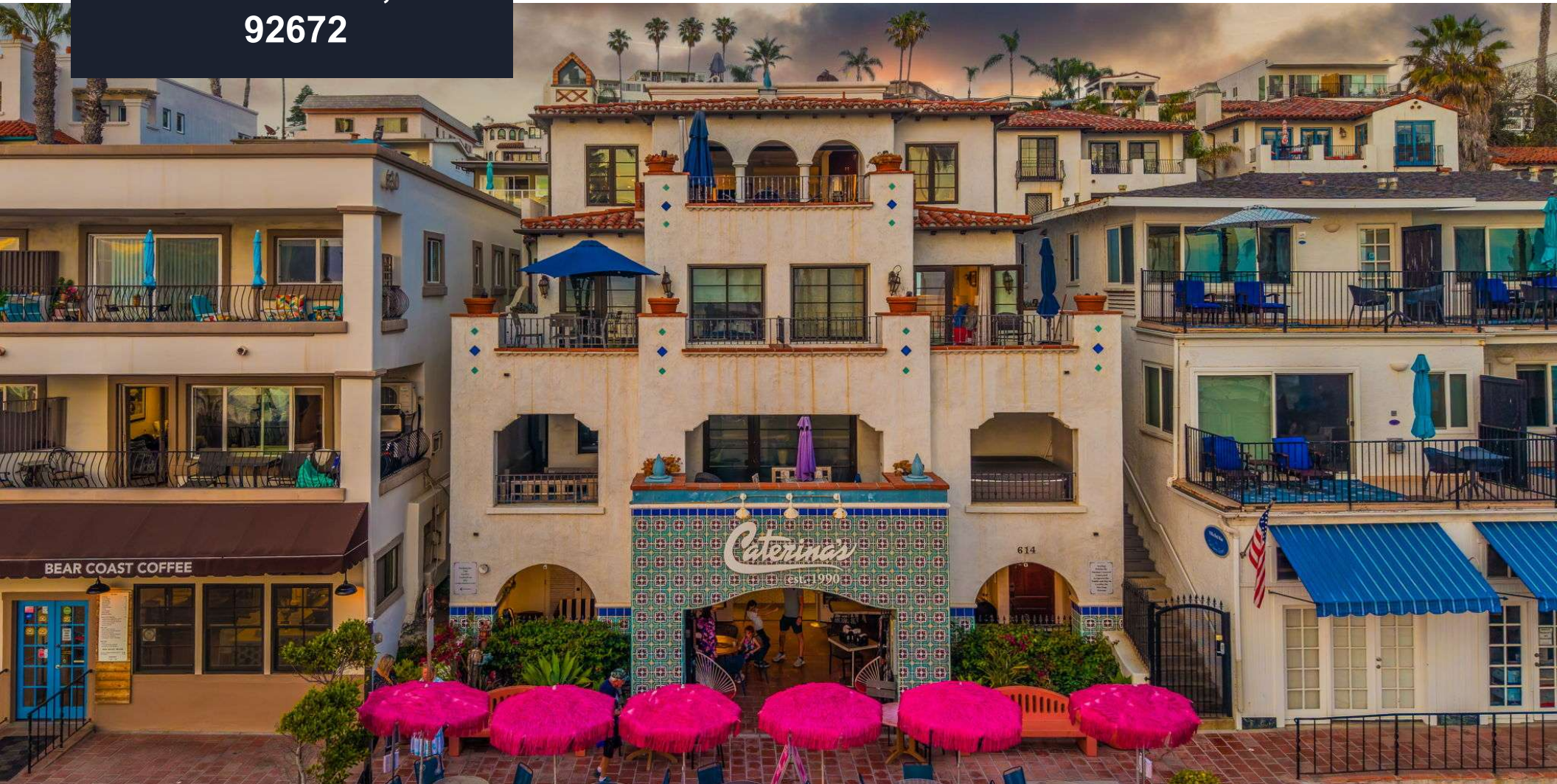


614 Avenida Victoria
San Clemente, CA
92672

Offering Memorandum



The Ballard & Ballard
Real Estate Group

Brent Ballard
President & Broker

Trey Ballard
VP of Sales



BROKERED BY
exp
REALTY



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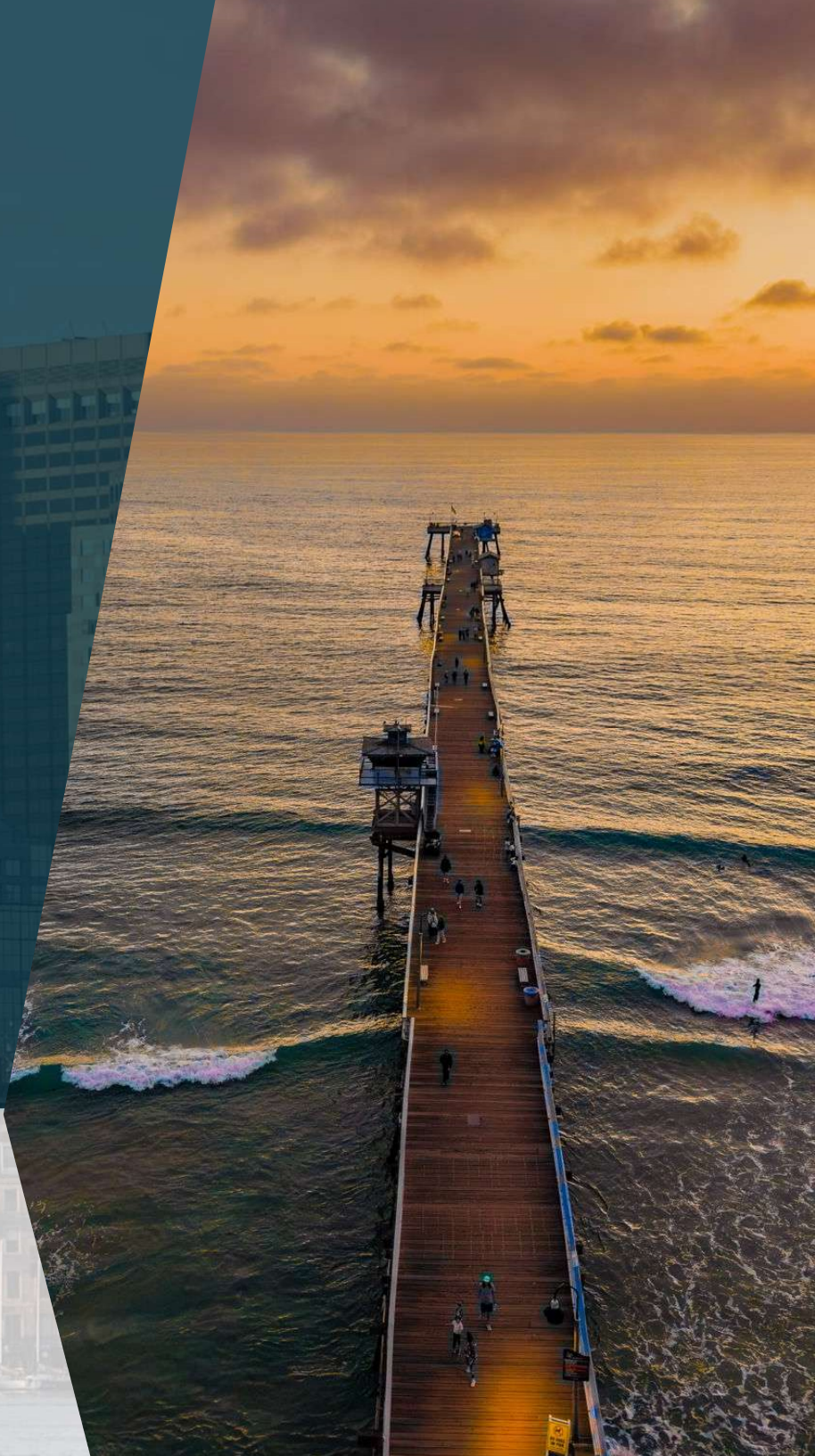
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PROPERTY OVERVIEW





614 Avenida Victoria presents a rare opportunity to acquire a trophy mixed-use asset in the heart of San Clemente's Pier Bowl, directly fronting the beach and San Clemente Pier. This irreplaceable location—one of the only properties in Orange County with true pier-adjacent access without crossing a major roadway—drives exceptional long-term value and demand.

The property consists of approximately 5,300+ SF including two large residential units and a ground-floor commercial eatery, all constructed circa 2015 and maintained in strong condition. Each residential unit features 3 bedrooms, ocean views, and private 2-car garages, complemented by additional on-site parking. With projected annual income nearing \$500,000 and additional upside through short-term rental potential, the asset offers a compelling blend of stable in-place income and value-add positioning. Zoned under the Pier Bowl Specific Plan, the property also presents future flexibility, including potential condominium conversion (buyer to verify). Currently being operated as a short-term rental.

HIGHLIGHTS

- **Trophy mixed-use asset in the heart of San Clemente's Pier Bowl**
- **Two 3-bedroom residential units with ocean and pier views**
- **Strong investment potential**
- **Strong income profile with ~\$500K projected annual revenue, comes with STR permits**
- **Rooftop patio with ocean views**
- **Closest property to San Clemente Pier**

SITE ADDRESS

614 Avenida Victoria
San Clemente, CA

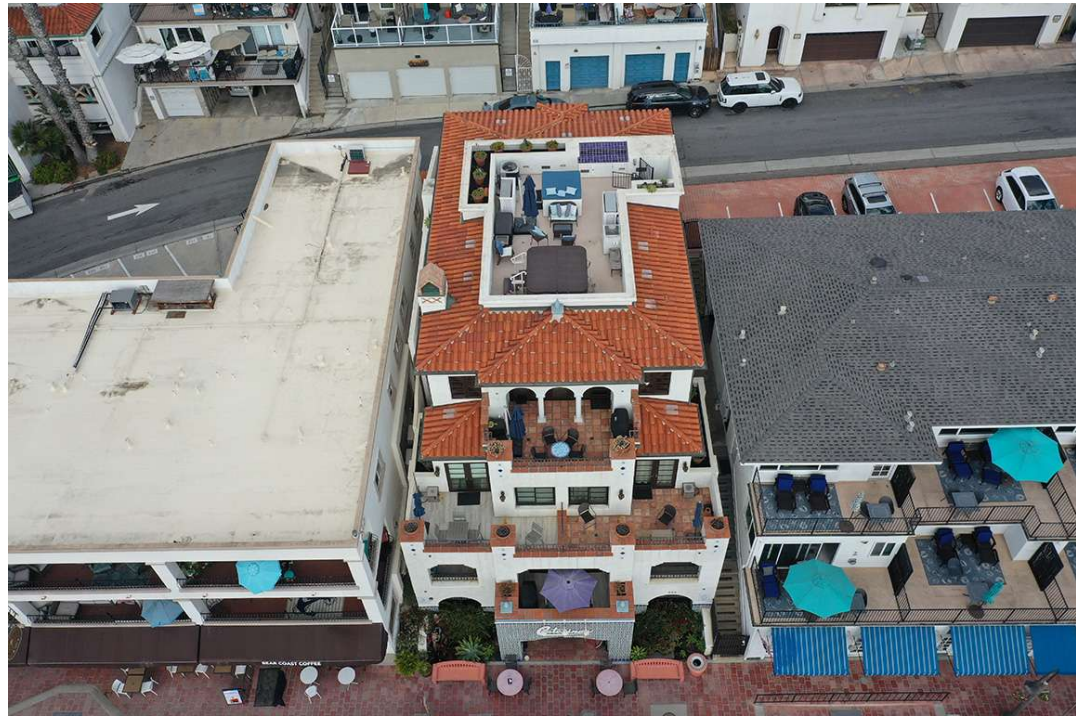
3 Units - (1) 3 Bed 2.25 Bath
(1) 3 Bed 2.25 Bath plus
Studio ADU
(1) 991sf Restaurant
Space

LOCATION OVERVIEW

Located in the heart of San Clemente's Pier Bowl, just steps from the beach and directly across from the iconic San Clemente Pier.

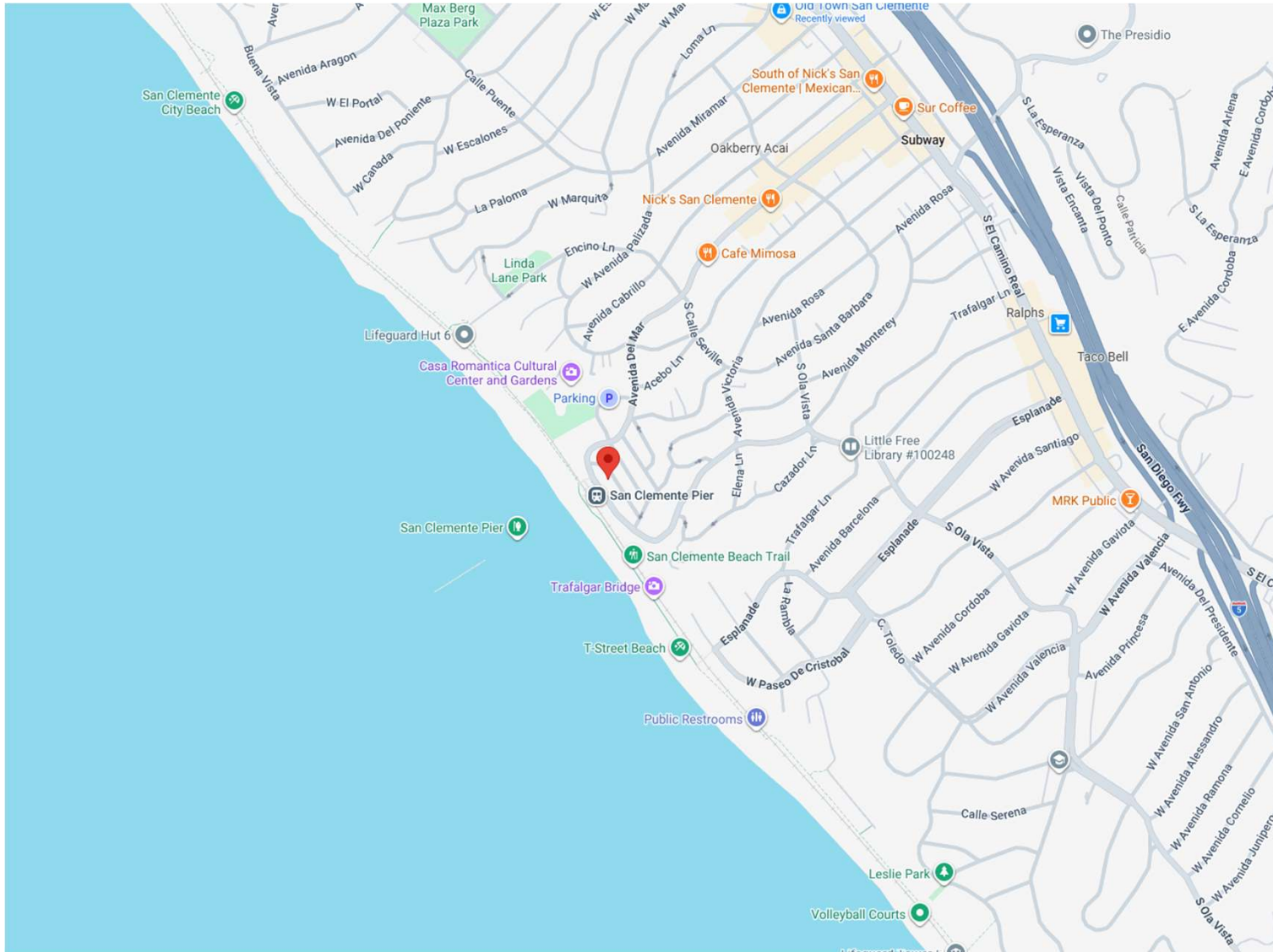
PROPERTY SUMMARY

- **Number of Units: 3**
- **Lot Size: 6,534 SF**
- **Building Size: 5,348 SF**
- **Type: Mixed Use**
- **Year Built: 2015**
- **Foundation: Concrete**



- **Parcels: 692-21-02**
- **Number of Beds: 7**
- **Number of Baths: 7**
- **Number of Buildings: 1**
- **Parking: 2 1 Car Garages**
- **Walk Score: (77)**
- **Zoning Code: PBSP**
- **County: Orange County**

LOCATION





FINANCIALS

FINANCIALS

614 Avenida Victoria

PROFORMA VALUE

Price	\$11,950,000
Price per Unit	\$ 3,983,333
Cap Rate	2.4%
GRM	26.67
Proforma Cap Rate	3.2%
Proforma GRM	22.81

Unit Mix and Rent Schedule

Units	Type	Avg STR income	Total Income	Avg Proforma Rent	Total Proforma Rent
A	3B + 2.5Ba	\$ 15,000.00	\$ 15,000.00	\$ 18,000.00	\$ 18,000.00
B	3B + 2.5Ba + ADU	\$ 18,000.00	\$ 18,000.00	\$ 21,000.00	\$ 21,000.00
R	Restaurant	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00
3			\$ 38,500.0		\$ 45,000.00

Income	Monthly	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 38,500.0	\$ 462,000.00	\$ 540,000.00
Laundry			\$ -
Other			\$ -
Gross Scheduled Income		\$ 462,000.00	\$ 540,000.00
Vacancy Rate	3%	\$ 13,860.00	\$ 16,200.00
Effective Gross Income		\$ 448,140.00	\$ 523,800.00

Expenses	Current	Proforma
Operating Expenses		
New Property Taxes	1.106083% \$132,176.92	\$132,176.92
Insurance	\$ 666.67	\$ 8,000.00
Utilites: Electric	\$ 208.33	\$ 2,500.00
Utilites: Gas	\$ 125.00	\$ 1,500.00
Utilities: Trash	\$ 291.67	\$ 3,500.00
Utilities: Water	\$ 333.33	\$ 4,000.00
R&M Building	\$ 416.67	\$ 5,000.00
R&M Grounds (Pest + Gardener+Pool)	\$ 416.67	\$ 5,000.00

	Current	Proforma
Total Operating Expenses	\$161,676.92	\$161,676.92
Expenses per Unit	\$13,473.08	\$13,473.08

	Current	Proforma
Net Operating Income	\$ 286,463.08	\$ 378,323.08

PROPERTY PHOTOS









AREA HIGHLIGHTS

San Clemente, California



San Clemente is a premier coastal community in South Orange County known for its laid-back surf culture, stunning ocean views, and signature Spanish-style architecture. Often called the “Spanish Village by the Sea,” it blends luxury coastal living with a relaxed, small-town feel. Residents and visitors enjoy world-class beaches, the iconic San Clemente Pier, vibrant dining along Del Mar Street, and easy access to both Los Angeles and San Diego. With its year-round sunshine, strong sense of community, and high-end yet approachable lifestyle, San Clemente is one of Southern California’s most desirable places to live and invest.



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