

OFFERING MEMORANDUM

2016 SOUTH EL CAMINO REAL

2nd generation restaurant/bar with adjacent parking lot located in San Clemente, CA



SAN CLEMENTE, CA 92672

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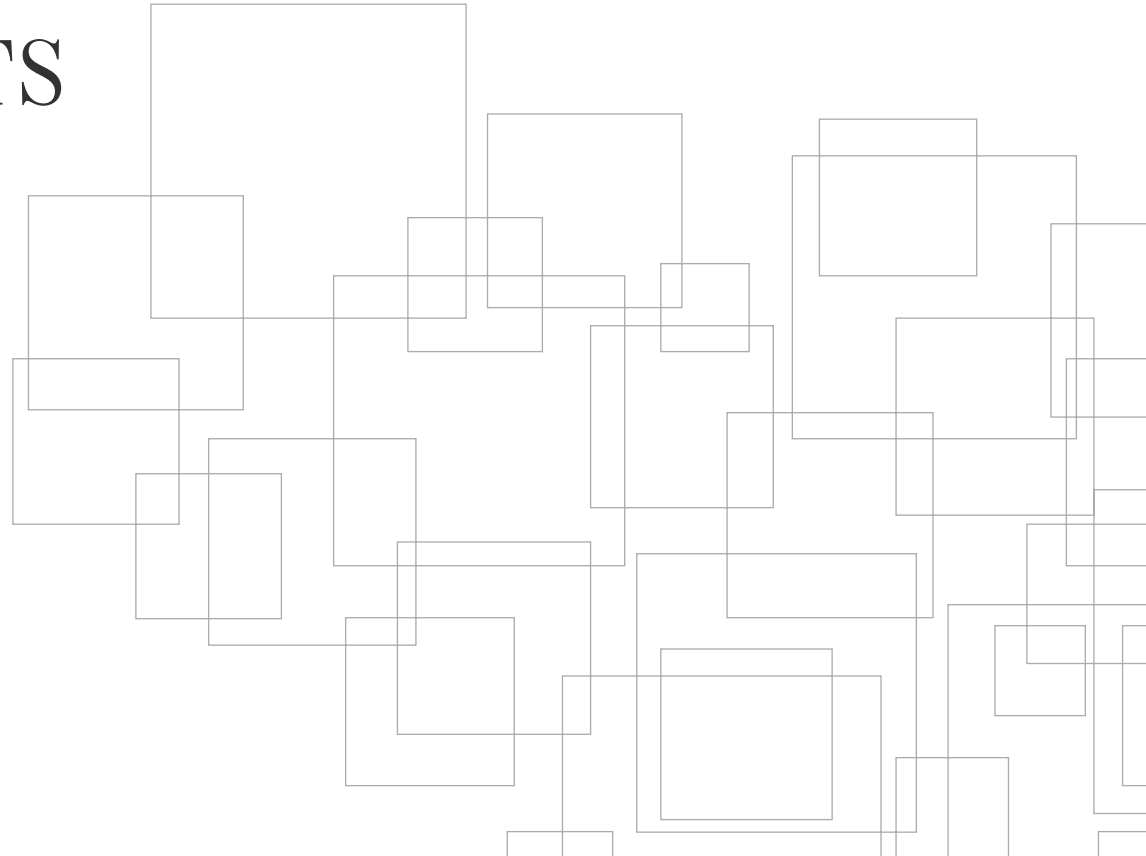
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*Exclusively
Listed by*

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PROPERTY SUMMARY

RESTAURANT, BAR, & EVENT SPACE

Kidder Mathews, as exclusive advisor to the seller, is pleased to offer for sale 2016 S. El Camino Real in San Clemente, California (the "property").

THE OFFERING

Welcome to Hapa J's: a captivating second-generation restaurant located a block from the Pacific Coast Highway exit off the 5 freeway in the bustling heart of downtown San Clemente. Encompassing a generous 6,663 square feet of interior dining, bar, and separate dining/event/lounge area, this property is a haven for versatility and potential.

The adjacent property (included with the sale) boasts over 12,300 square feet, creating a total of 34 parking spaces, a rare find in a beach town.

The property's unique layout allows for the opportunity to host events, large private parties, or outbound catering while still having the ability to serve other customers in the bar and main dining area. This expansive space presents a golden opportunity for ambitious or growing restaurant operators looking to reap the financial and tax benefits of property ownership in an unbeatable coastal Orange County location.

NNN LEASED INVESTMENT

Currently, the building is leased to an operator with limited time remaining in their initial term. Please contact the listing agent for more information and further details.



ADDRESS	2016 S El Camino Real San Clemente, CA 92672
PARCEL NO.	690-443-02, 690-444-24
LOT SIZE	±6,360 SF, ±12,355 SF
BUILDING SIZE	±4,900 SF
CURRENT USE	Restaurant/Bar/Event Space
PARKING	34 Spaces
YEAR BUILT/RENOV	1947/2008
PRICE	\$2,595,000
ZONING	NEC C2

TURN-KEY UNIQUE SECOND-GENERATION RESTAURANT SPACE

LOCATION HIGHLIGHTS

Located on South Coast Highway, near the El Camino Real Exit, 2016 S. El Camino Real is perfectly positioned to capture tourist and local resident traffic. Primed to become San Clemente's next destination event spot, brewpub or iconic restaurant, the property is surrounded by newly-acclaimed and long-established restaurants and bars including South of Nick's, Sol Agave, MRK Public, Pure Burger Bar, The Vine Restaurant, Rocco's Italian Restaurant, 9 Style Sushi, Active Culture, Daily's Sports Grill, OC Tavern, Red Fox, Sugar Shack, and Starbucks.

The property is located within a dense trade area where there are currently estimated more than 79,000 residents within a 5-mile radius with an estimated median household income of \$147K.

PROPERTY HIGHLIGHTS

Built in 1947 and refurbished in 2008.

Large adjacent private parking lot.

Exceptional access and visibility.

Exceptional visibility along S. El Camino Real. Features a large adjacent parking lot with 34 parking spaces and one parking space on-site. The restaurant finishes are typical for a sit-down location with two dining areas, a central bar and commercial kitchen with FF&E items including cooktops, ovens, fryers, walk-in cooler and dishwashing station. Pass-throughs and walkways connect the kitchen to both dining areas. There are two restrooms in the rear of the restaurant and a rear door for loading. The dining and lounge

areas have vinyl tile and brick flooring with exposed ceilings or painted and textured drywall, while the kitchen area has ceramic tile flooring and painted a host station and limited retail sales area just inside the main entrance. There are also back of the house storage and an office area at the rear of the building.

LEASED INVESTMENT HIGHLIGHTS

Lease is a true NNN lease with all expenses being paid for by tenant including any/all maintenance. Current lease is through June 2026 with two five-year options to extend at market rent. Contact listing agent for more details about current rents and more detailed information.



THE SPANISH VILLAGE *BY THE SEA*

The city of San Clemente offers magnificent coastline views, abundant outdoor activities, and beautiful beaches.

Located at the southernmost part of Orange County, San Clemente is roughly half way between San Diego and Los Angeles. The north entrance to Marine Corps Base Camp Pendleton is located at the south end of San Clemente. Known as "The Spanish Village by the Sea," the city of San Clemente offers a magnificent coastline and beautiful beaches. With its perpetual sunny weather and perfect waves, San Clemente is a surfer's paradise with its beaches also ideal for swimming, body-boarding, hiking, volleyball, whale watching, fishing, surfing and diving.

A perfect spot for a weekend getaway with its small town charm, San Clemente offers much for visitors and locals alike who enjoy local shopping on Avenida Del Mar, the city's many restaurants and cafés, art galleries, parks and the historic wooden fishing pier which is not far from the downtown area. In 1969, President Richard Nixon purchased a Spanish mansion in San Clemente which became known as the "Western White House" and became the site of numerous historical meetings.

79,143

2024 5-MILE
POPULATION

\$147,145

2024 5-MILE
MEDIAN HH INCOME

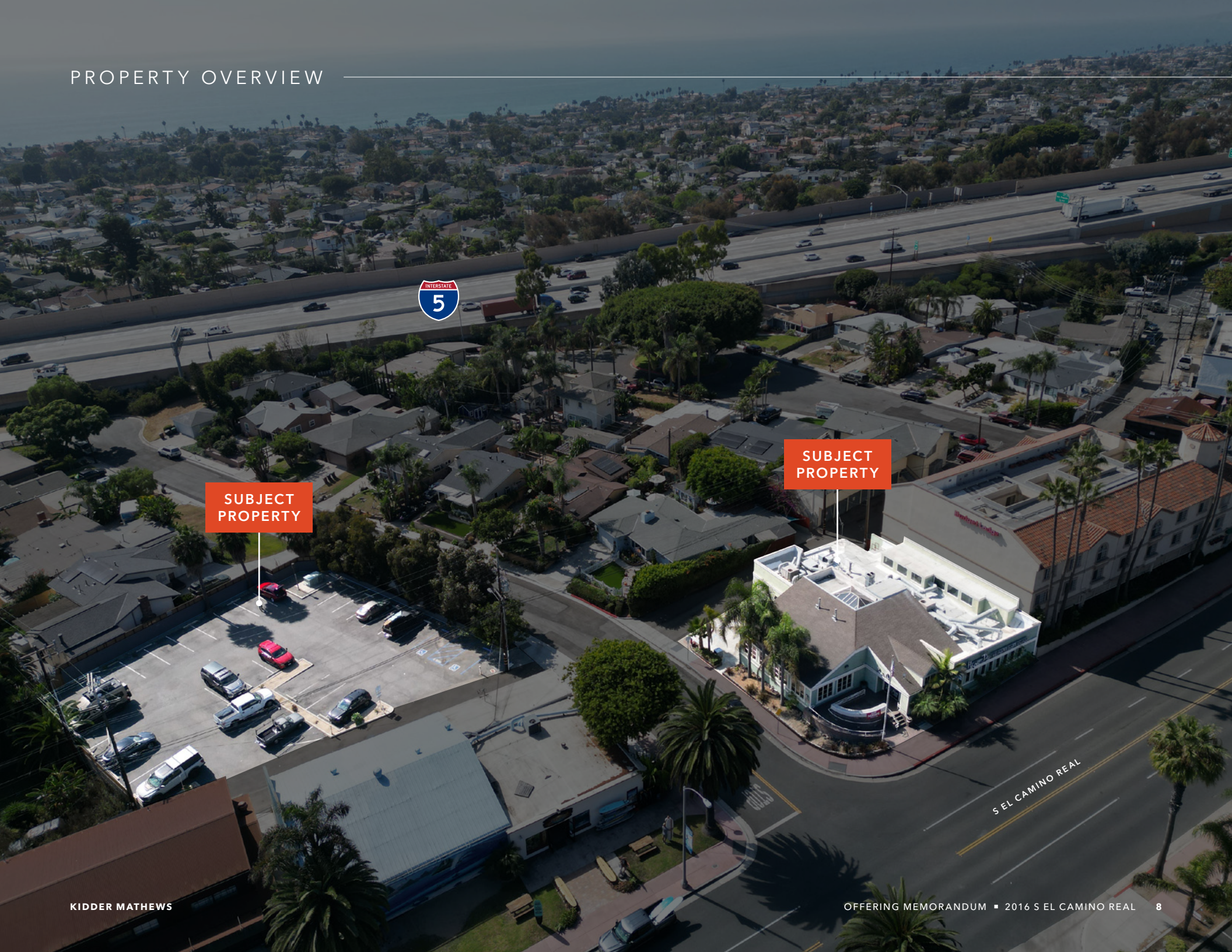
25,123

2024 5-MILE
TOTAL EMPLOYEES



PROPERTY OVERVIEW

PROPERTY OVERVIEW



SUBJECT
PROPERTY

SUBJECT
PROPERTY

LOCATION OVERVIEW

EAT + DRINK

- 01 Antoine's Cafe
- 02 The Bagel Shack
- 03 Adolfo's Mexican Food
- 04 Cafe Mimosa
- 05 BeachFire Bar & Grill
- 06 Avila's El Ranchito
- 07 H.H. Cotton's
- 08 The Cellar
- 09 South Swell
Hand Dipped Ice Cream

EAT + DRINK

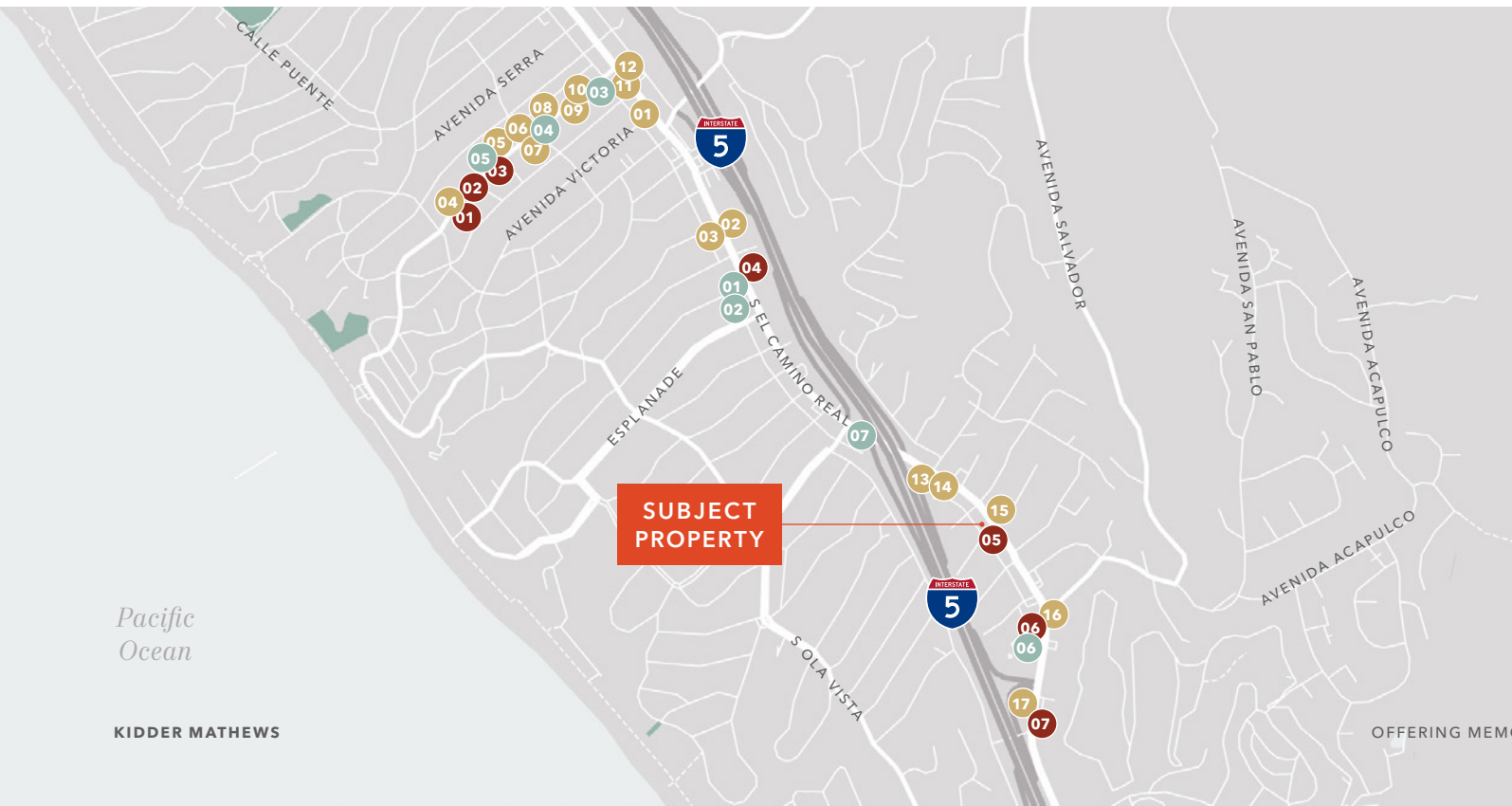
- 10 Sol Agave
- 11 Sur Coffee
- 12 Active Culture
- 13 S.C. Cafe
- 14 Surfin Donuts Coffee House
- 15 9style Ramen
- 16 Pedro's Tacos
- 17 Jack in the Box

GROCERY + SHOPPING

- 01 San Clemente Farmers Market
- 02 FedEx
- 03 Pronto Italian Market
- 04 Ralphs
- 05 Stewart Surfboards
- 05 Kimberly's Flowers
- 06 Lost Winds Dive Shop

HEALTH + SERVICES

- 01 San Clemente Medi-Center
- 02 C'Siren Day Spa
- 03 Studio K Skincare
- 04 Minge's Nails and Spa
- 05 OC Skin Institute
- 06 Mizokami ACSL Therapy
- 07 Foundation Pilates



NEARBY RETAIL



Pacific
Ocean

LOCATION OVERVIEW

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AGENT OVERVIEW

Section 03



JOSH CUNNINGHAM

Vice President



Josh Cunningham is a highly accomplished Vice President at Kidder Mathews, where he has been an integral part of their team since April 2019, operating from the company's Irvine office. Josh specializes in retail, office, and mixed-use investment properties primarily situated in the vibrant region of South Orange County. His dedication lies in understanding and addressing each of his client's specific needs, ensuring they receive tailored and effective solutions, whether through property purchases, dispositions, or facilitating new leases.

Throughout his impressive career, Josh has built an exceptional reputation as a versatile broker with an owner's mentality, thanks to his in-depth knowledge of various property types, including urban and downtown spaces, neighborhood/grocery-anchored shopping centers, and mixed-use developments.

With an impressive track record spanning over a

decade, Josh has achieved tremendous success, closing sales exceeding \$300 million in South Orange County alone. Moreover, he has completed over 250 lease transactions in key areas, including San Clemente, Dana Point, and San Juan Capistrano.

Before joining Kidder Mathews, Josh honed his skills as a retail and investment sales and leasing director at Newmark Knight Frank, operating out of their Newport Beach office. During his tenure there, he excelled in diverse assignments, including investment sales, strategic planning, entitlement work, and project leasing for both new and existing development projects.

Josh's passion, expertise, and dedication have positioned him as a trusted advisor, ensuring his clients receive personalized and tailored guidance, enabling them to make well-informed decisions and achieve their real estate goals successfully.

SELECT CLIENT LIST

Adler Tank Rentals

Brooks Street Development

Clineva Urgent Care

First Bank

Fisherman's Restaurant

GameCraft Brewery

Grocery Outlet

Guthrie Development

Orange Theory - F45 - Crossfit -
Bikram Yoga - CorePower Yoga

San Clemente Downtown Business
Association

Surterre Properties

Thai Body Works

The City of San Clemente

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across six states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the Western U.S.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

500

NO. OF BROKERS

ASSET SERVICES

55M SF

MANAGEMENT PORTFOLIO SIZE

800

ASSETS UNDER MANAGEMENT

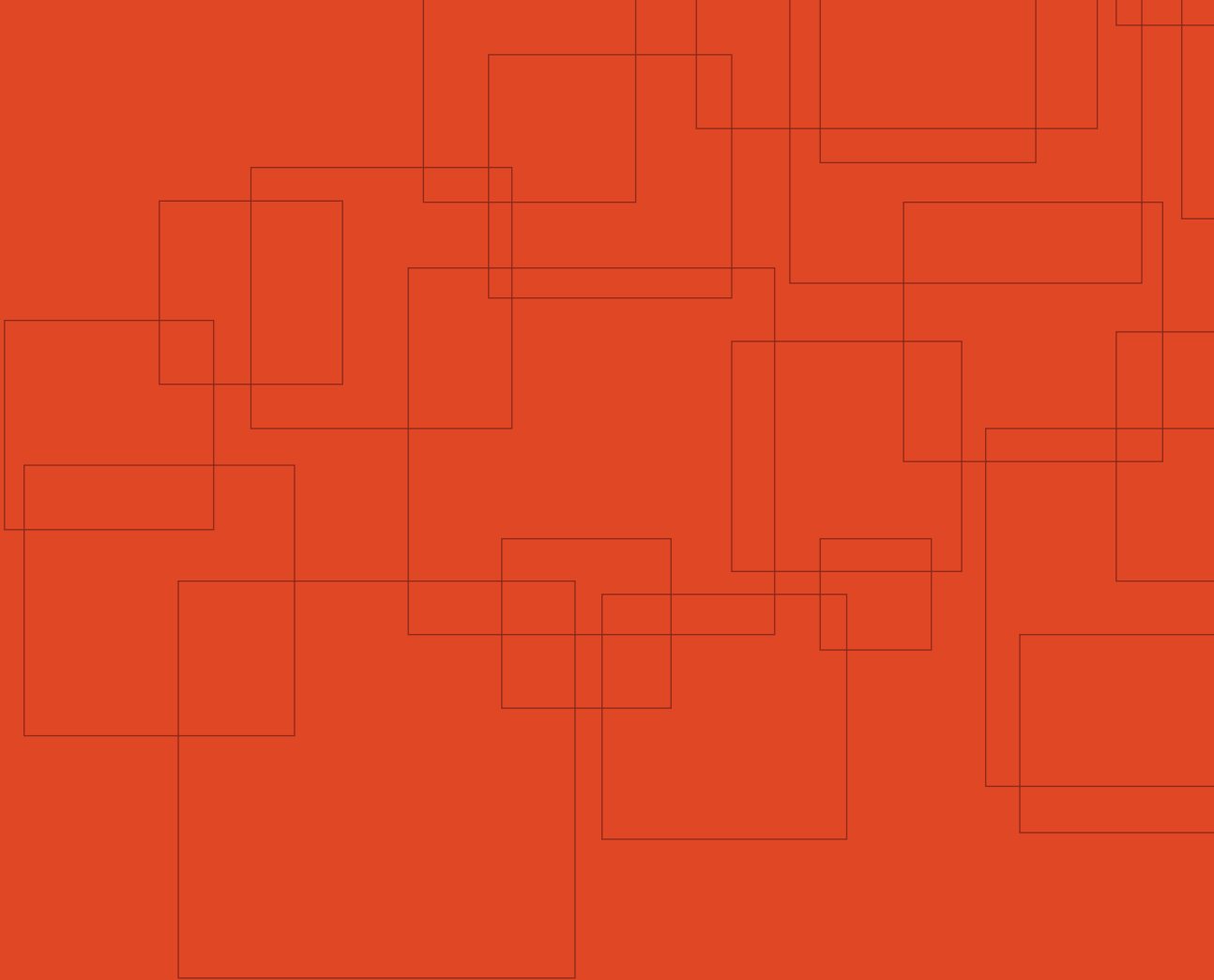
VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

43/27

TOTAL NO. OF APPRAISERS/MAI'S



Exclusively listed by

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