

# GARYWARD

PROPERTIES  
TEAM



**2011 S El Camino Real,  
San Clemente, CA 92672**

**\$1,399,999**

**2,000 SQFT. | Mixed Use Commercial Building**

This unique mixed-use commercial property offers exceptional flexibility across medical, retail, and office uses. The three-story Spanish-style building is ideally situated along S. El Camino Real, featuring ample on-site parking, peek-a-boo ocean views, and convenient access to the I-5 freeway and nearby beaches. Designed to accommodate a wide range of users, the property has successfully operated both as a single-tenant facility and as a multi-tenant building. Interior access to most suites is provided via a central stairwell, while Unit D benefits from a dedicated ground-level entrance, enhancing accessibility and tenant appeal. The layout and configuration make this an ideal opportunity for owner-users seeking to occupy all or part of the building, as well as investors looking to generate stable, long-term income through leasing. Please inquire for more information on this rare opportunity in Southeast San Clemente along the highly desirable S. El Camino Real corridor.

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**CURRENT RENTS:**

**Unit A: \$800/mo**

**Unit B: \$1300/mo**

**Unit C: \$750/mo**

**Unit D: Vacant**  
(available for \$1000/mo)