

GARYWARD
PROPERTIES
TEAM



TRESTLES
SC PROPERTY MANAGEMENT CA
33.3867°N, -117.5940°W

MIXED-USE BUILDING

540 N El Camino Real
San Clemente, CA

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Property Highlights

\$1,699,999 (\$523/SF) | 3,249 SF | 30% Leased | Mixed Use Building

Remodeled - Remodeled and updated inside and out: all new flooring, paint, tile work, interior doors, bathrooms, roof, AC system, etc

Parking - 7 parking spaces

Composition - 5 units (1 of the 5 units is enclosed on 3 sides with a chain link fence on the front of it)

Rental Opportunity - With an existing tenant paying \$3,919.15/month for 30% occupancy and the remaining 70% now available.

Executive Summary

540 & 542 N El Camino Real is a highly updated freestanding building located in the Opportunity Zone on North El Camino Real across from Denault's Hardware with great street exposure and a street to street lot between ECR and the back alleyway. The building is made up of 3,244 SF of Office/Retail or other type of creative uses and also has storage space below as well as 7 onsite parking spaces located at the rear parking lot.

There is a 507 SF loading area that could be enclosed to add additional square footage under roof and create additional leasable spaces or could be leased out separately as well. The building has new flooring, tile work, bathrooms, paint and air conditioning. There are 3 separate meters for electrical & gas and two AC units as well. About 30% of the building is currently occupied by a well reputable business at \$3,919.15/month.

Project Area

SITE AREA - 3,997 SQ. FT.

FLOOR AREA

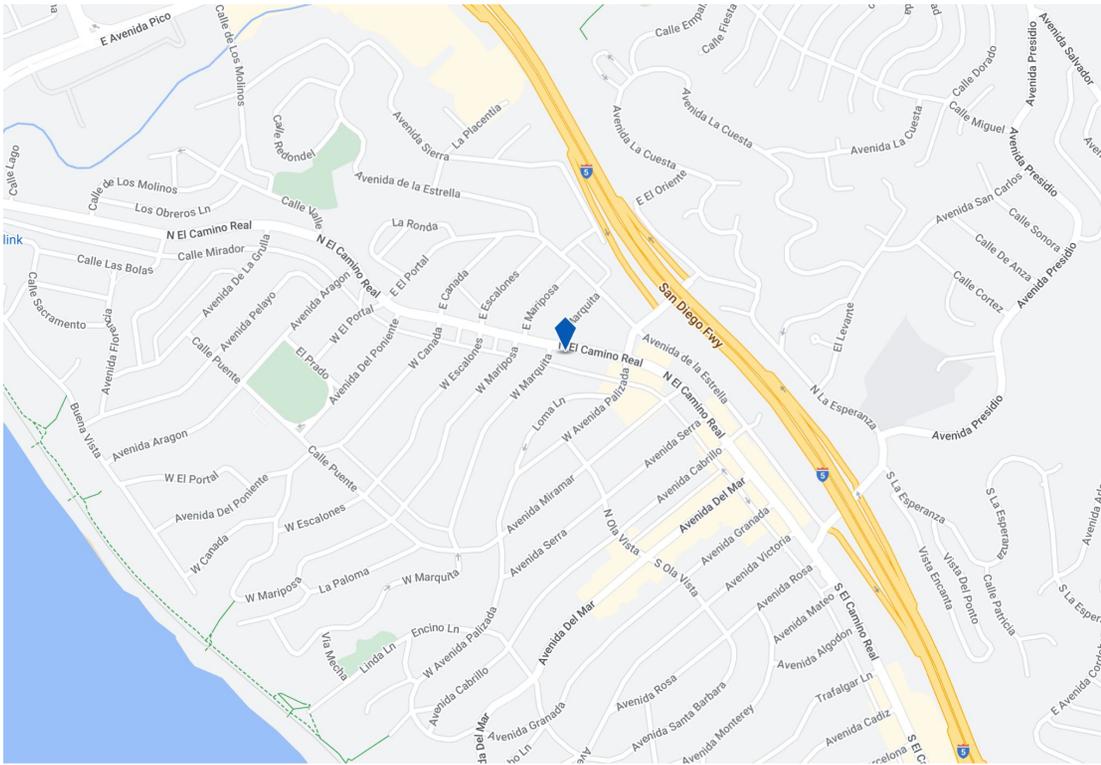
- **(E) LOWER FLOOR AREA** - 1,260 SQ. FT.
- **TOTAL LOWER FLOOR AREA** - 1,260 SQ. FT.

- **(E) UPPER FLOOR AREA** - 1,988 SQ. FT.
- **TOTAL UPPER FLOOR AREA** - 1,988 SQ. FT.

- **TOTAL EXISTING FLOOR AREA** - 3,249 SQ. FT.



Location



Floorplan

LEGEND
 ——— EXISTING WALLS TO REMAIN
 - - - - - EXISTING TO BE REMOVED
 ===== NEW WALLS

A2 DESIGN
 ARCHITECTURAL FIRM
 128 AVENUE DE LA STRADA
 SAN CLEMENTE, CA 92672
 PHONE: 949.238.8822
 EMAIL: info@a2arc.com
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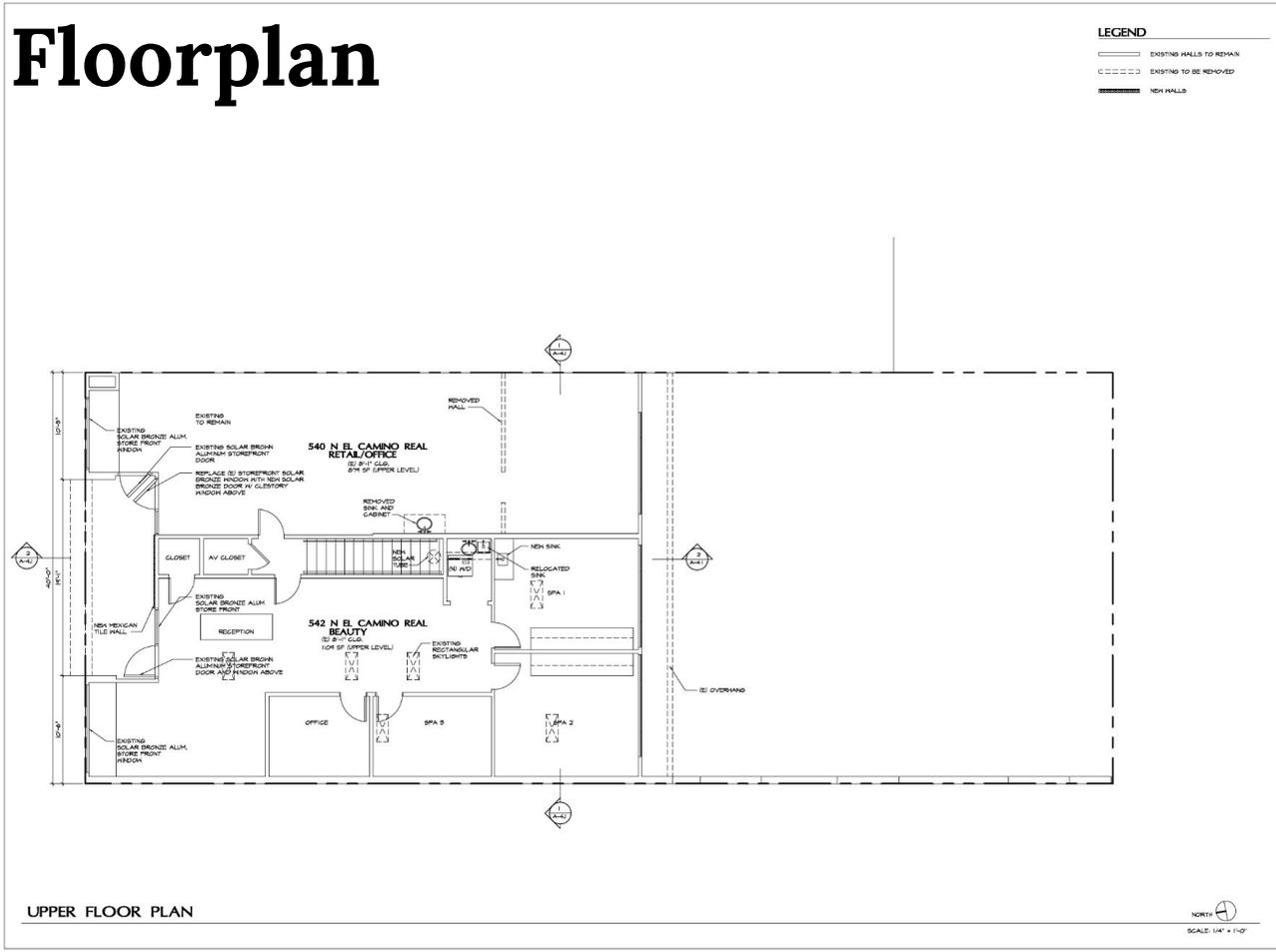


PROJECT TITLE
 540/542 N El Camino Real
 Remodel
 540/542 N El Camino Real
 San Clemente, CA 92672
 (949) 677-8888

SHEET TITLE
 Upper
 Floor Plan

REVISIONS	BY

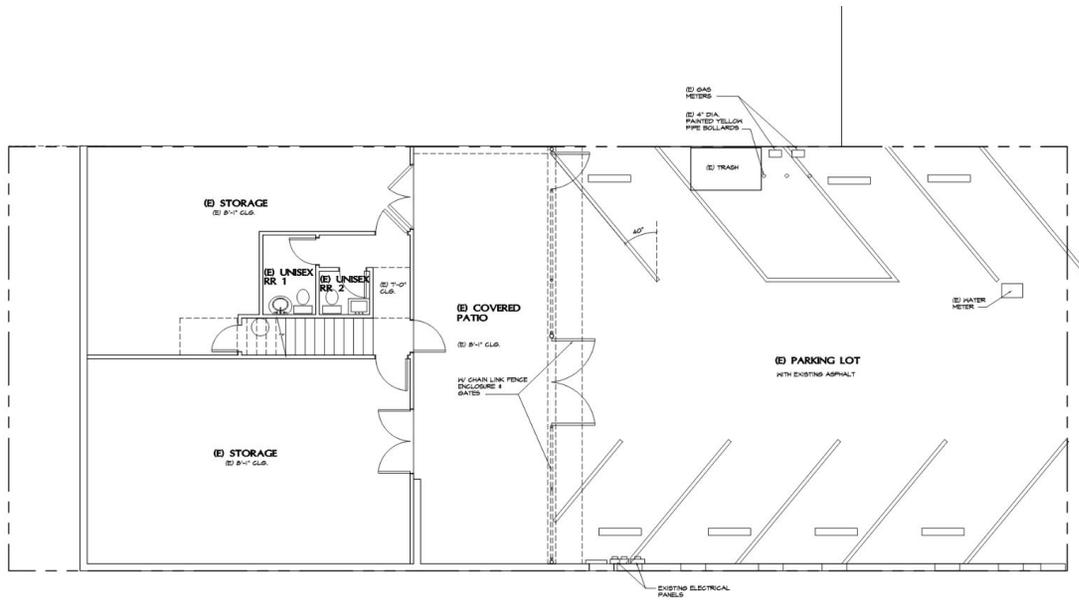
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DATE: 5/15/24
SCALE: AS SHOWN
JOB #: 24000000
SHEET #:
A-2.2



UPPER FLOOR PLAN

NORTH
 SCALE: 1/4" = 1'-0"

Gary Ward Properties x Trestles Property Management



EXISTING LOWER FLOOR PLAN



A2 DESIGN
 ARCHITECTURE, INTERIORS & LANDSCAPE
 1222 AVENIDA DE LA ESTRELLA
 SAN CLEMENTE, CA 92673
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 FAX 949.218.4673
 WWW A2D.COM



PROJECT TITLE
 540/542 N El Camino Real
 Rancho del
 San Clemente, Ca 92672
 (949) 897-5555

SHEET TITLE
 Existing
 Floor Plan

REVISION	BY

DRAWN	
CHECKED	
DATE	5/15/24
SCALE	AS SHOWN
JOB #	EL CAMINO
SHEET #	A-2.0

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