

PURCHASE OR LEASE | HISTORICAL COASTAL BUILDING
1700 N EL CAMINO REAL, SAN CLEMENTE, CALIFORNIA

MIRAMAR THEATER



RETAIL INSITE

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If you have no further interest in the Property, please return this Investment Offering forthwith.

• D I S C L A I M E R •

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- INVESTMENT HIGHLIGHTS •

- COASTAL PROPERTY IN FEDERAL OPPORTUNITY ZONE
- HISTORIC TAX CREDITS
- MILLS ACT PROGRAM
- 92 ALLOCATED CITY PARKING STALLS
- COASTAL COMMISSION APPROVAL
- RARE COASTAL INVESTMENT OPPORTUNITY
- THE GATEWAY TO NORTH BEACH

- NORTH BEACH SAN CLEMENTE •

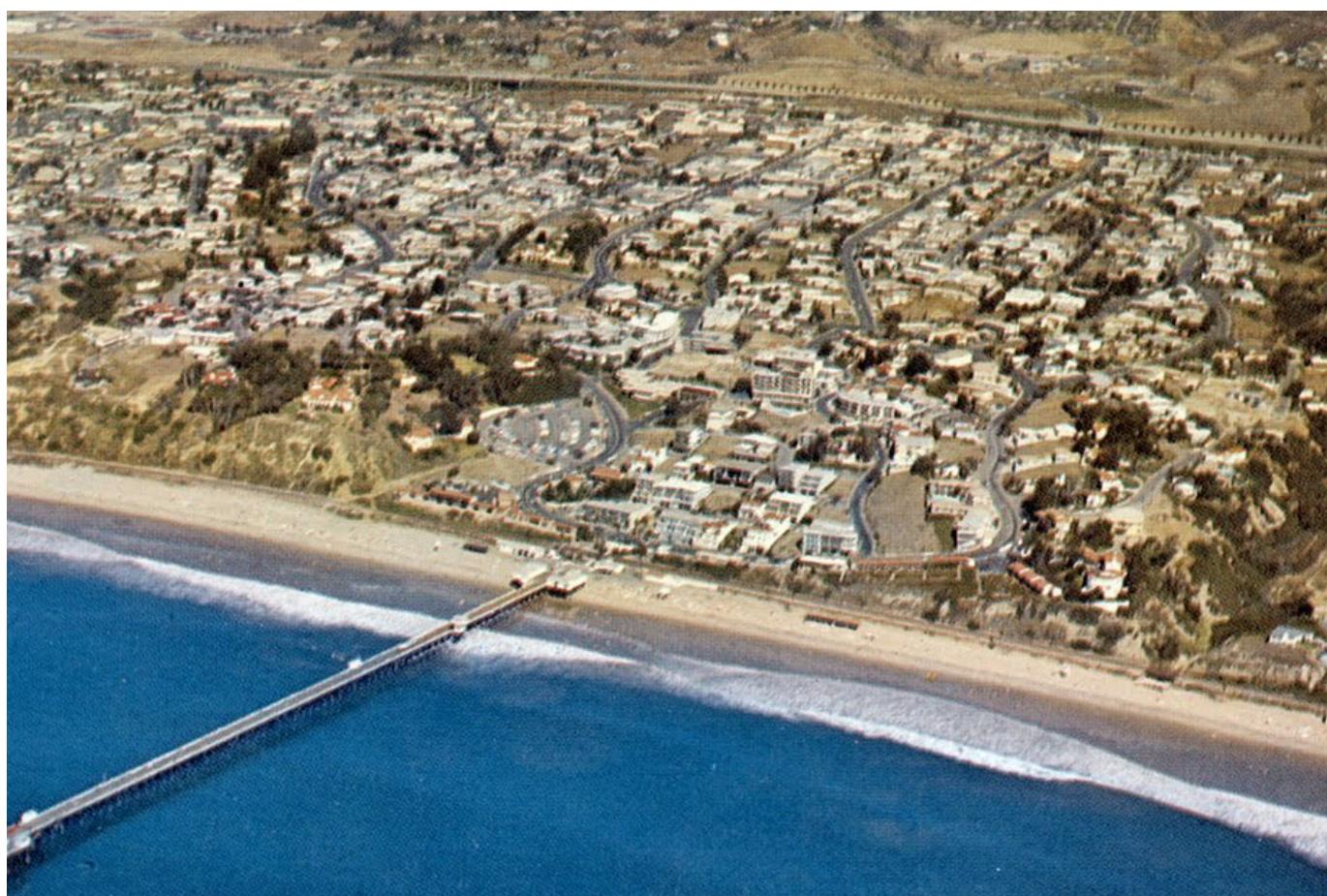
The Miramar Theater presents a rare opportunity to redevelop one of San Clemente's most treasured properties into something truly special. With adjacent public parking, every square foot of the Miramar Theater can be activated into a dynamic event, restaurant, retail, or office space. San Clemente is a thriving beach community that serves greater South Orange County as the dining, shopping, and beach destination. The Miramar Theater is an opportunity to fill a void in an underserved market that desires an iconic destination to spend time at and a place where one can create lasting memories.



• THE MIRAMAR THEATER •

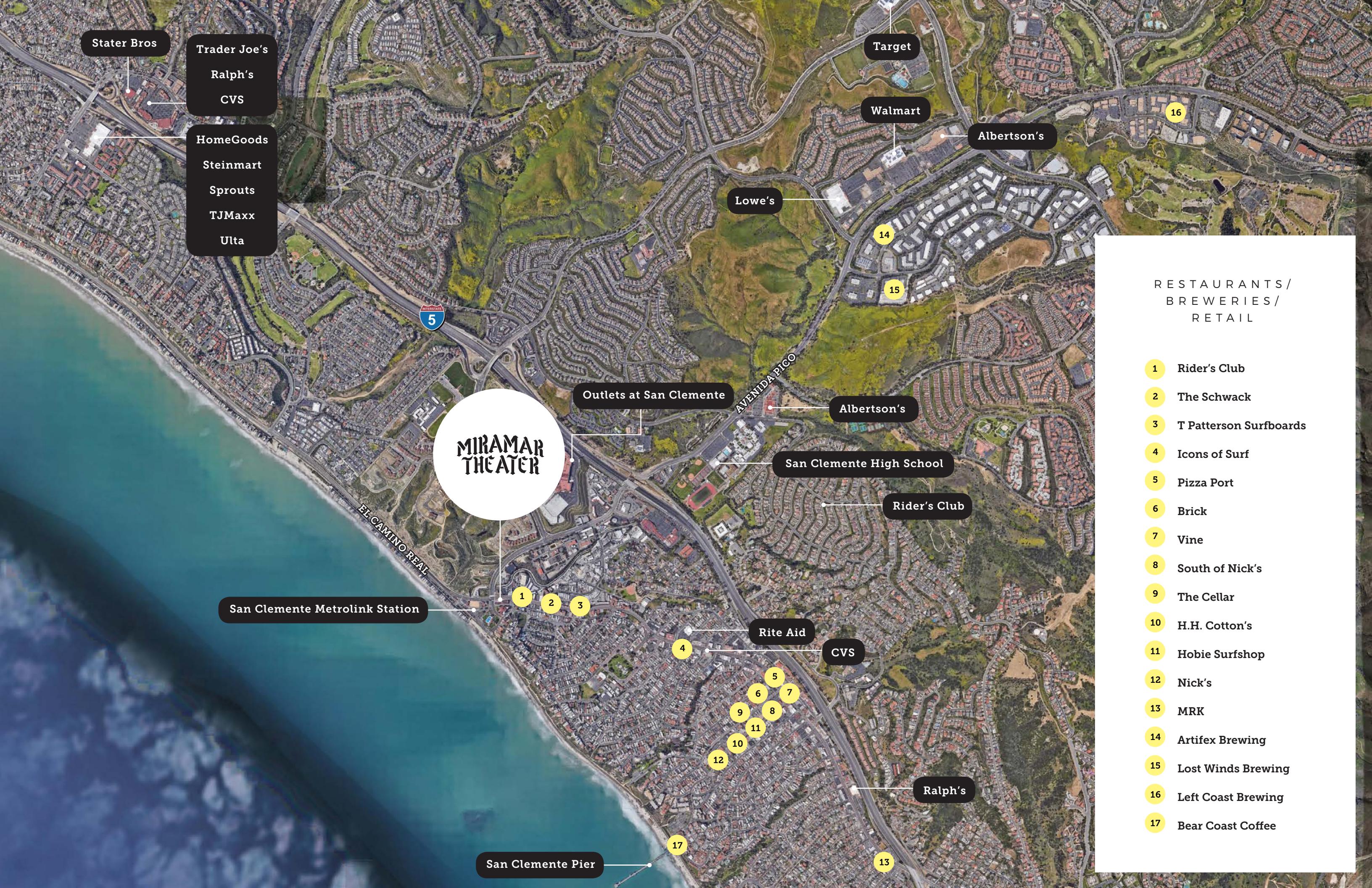


The Miramar Theater is located along the magnificent coastline of San Clemente, California and is a well recognized landmark in the community. The site sits directly across from the beach and is a neighbor to the Ole Hanson Beach House and Casino. The property itself is within walking distance to the San Clemente Metrolink Station and North Beach which has walking trails all along coast. The Miramar Theater benefits from convenient adjacent public parking (155 stalls) serving the San Clemente Metrolink Station and abundant adjacent street parking. San Clemente is and has been an incubator for some of the best restaurants, retail shops, coffee shops, and microbreweries in the county.



The Miramar Theater opened its doors in 1938 and was considered to be the most elaborate theater development on the entire south coast. Built in Spanish Colonial style, the design of the theater stays true to Ole Hanson's plans for San Clemente to be the "Spanish Village by the Sea". The theater originally seated 750 people and was the foremost location predominant for first movie premieres. The iconic architecture includes a 44 ft tower and adjacent bowling center. The Miramar Theater in conjunction with the Casino was the primary entertainment hub for the coastal community.

Now with Coastal Commission approval the Miramar Theater in San Clemente presents a rare opportunity to restore and reestablish a coastal landmark in Orange County.





• DEMOGRAPHICS •

1,3 & 5 mile radii

Population

11,683
58,315
109,255

Median Income

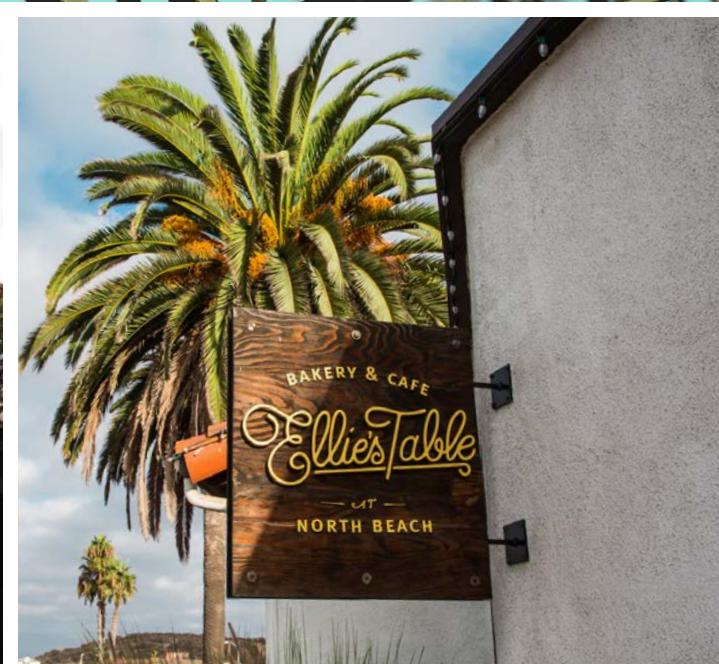
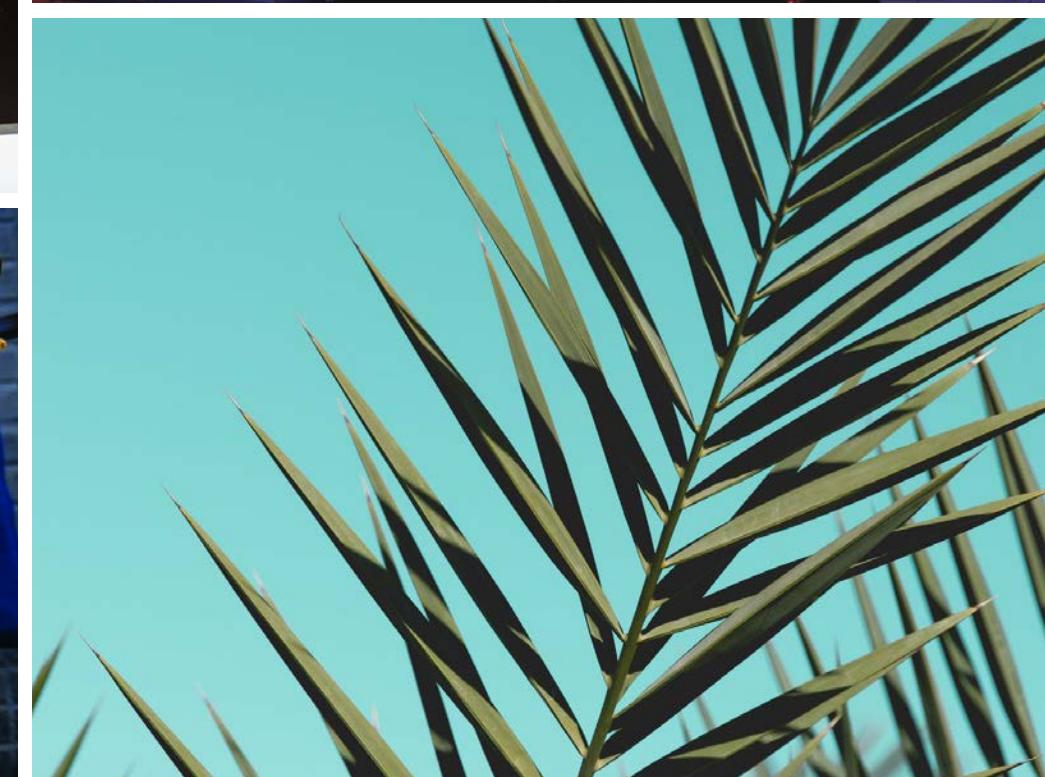
\$74,786
\$97,805
\$97,602

Average Income

\$105,744
\$141,506
\$138,960

Number of Households

4,504
22,298
40,607



Outlets at San Clemente



• THE PROJECT •

EXISTING BUILDINGS

Address	1700 N El Camino Real
City	San Clemente
State	California
Year Built	1938
Existing Theater	7,372 SF
Existing Bowling Alley	5,200 SF
Total	12,572 SF
Parcel Size	26,694 SF

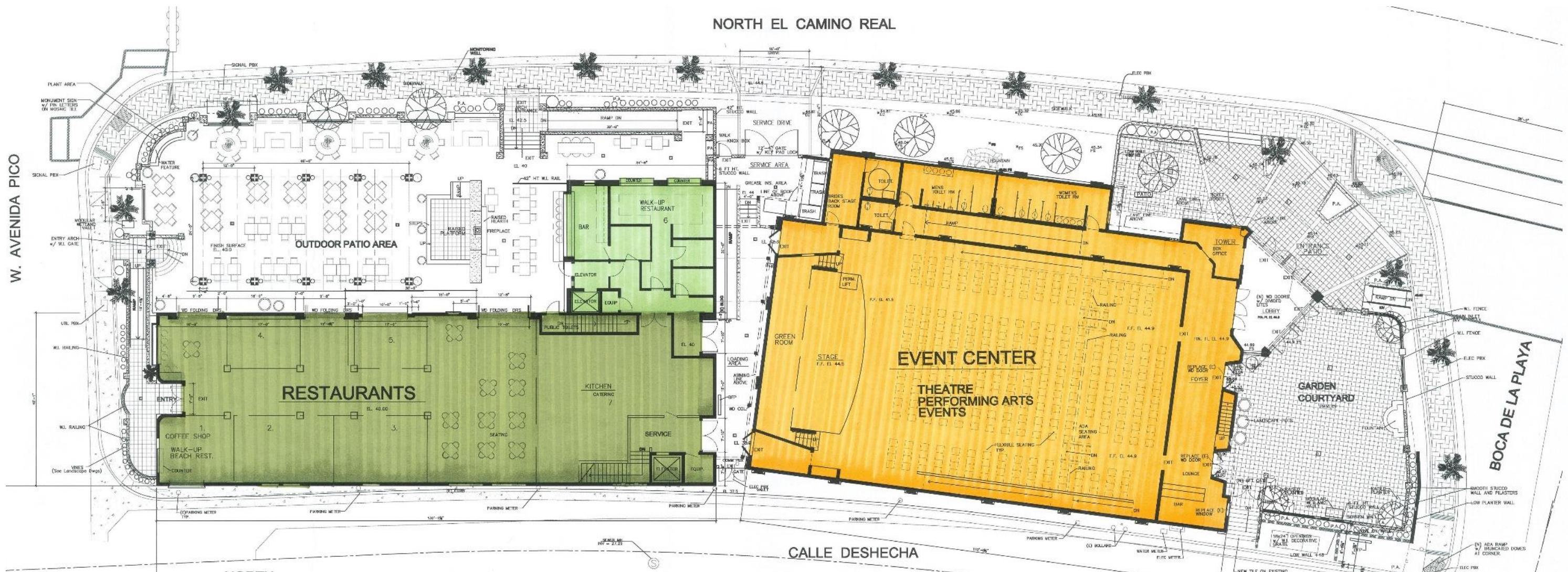
APPROVED EXPANSION

Expanded Theater	8,200 SF
Orange Julius Area	464 SF
Expanded Bowling Alley	6,235 SF
Green Rm Backstage	262 SF
Expanded Bowling Alley Lower Level	5,200 SF
Total	20,361 SF

INVESTMENT HIGHLIGHTS

- City Designated Historic Structure with timeless architecture
- Located within a designated Opportunity Zone allowing for major tax incentives
- Historic Tax Credits
- Mills Act
- California Coastal Commission approval 12/15/17 with Design fully approved (see full design package)

• SITE PLAN •



PROPOSED RESTAURANT

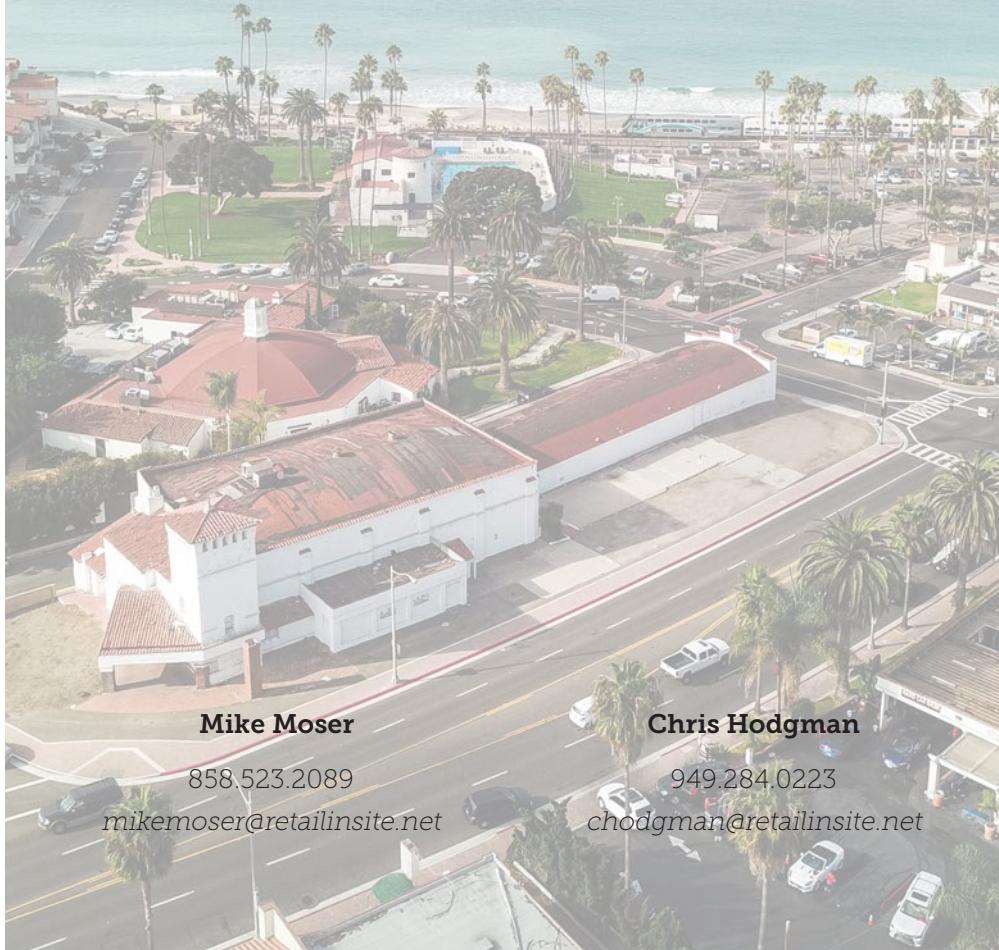
Building	5,200 SF
Addition	1,035 SF
Lower Level	5,200 SF
SUBTOTAL	11,435 SF

PROPOSED EVENT CENTER

Theater	8,200 SF
Orange Julius Area	464 SF
Green Rm Backstage	262 SF
SUBTOTAL	8,926 SF

TOTAL **20,361 SF**

MIRAMAR THEATER



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