

700 S. El Camino Real

SAN CLEMENTE, CA

RI

DENVER, CALIFORNIA 92014

Corporate Tenant Leased Investment in Coastal Orange County

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

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Investment Overview

1

The Offering

Retail Insite is pleased to present the unique opportunity to buy real estate in coastal San Clemente with a strong NNN lease backed by a corporate credit tenant, Luna Grill. Luna Grill has recently remodeled the premises with their new refreshed brand aesthetic while still paying homage to the “Spanish-by-the-Sea” design of San Clemente. The building structure has undergone a major renovation with significant upgrades made to the roof, structural foundation, and building systems. The Investment offers a brand new 10 Year Lease Term with Two (2) Five Year Options. The NNN lease offers 3% annual increases providing tangible rental upside throughout the duration of the Lease.

- >> ONE OF THE **TOP QSR’S** IN THE COUNTRY
- >> **60+ LOCATIONS** AND GROWING
- >> **BRAND-NEW** REMODEL





The Offering

List Price	\$3,300,000
Net operating Income	\$129,972.00
Tenant	Luna Grill Restaurants, LLC
Ownership	Fee Simple
Lease Type	Absolute NNN
Occupancy	100%

Property Info

Address	700 S. El Camino Real, San Clemente, CA
Zoning	C2
APNs	692-142-43
Number of Buildings	1
Number of Stories	1
Parking	Dedicated Onsite
Year Remodeled	2026
Building Size (SF)	1,944 SF
Lot Size (SF)	7,500 SF
Lot Size (Ac)	0.17



Founded in 2004, Luna Grill has become one of the premier fast-casual Mediterranean restaurants in the country with over 60+ locations throughout California, Arizona, and Texas. The brand is one of the fastest growing quick serve restaurants (QSR's) in the country and is a dominant tenant within it's cuisine segment due to it's healthy, nutrient-dense choices with clean ingredients.



“While raising our two daughters, my wife Maria and I often questioned why it was so hard to find wholesome, everyday meals that we actually felt good about feeding them. That question became our mission.

We dreamed of a place where families could enjoy food that was nutritious and flavorful, approachable and convenient. In 2004, that dream became reality when we opened the very first Luna Grill – built with the simple purpose of inspiring good food choices and making healthier eating accessible to every family.

Today, that mission has grown into over 50 restaurants across California and Texas. Our goal is to replace your kitchen with fresh, honest meals, so you can spend less time cooking and cleaning – and more time connecting with the people you love.”

-Sean Pourteymour, Co-Founder & Executive Chair



Location Overview

2

Market Overview

San Clemente, also known as “Spanish Village by the Sea,” is one of Southern California’s most sought-after coastal towns — a rare blend of laid-back surf culture and upscale sophistication. Home to roughly 63,000 residents, this charming beach city is known for its pristine coastline, Spanish Colonial architecture, and a downtown that draws locals and visitors alike to its restaurants, boutiques, and shops. With a median household income exceeding \$140,000 — well above both the Orange County and national averages — San Clemente offers an affluent, brand-loyal customer base in one of the most desirable coastal markets in Southern California.

Location Matters

- Established retail corridors — Avenida Del Mar downtown, El Camino Real corridor, and the ocean-view Outlets at San Clemente.
- Direct I-5 access and PCH/ El Camino Real frontage supporting strong regional accessibility and drive-by visibility.
- Amtrak Pacific Surfliner and Metrolink service stop at the pier, connecting San Clemente to LA, Anaheim, and San Diego car-free.
- ~60 miles from San Diego International Airport and ~70 miles from LAX, extending the trade area’s reach beyond local residents



Market Aerial



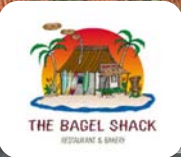
NEW CONCEPT
COMING SOON

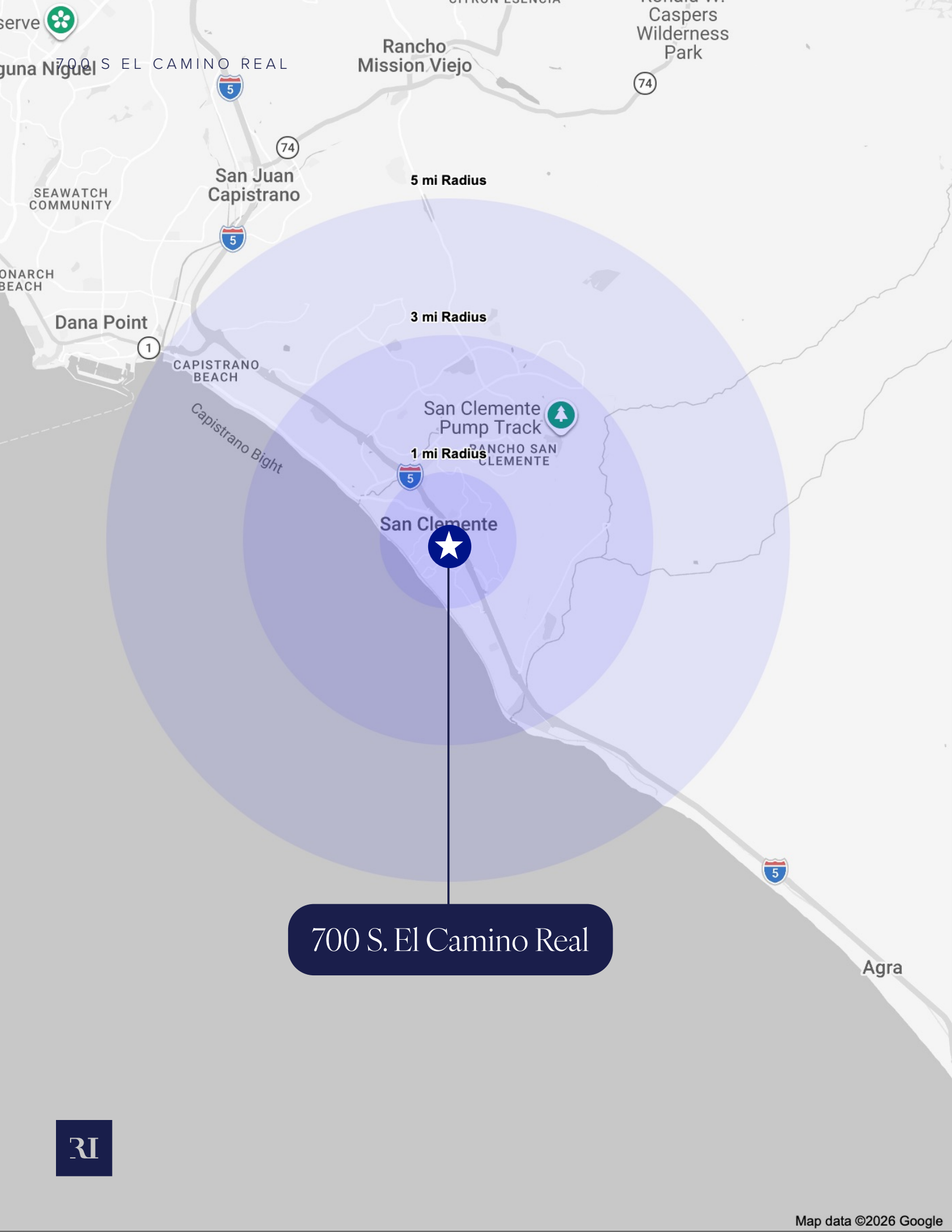
PLANNED
MIXED-USE
DEVELOPMENT

700
S EL CAMINO REAL



I-5 | 155,420 ADT





Demographics

SAN CLEMENTE, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	17,922	48,185	85,529
EMPLOYEE POPULATION	6,075	20,262	28,385
AVG HOUSEHOLD INCOME	\$192,088	\$193,257	\$208,177
MED HOUSEHOLD INCOME	\$127,232	\$136,805	\$150,569
MEDIAN AGE	43.7	43.8	43.2

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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