

# HISTORIC LEASED INVESTMENT IN THE HEART OF SAN JUAN CAPISTRANO

**31682 El Camino Real | San Juan Capistrano, CA 92675**

- Currently leased to The Inn at The Mission San Juan Capistrano
- Long term tenancy at below market rents with future upside
- Preferential tax treatment due to Mills Act & National Historic Designations

**Purchase Price: \$1,200,000**

**SUBJECT PROPERTY**

SPRING ST



**AL APUZZO**

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CalDRE Lic# 01323215



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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SAN JUAN  
CAPISTRANO  
AMTRAK STATION

RIVER STREET  
MARKETPLACE



ORTEGAS  
CAPISTRANO  
TRADING POST



MISSION  
PARISH  
SCHOOL

SUBJECT PROPERTY











ORTEGA HWY

DEL OBISPO ST

INN AT THE  
MISSION SAN JUAN  
CAPISTRANO

**SUBJECT PROPERTY**

SAN JUAN  
ELEMENTARY  
SCHOOL

SPRING ST

EL CAMINO REAL

OLD MISSION RD







WELLS FARGO

WILDFIRE  
MERCANTILE

US BANK

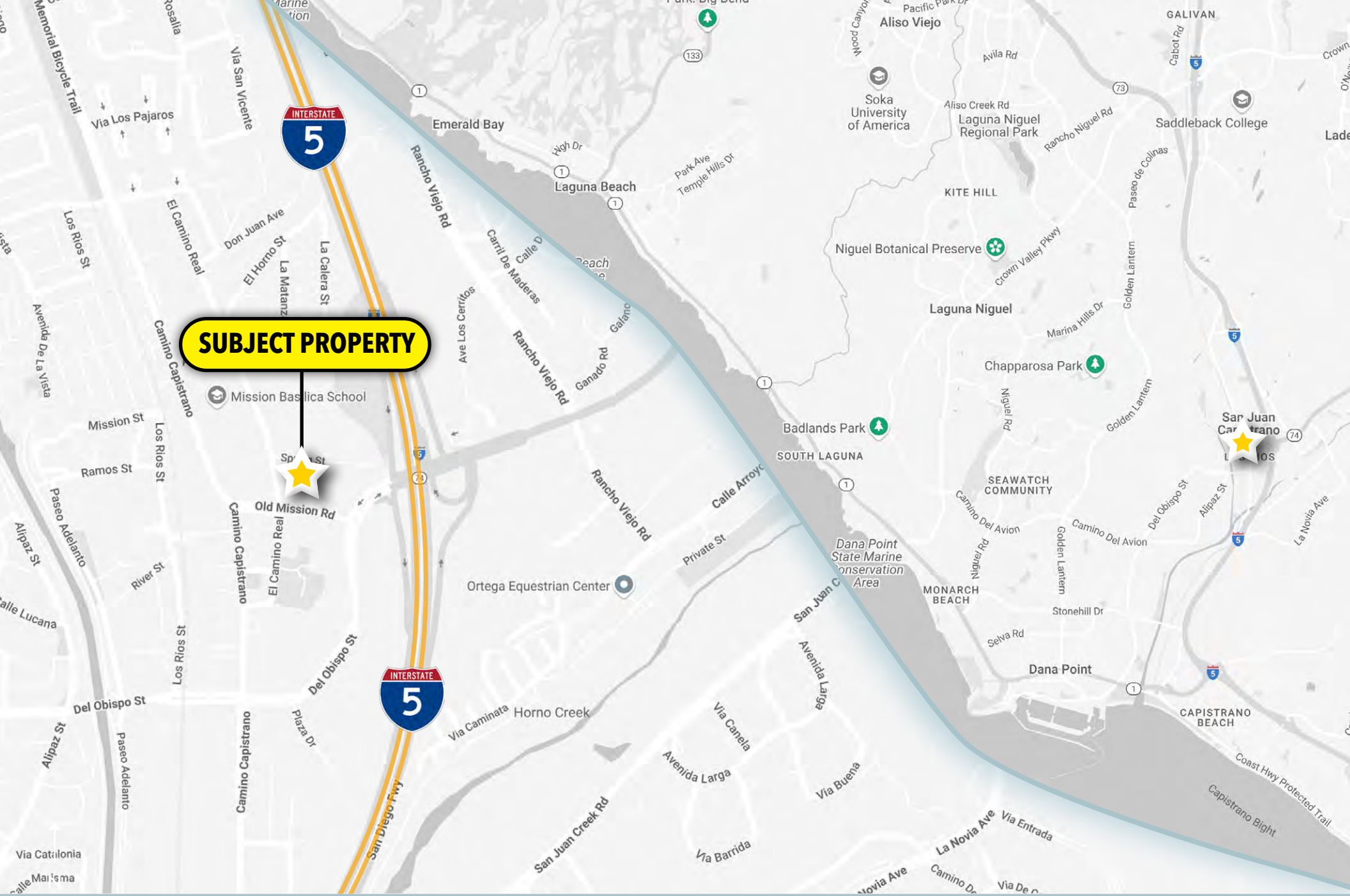
ORTEGA  
CAPISTRANO  
TRADING POST

MISSION  
PARISH  
SCHOOL

SUBJECT PROPERTY



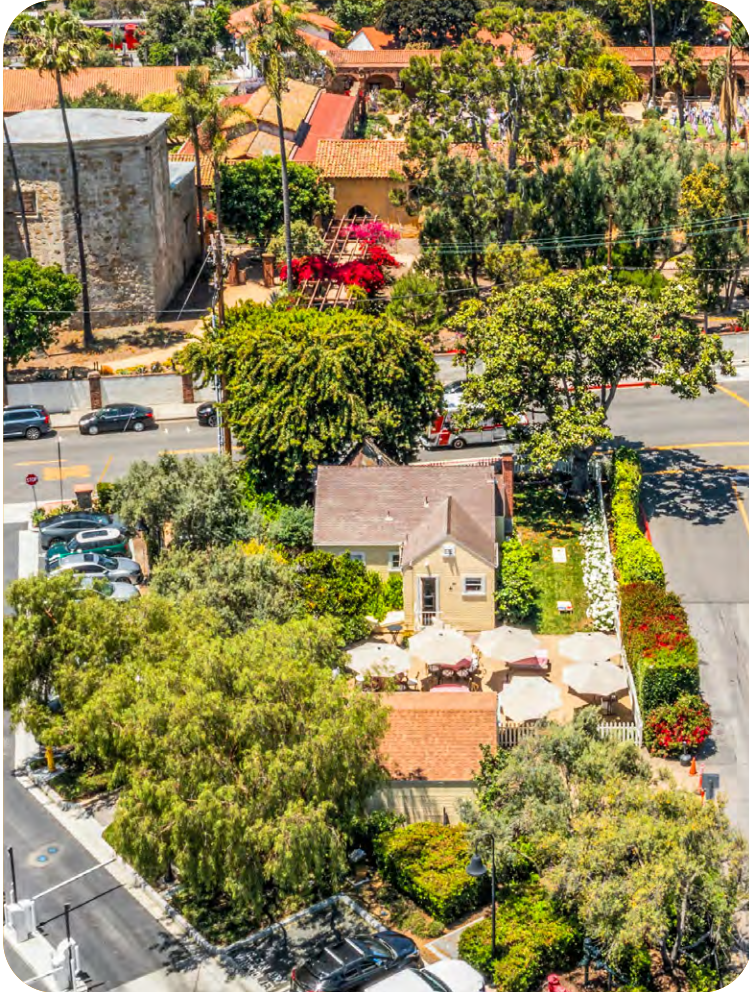




location map



# executive summary



Lee & Associates – North San Diego County is pleased to present 31682 El Camino Real, a rare residential or commercial offering located in the heart of historic San Juan Capistrano, California. Nestled within the vibrant Mission District and just steps from the iconic Mission San Juan Capistrano, this charming property represents an exceptional opportunity to own a piece of Southern California history.

Positioned along the highly traveled El Camino Real corridor, the property offers outstanding visibility and unmatched walk ability to San Juan's renowned downtown amenities—including upscale dining, boutique shops, art galleries, and cultural landmarks. The historic property sits on a well-proportioned lot and features approximately 1,004 square feet of total space which is currently leased, but ideal for a future commercial owner-user, residence, vacation rental, or other creative opportunity.

Zoned for residential use and surrounded by a blend of preserved historic properties and thoughtfully curated commercial developments, 31682 El Camino Real presents a unique blend of livability, charm, and long-term upside in one of Orange County's most treasured communities.

This is a rare opportunity to acquire a leased freestanding property in San Juan Capistrano's most walkable and story-rich neighborhood—a community defined by its cultural legacy, coastal proximity, and enduring appeal.



# property information

## location:

31682 El Camino Real is a 1,004 square foot historical property located in the heart of downtown San Juan Capistrano, just a short walk from Mission San Juan, the Los Rios Historic District, and the city's vibrant retail and restaurant core.

## jurisdiction:

County of Orange

## apn:

124-170-08

## lot size:

0.155 acres (6,750 SF)

## Building Size

1,004 total square feet

(752 sf main structure, 252 sf rear structure)

## zoning:

Town Centre District (TC)

[Click here for allowable uses](#)

## year built:

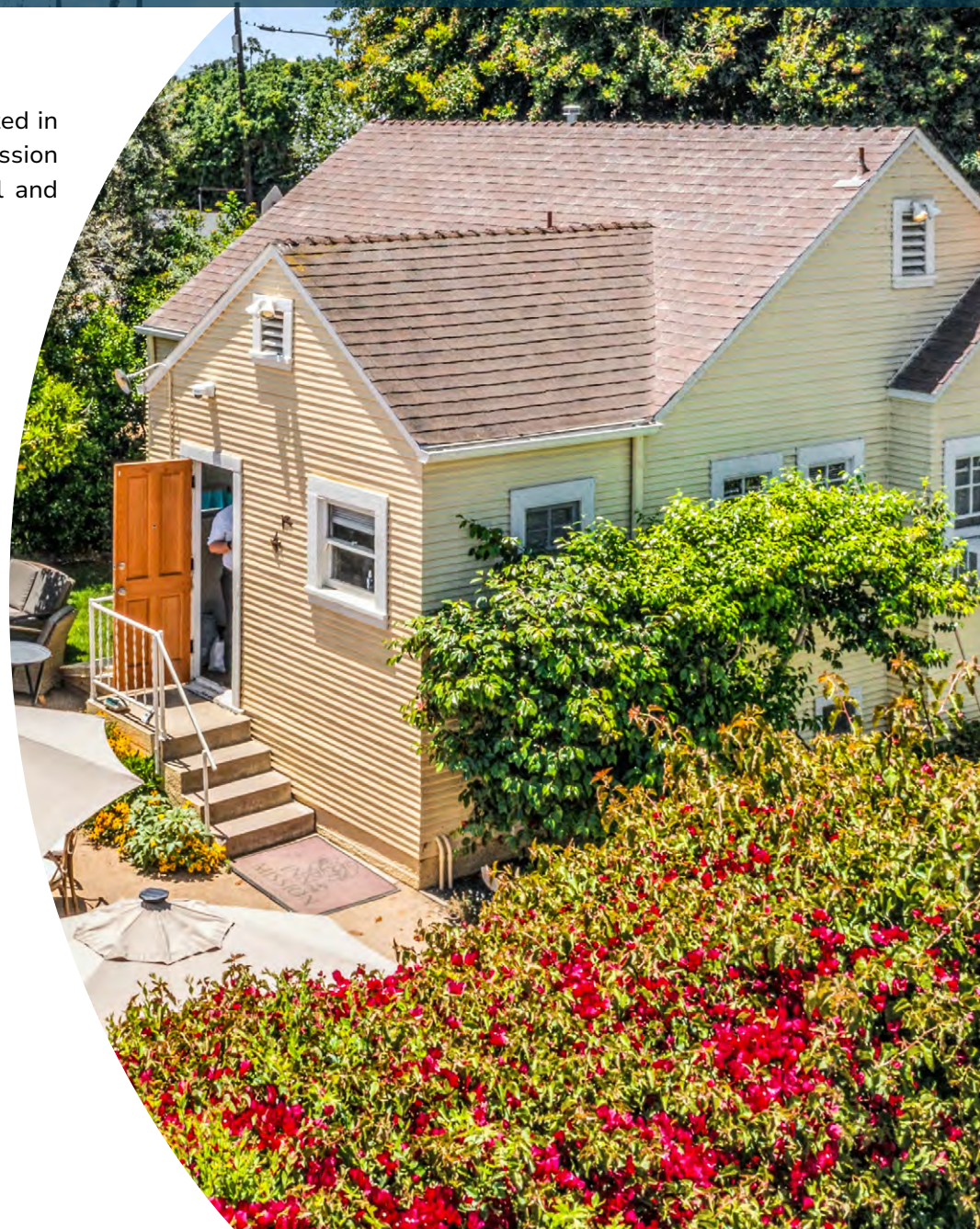
1927

## school district:

Capistrano Unified School District

## services:

<b>Water/Sewer</b>	Santa Margarita Water District
<b>Electric</b>	San Diego Gas & Electric (SDG&E)
<b>Gas</b>	Gas: Southern California Gas Company (SoCalGas)
<b>Fire</b>	Orange County Fire Authority (OCFA) – Fire Station 7
<b>Police</b>	Orange County Sheriff's Department (San Juan Capistrano Police Services)





# lease information

**tenant:**

The Inn at the San Juan Capistrano Mission

**lease rate:**

\$3,550/Month (\$3.54/SF/Month on total SF)

**lease type:**

NNN

**rent increases:**

3% annually

**lease term:**

Expires June 2033

**NNNs:**

\$.24/SF/Month on total SF

**historic tax advantages:**

Mills Act & National Historical Registry

**lease option:**

One at 15 years

**purchase option:**

Yes, for 6 months if Lease Option exercised

**right of first refusal:**

Yes

**market comparable lease rates:**

\$3.75-4.64/SF/Month

**market comparable NNNs:**

\$.90-1.29/SF/Month





# lease comparables

## 1 32121-32191 Camino Capistrano - Mission Village

San Juan Capistrano, California 92675 (Orange County) - San Juan Cap/S Clemente/D...

Retail

Center Type	Neighborhood Center	GLA (% Leased)	79,533 SF (98.1%)
Built/Renovated	1973/1998	Tenancy	Multiple
Available	1,500 - 3,780 SF	Max Contiguous	2,280 SF
Asking Rent	\$4.50 SF/MO + \$0.90 NNN	Frontage	986' on Camino Capistrano



## 2 31645 Rancho Viejo Rd

San Juan Capistrano, California 92675 (Orange County) - San Juan Cap/S Clemente/D...

Office

RBA (% Leased)	1,400 SF (0.0%)	Built	1980
Stories	1	Typical Floor	1,400 SF
Tenancy	Single	Available	1,400 SF
Max Contiguous	1,400 SF	Asking Rent	\$4.64 SF/MO/NNN



## 3 32301 Camino Capistrano - Plaza del Rio

San Juan Capistrano, California 92675 (Orange County) - San Juan Cap/S Clemente/D...

Retail

Center Type	Neighborhood Center	GLA (% Leased)	12,135 SF (89.7%)
Built/Renovated	1981/2000	Tenancy	Multiple
Available	1,250 SF	Max Contiguous	1,250 SF
Asking Rent	\$3.50 - \$4.00 SF/MO + \$1.11 NNN	Parking Spaces	50 (5.10/1,000 SF)
Frontage	558' on Camino Capistrano		



## 4 26850 Old Mission Rd - Mission Promenade

San Juan Capistrano, California 92675 (Orange County) - San Juan Cap/S Clemente/D...

Retail

Center Type	Strip Center	GLA (% Leased)	18,118 SF (100%)
Built/Renovated	1925/1995	Tenancy	Multiple
Available	624 - 2,214 SF	Max Contiguous	1,590 SF
Asking Rent	\$3.75 SF/MO + \$1.29 NNN	Parking Spaces	70 (3.86/1,000 SF)
Frontage	253' on Ortega Hwy		

















# demographics

1 mile



population

14,312



estimated households

4,610



average household income

\$159,260



median household income

\$127,728



total businesses

1,440

3 miles



population

94,288



estimated households

35,108



average household income

\$199,193



median household income

\$152,699



total businesses

4,796

5 miles



population

212,214



estimated households

80,595



average household income

\$207,907



median household income

\$159,175



total businesses

12,375

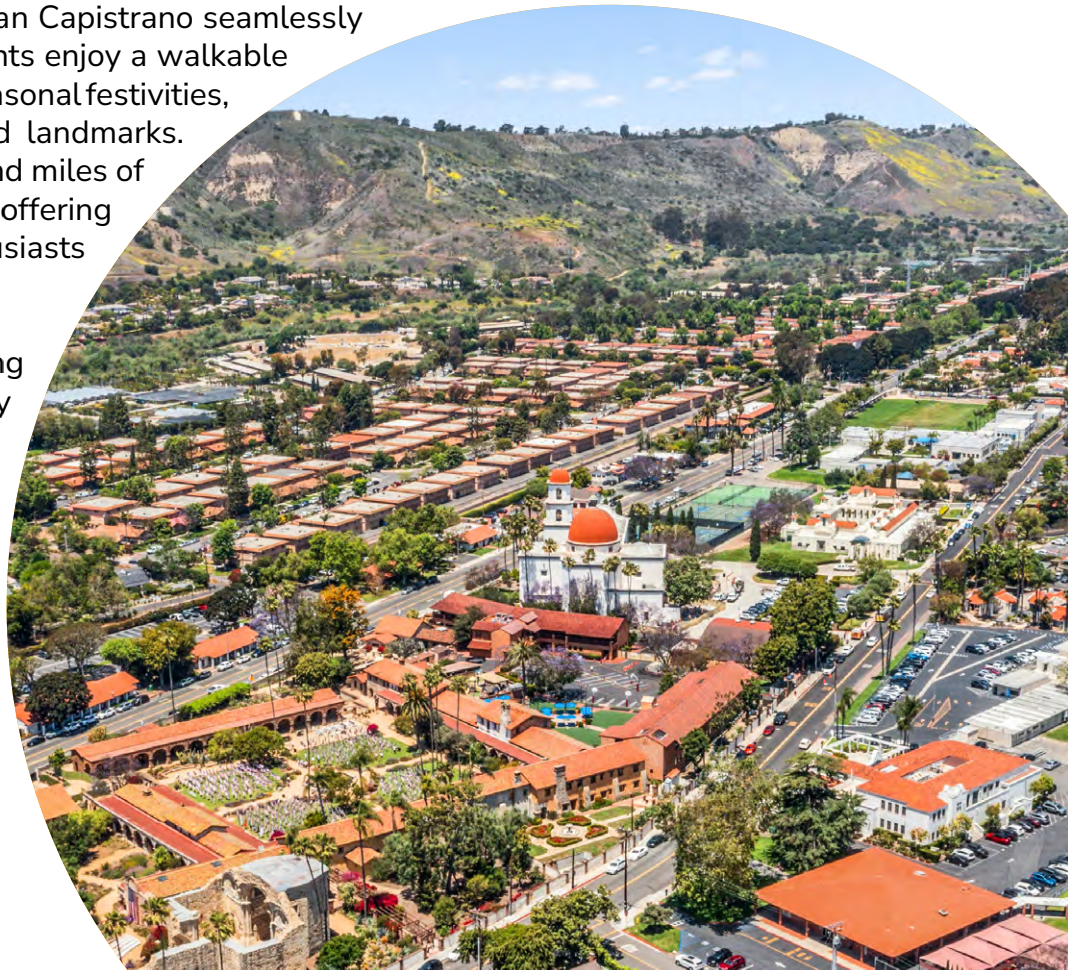


# san juan capistrano

San Juan Capistrano is a historic jewel of Southern California, revered for its rich cultural heritage, timeless architecture, and vibrant community spirit. Nestled along the picturesque Orange County coastline, the city is perhaps best known as the home of the iconic Mission San Juan Capistrano—California’s “Jewel of the Missions”—which has stood as a symbol of history and hospitality since its founding in 1776. The city’s preserved adobes, vintage storefronts, and Spanish-style facades reflect a deep-rooted legacy that continues to shape its unique character.

As one of California’s oldest established communities, San Juan Capistrano seamlessly blends Old World charm with modern-day amenities. Residents enjoy a walkable downtown rich with artisan shops, fine dining, wine bars, and seasonal festivities, all set against a backdrop of rolling hills and centuries-old landmarks. Equally inviting are the city’s lush parks, equestrian centers, and miles of scenic trails that weave through the region’s natural beauty, offering an active and serene lifestyle for families and outdoor enthusiasts alike.

The city’s dedication to preserving its historic core and fostering a strong sense of place is evident in its planning and community engagement. San Juan Capistrano maintains a small-town ambiance while offering convenient access to Southern California’s coastal attractions, commuter corridors, and employment hubs. With its award-winning schools, storied past, and enduring architectural charm, San Juan Capistrano continues to captivate homebuyers seeking an unparalleled blend of heritage, beauty, and community pride.





# tax map

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POR. SEC. 6, T 8 S, R 7 W

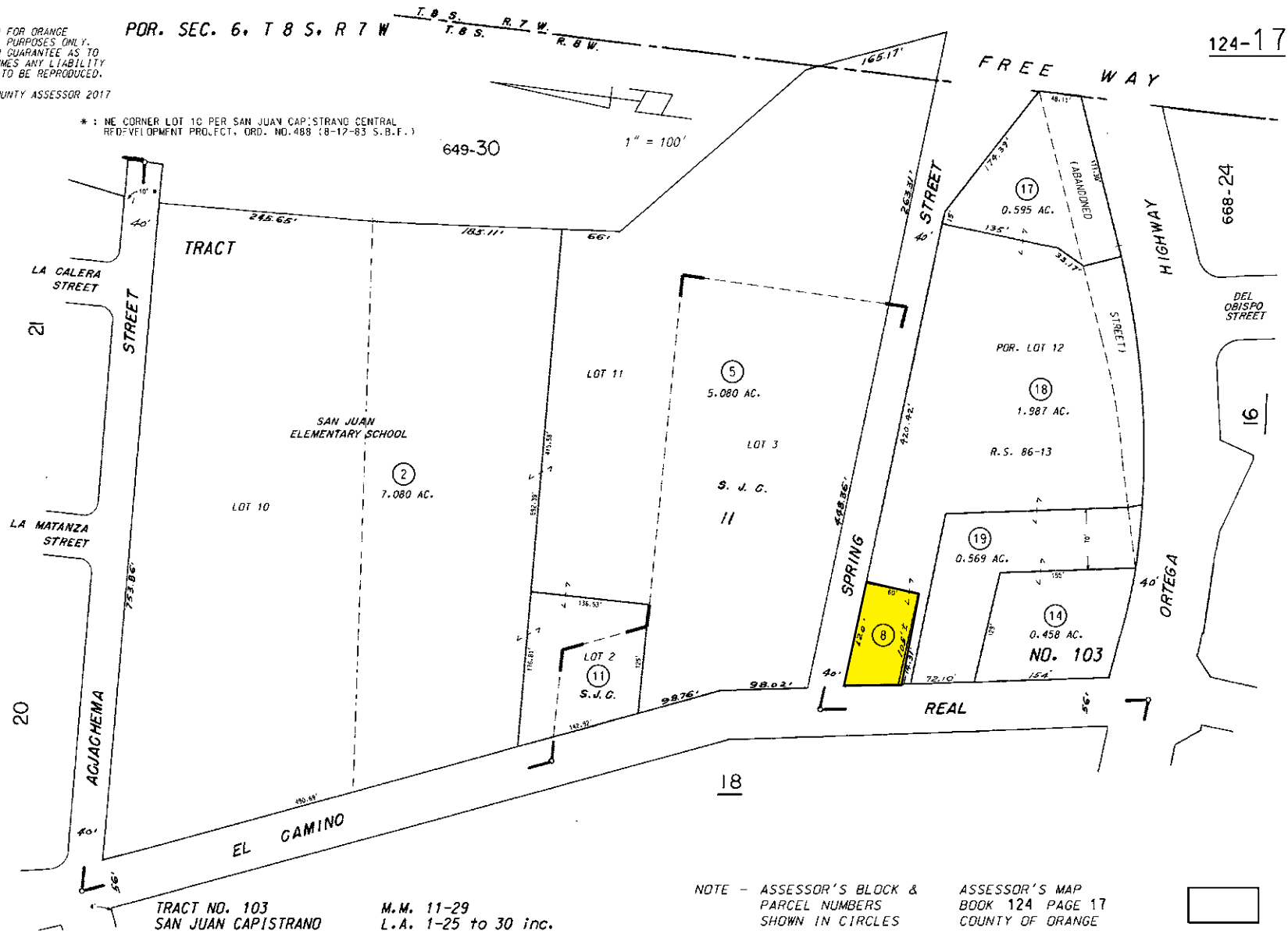
\* : NE CORNER LOT 10 PER SAN JUAN CAPISTRANO CENTRAL REDEVELOPMENT PROJECT, ORD. NO. 488 (8-12-83 S.B.F.)

649-30

1" = 100'

124-17

FREE WAY



MARCH 1951

TRACT NO. 103  
SAN JUAN CAPISTRANO


M.M. 11-29  
L.A. 1-25 to 30 inc.

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 124 PAGE 17 COUNTY OF ORANGE





An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many houses and trees. In the background, there are mountains under a blue sky with some clouds. A semi-transparent dark blue box is overlaid on the lower half of the image, containing white text.

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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