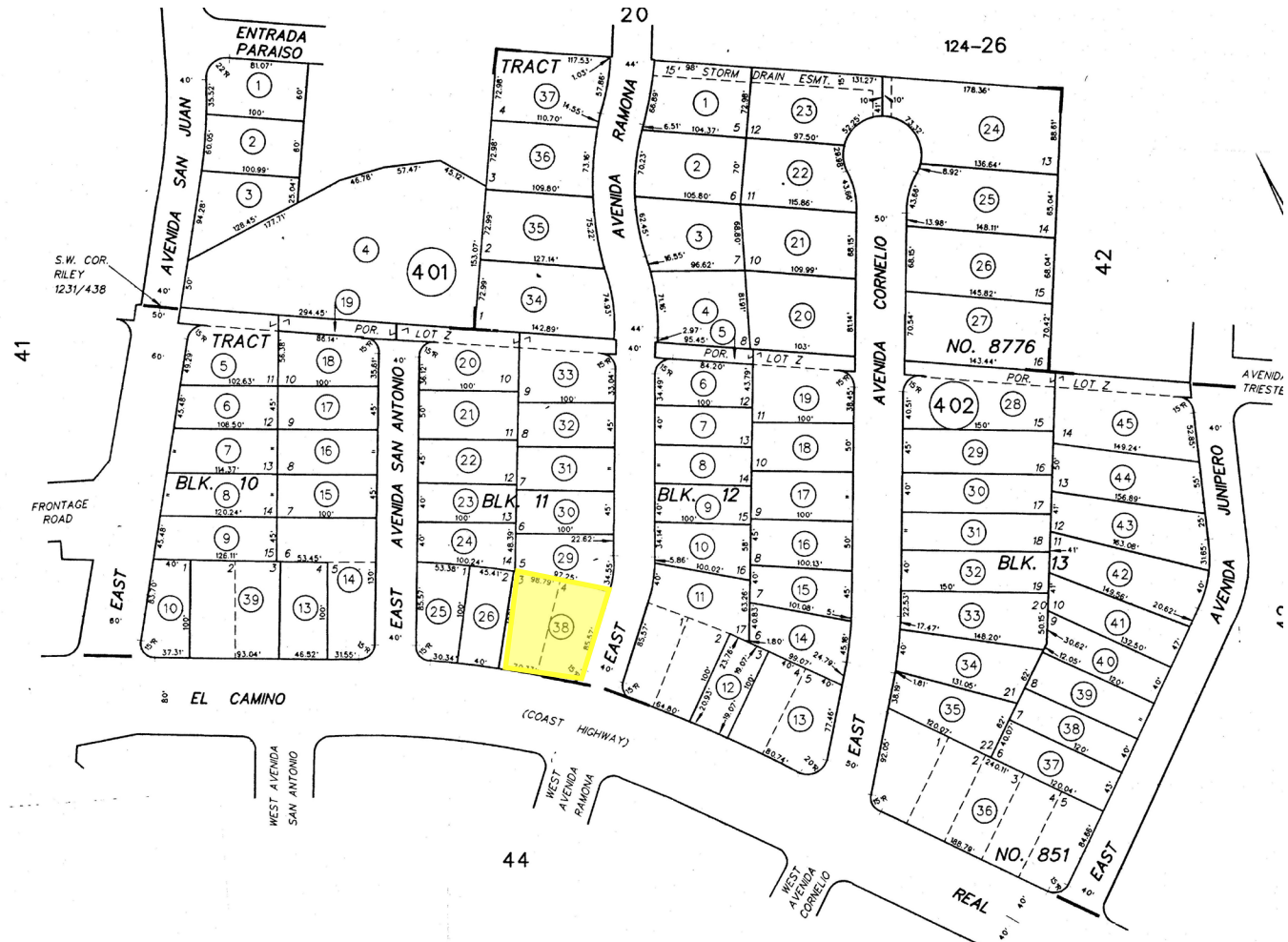
◆ **Premier Coastal Orange County Location** – San Clemente is one of Southern California's most desirable coastal communities, benefiting from strong demographics, tourism demand, and limited availability of freestanding commercial properties.

AERIAL MAP



TAX MAP

APN: 690-401-38





[illegible]

LOCATION HIGHLIGHTS



SAN CLEMENTE BEACH TRAIL



SAN CLEMENTE PIER



AVENIDA DEL MAR



DANA POINT HARBOR



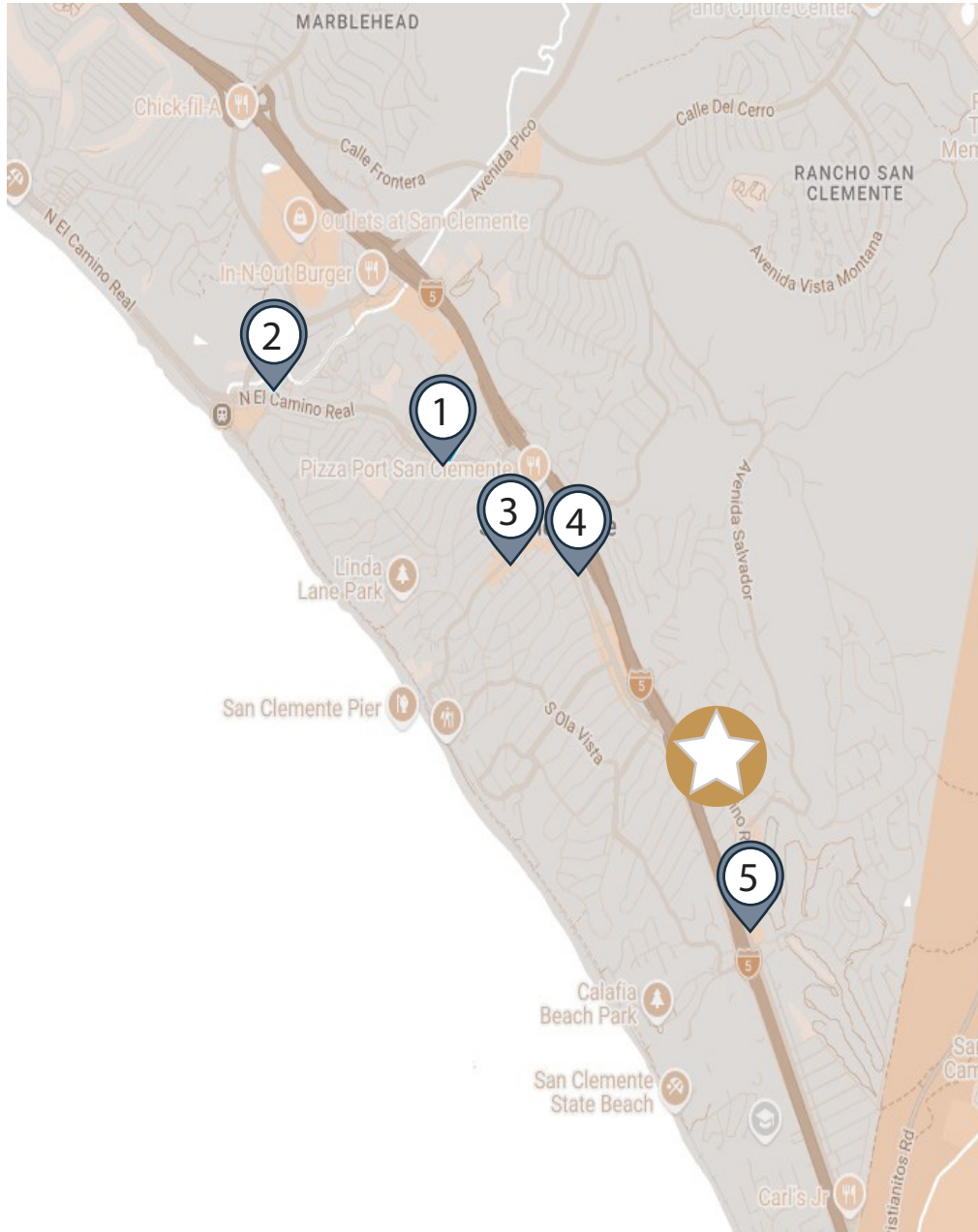
SAN JUAN CAPISTRANO

02

COMPARABLES



— SALE COMPARABLES —



1925 S El Camino Real
San Clemente, CA 92672



724 N El Camino Real
San Clemente, CA 92672



1701 N El Camino Real
San Clemente, CA 92672



167 Avenida Del Mar
San Clemente, CA 92672



420 S El Camino Real
San Clemente, CA 92672



2449 S El Camino Real
San Clemente, CA 92672

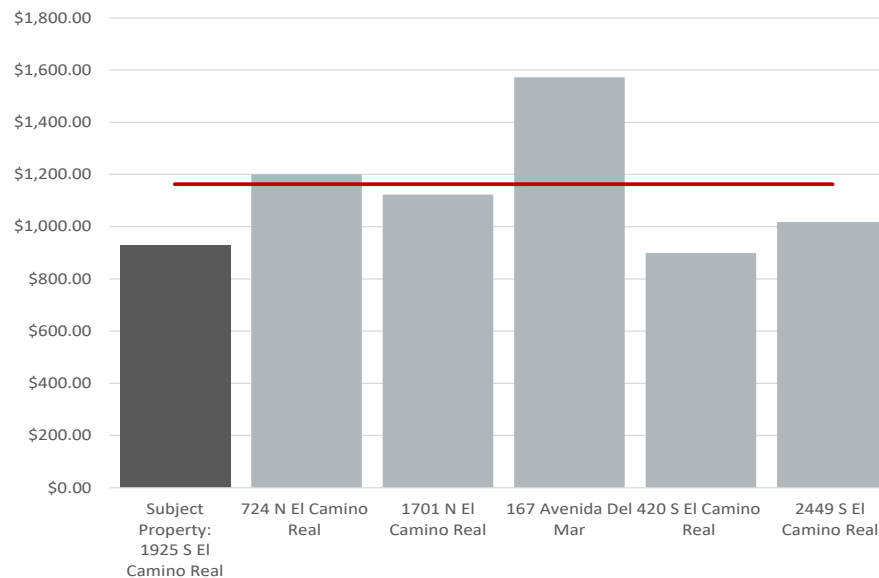


SALE COMPARABLES

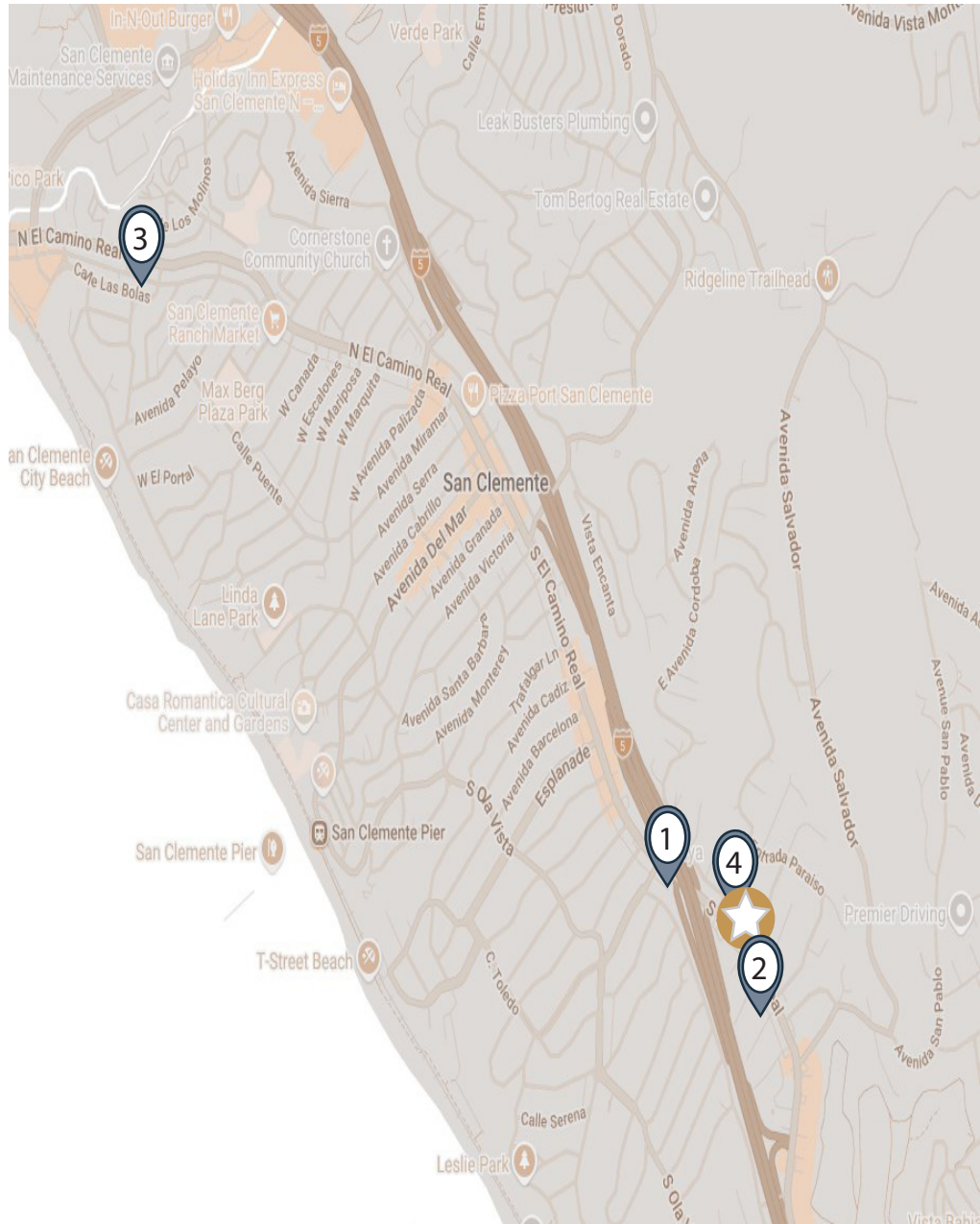
	ADDRESS	Sale Price	Year Built	GLA (SF)	Lot Size (SF)	Price/SF	COE
	Subject Property: 1925 S El Camino Real	\$2,350,000	1980	2,534	8,980	\$927.39	N/A
1	724 N El Camino Real San Clemente, CA 92672	\$2,400,000	1981	2,000	11,761	\$1,200.00	On Market
2	1701 N El Camino Real San Clemente, CA 92672	\$1,400,000	1930	1,247	5,616	\$1,122.69	1/16/2026
3	167 Avenida Del Mar San Clemente, CA 92672	\$2,339,000	1951	1,488	3,000	\$1,571.91	4/30/2025
4	420 S El Camino Real San Clemente, CA 92672	\$2,415,500	1966	2,685	16,117	\$899.63	3/14/2025
5	2449 S El Camino Real San Clemente, CA 92672	\$1,970,000	1981	1,936	4,792	\$1,017.56	2/14/2025

AVERAGE PRICE PER SF

\$1,162.36



— RENT COMPARABLES —



1925 S El Camino Real
San Clemente, CA 92672



1502 S El Camino Real
San Clemente, CA 92672



2102 S El Camino Real
San Clemente, CA 92672



1520 N El Camino Real
San Clemente, CA 92672



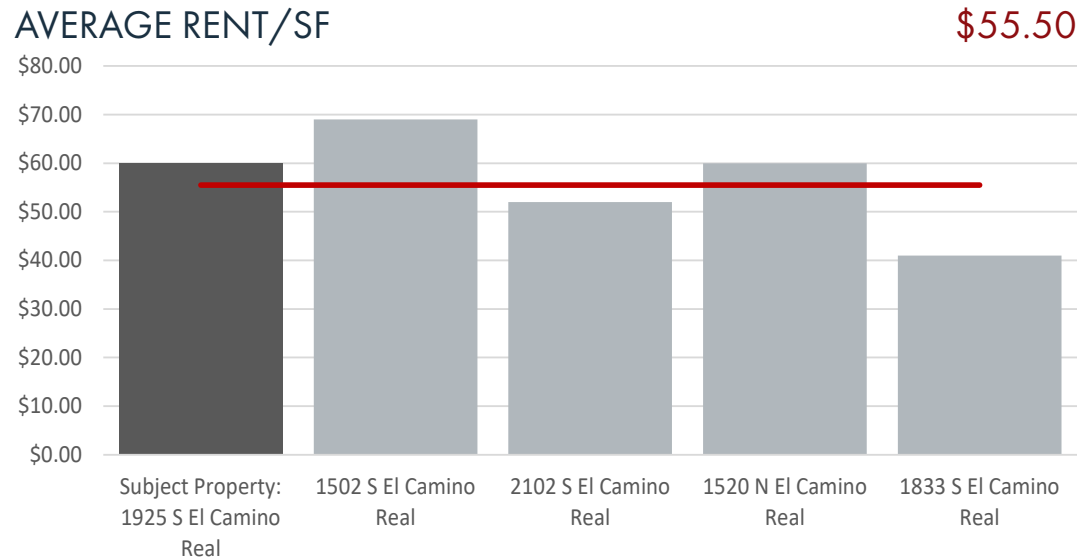
1833 S El Camino Real
San Clemente, CA 92672



RENT COMPARABLES

	PROPERTY NAME	TYPE	NO. OF UNITS	YEAR BUILT	GLA (SF)	RENT/SF*	RENT/SF/MONTH	RENT/SF/YEAR
	Subject Property: 1925 S El Camino Real San Clemente, CA 92672	Retail - Restaurant	1	1980	2,534	\$60.00	\$12,670	\$152,040
1	1502 S El Camino Real San Clemente, CA 92672	Retail - Restaurant	2	2024	7,035	\$69.00	\$40,451	\$485,415
2	2102 S El Camino Real San Clemente, CA 92672	Retail - Freestanding	1	1949	3,934	\$52.00	\$17,047	\$204,568
3	1520 N El Camino Real San, CA 92672	Retail - Storefront/Office Condo	3	1980	7,523	\$60.00	\$37,615	\$451,380
4	1520 N El Camino Real San Clemente, CA 92672	Retail - Veterinarian/Kennel	1	1956	3,520	\$41.00	\$12,027	\$144,320
				AVG.	5,503	\$55.50	\$26,785.06	\$321,420.75

*Costar Estimated



03

FINANCIALS



FINANCIAL OVERVIEW

LOCATION

1925 S El Camino Real

San Clemente, CA 92672

Price	\$2,350,000
Number of Units	1
Gross Square Feet	2,534
Price/SF	\$927.39
CAP Rate - Pro Forma	6.47%
Year Built	1980
Lot Size	8,980 SF
Type of Ownership	Fee Simple

ANNUALIZED OPERATING DATA

Income	Pro forma
Rent	\$152,040
Gross Potential Rent	\$152,040

RENT ROLL

Tenant	Approx. Unit SF	Pro Forma Rent/SF	Pro Forma Rent/SF/Month	Pro Forma Rent/SF/Year
VACANT	2,534	\$60.00	\$12,670.00	\$152,040.00





1925 S EL CAMINO REAL
SAN CLEMENTE, CA 92672

**1925 S El Camino Real
San Clemente, CA 92672**

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