

# 1640 N EL CAMINO REAL, SAN CLEMENTE, CA 92672

PRIME BEACH RETAIL BUILDING IN SAN CLEMENTE FOR SALE



**Exclusively  
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# DESCRIPTION

**Structure SF:** ± 3,000 SF

**Lot Size:** ± 7,405 SF

**Units:** ± 3

**Year Built:** 1975

**Floors:** 1

**Zoning:** MU-1

**APN:** 692-371-0480



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# HIGHLIGHTS

- Rare Mixed-Use Coastal Commercial in San Clemente's North Beach area – high appeal for owner-users or investors.
- Renovated with separate units – flexible leasing or owner-occupy setup.
- Zoning (MU-1) allows neighborhood-serving commercial and potential multifamily above, enhancing repositioning/opportunity prospects.
- Proximity to beach, entertainment, and future development makes it attractive for concept retail, dining, or professional use.
- Perfect for national tenants to owner user or long term lease



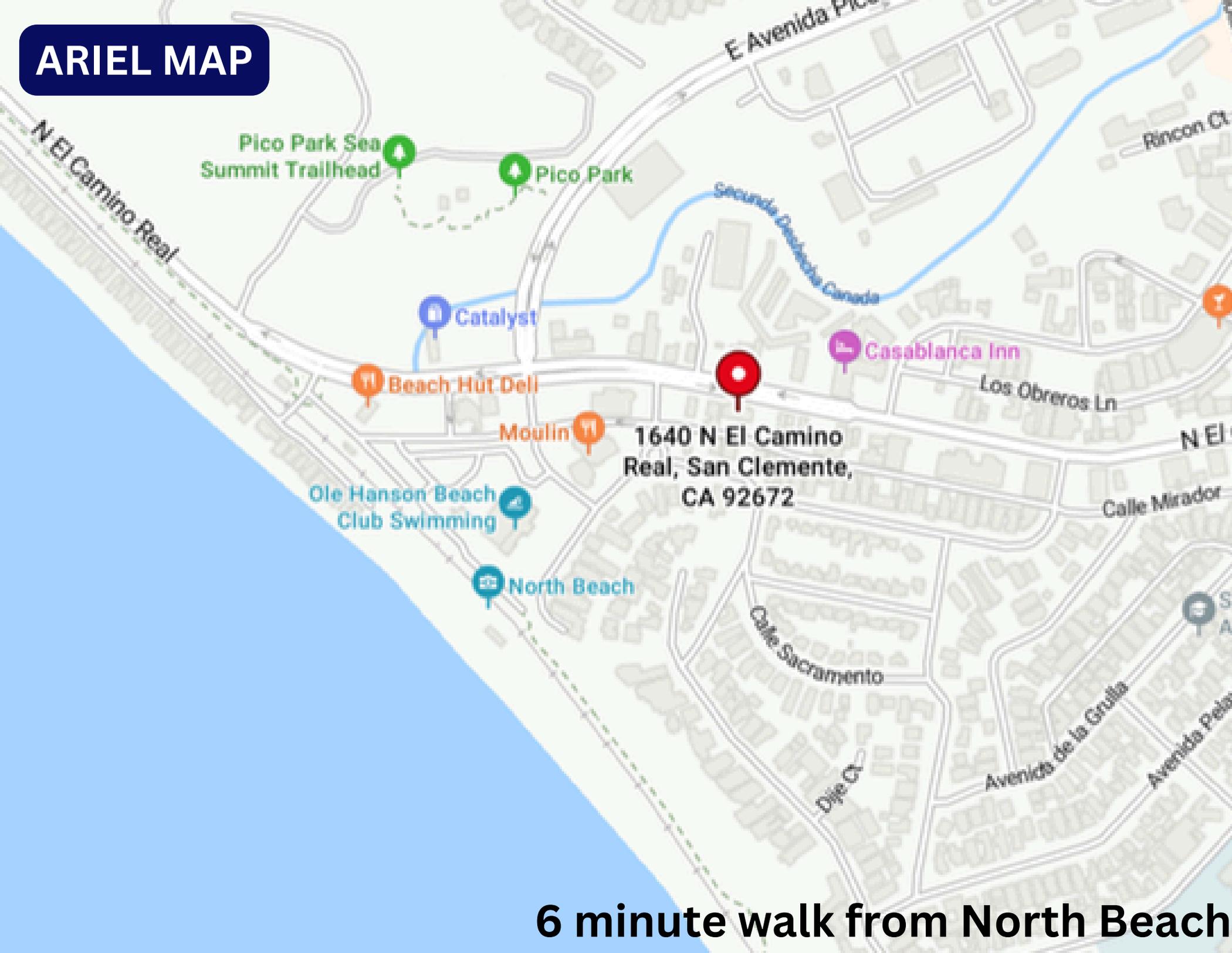
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**DRONE SHOT**



# ARIEL MAP



6 minute walk from North Beach

# LOCAL ESTABLISHMENTS



**NORTH BEACH**



**MOULIN RESTAURANT**



**OLE HANSON BEACH CLUB**

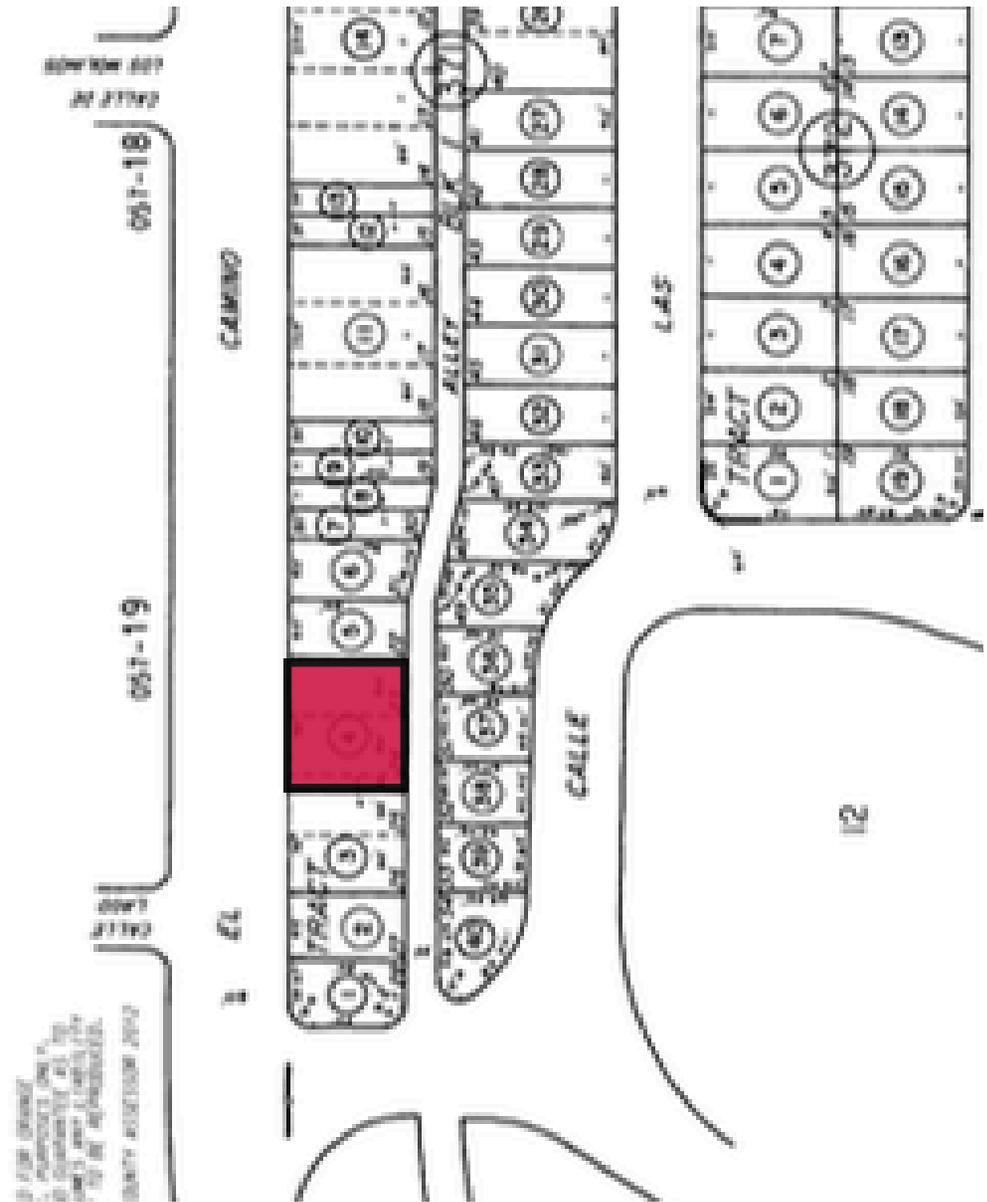


**CASINO SAN CLEMENTE**



**BEACH HUT DELI**

# PARCEL MAP



# PROPERTY DETAILS



Building Size  
±3,000 SF



Land Size  
±7,405 SF (±0.17 AC)



Year Built  
1975



Zoning  
C

Property Type  
Retail/Office

DEMOGRAPHICS

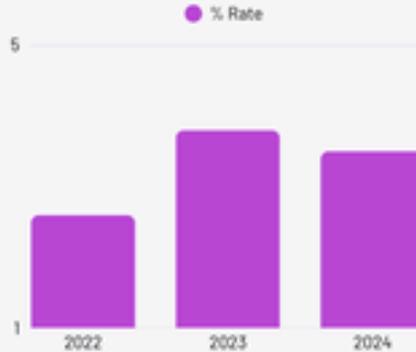
# San Clemente



**62,600**

Population

## San Clemente Unemployment Rate



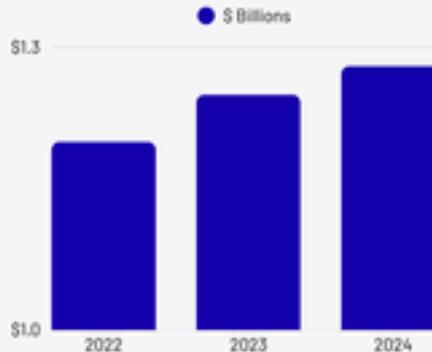
## Customer Demographics



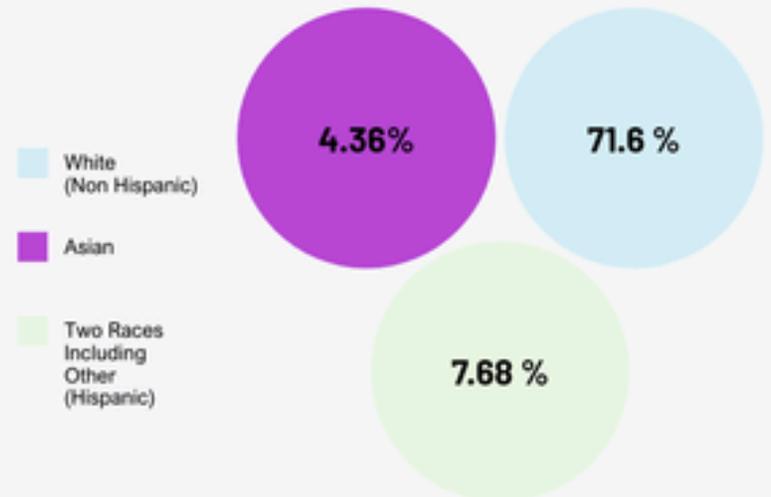
**20%**

Median Household Income

## San Clemente Annual Retail Sales



## San Clemente Diversity (% Rate)



**20%**

Retail Sales per Capita

