

FOR SALE OR LEASE

1520 N EL CAMINO REAL, SAN CLEMENTE, CA 92672



OFFICE/RETAIL SPACE

EXCLUSIVELY OFFERED BY:

RUSS SMITH
Vice President
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Lic. #01919442

Voit
REAL ESTATE SERVICES

EXCLUSIVELY OFFERED BY:

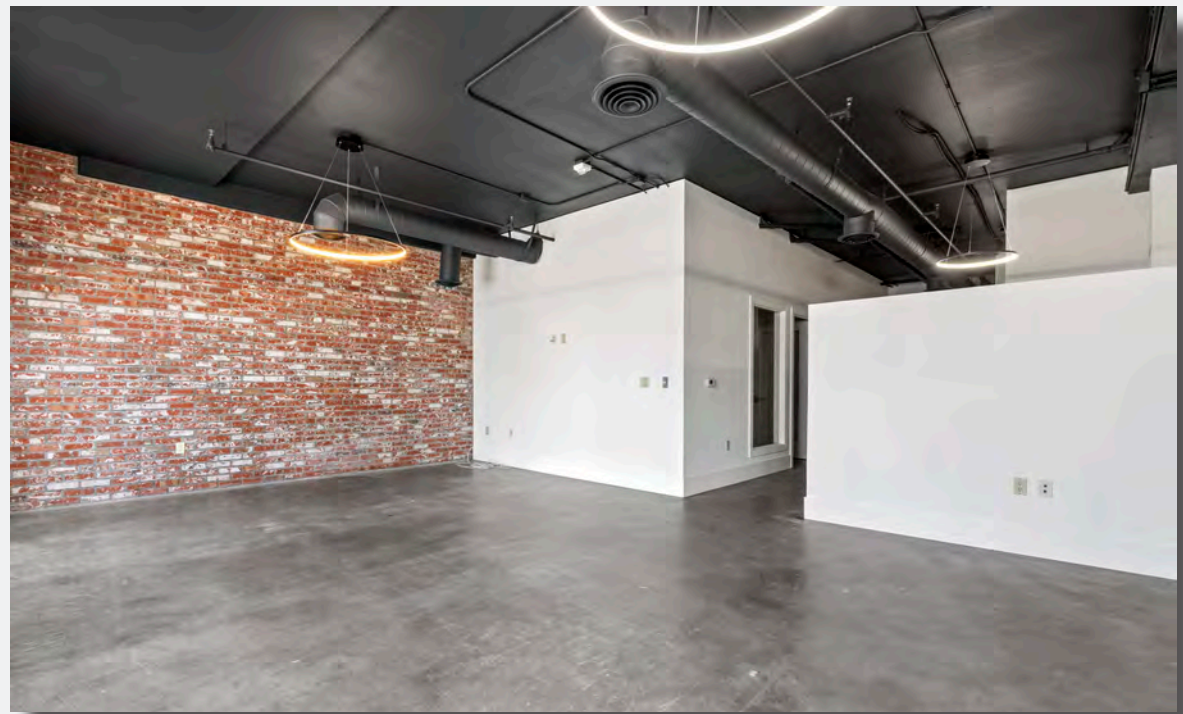
KEVIN HOOD
Real Estate Broker REALTOR®
949-350-5495
kevin@greentreeproperties.net
DRE# 01236206

GREENTREE PROPERTIES

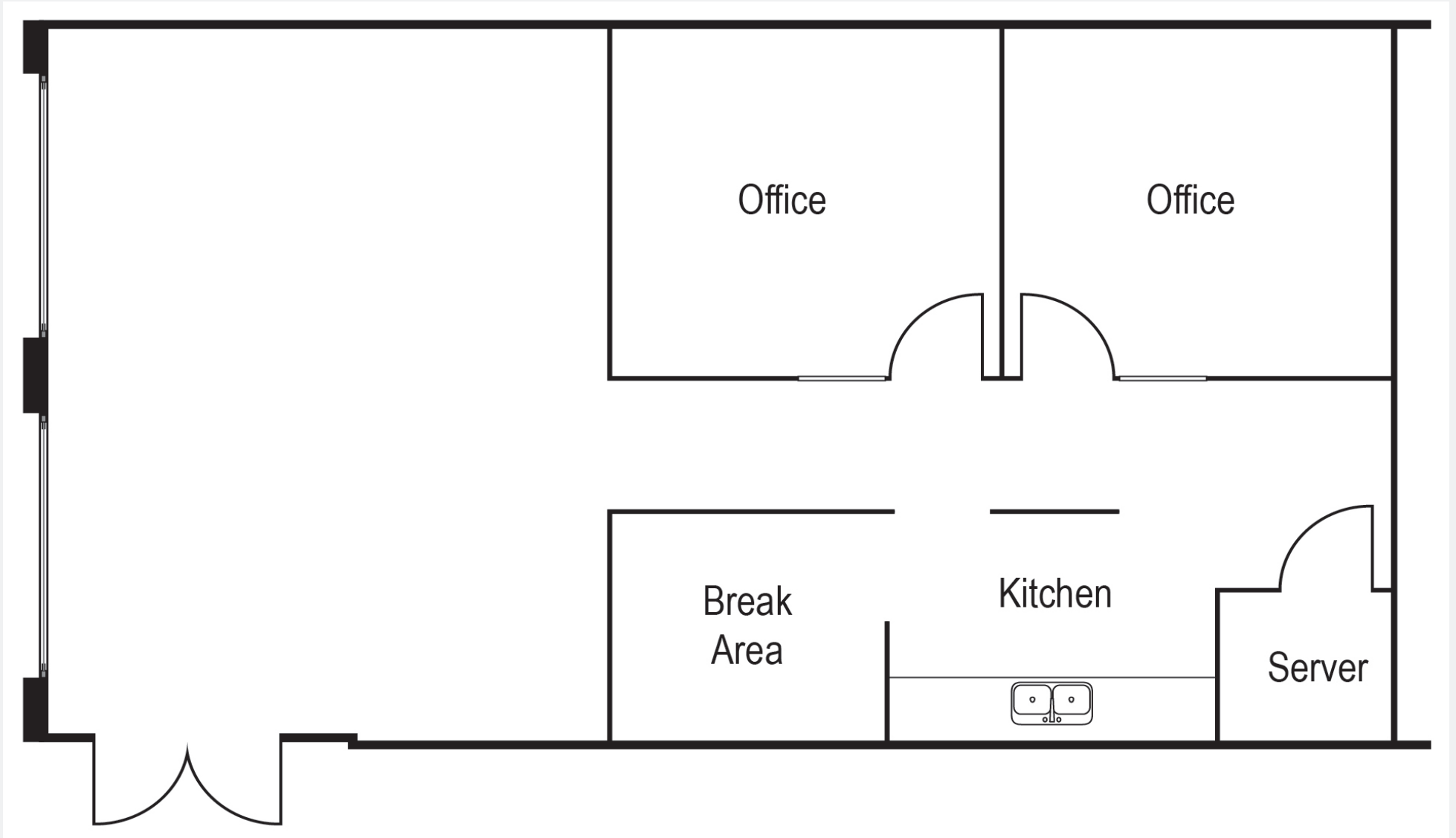


PROPERTY FEATURES

- Sale Price: \$799,000 (\$762 PSF)
- Lease Rate: \$4 PSF Gross
- Size: +/-1,049 Square Feet
- Zoning: Mixed Use 2 (MU2) - Permitted Uses
- Parking: Five (5) total reserved stalls – 3 reserved stalls at the back of the building, and 2 reserved subterranean stalls
- Layout: 2 private offices, kitchen, break area, reception and large open area, and server room
- Signage: Building façade and retail store sign
- Association Dues: \$653 per month
- Property Tax Rate: 1.00983%
- Location: Less than ½ a mile to the water, and walking distance from an abundance of restaurants, shops,



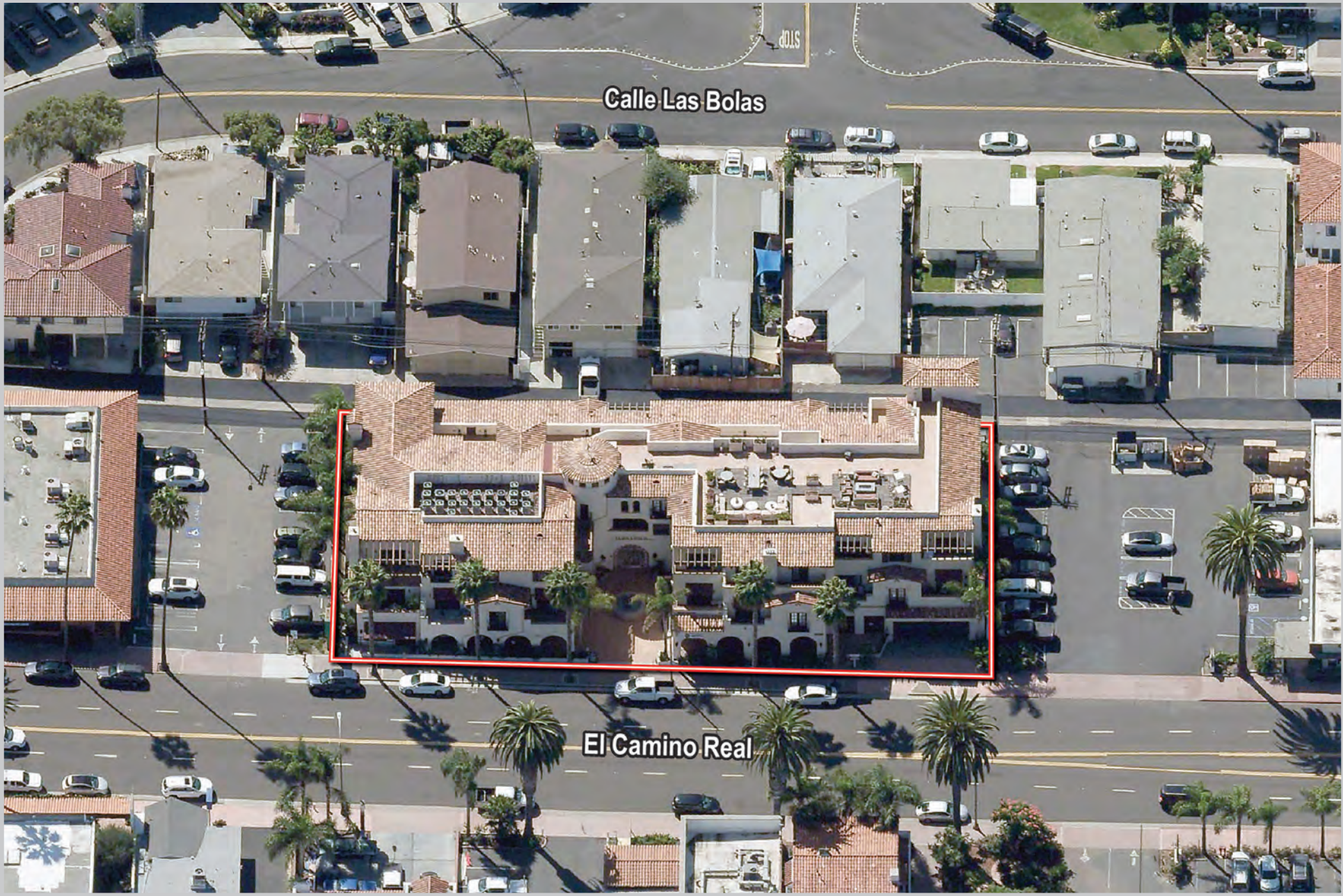
FLOORPLAN



[CLICK HERE FOR 3D TOUR](#)



AERIAL





STATER BROS.
TRADER JOE'S
CVS pharmacy
CHASE
CRUNCH
Habit BURGER GRILL
Starbucks COFFEE
nēkter JUICE BAR
SUBWAY
 Bath & Body Works

LOWE'S
Walmart
Pavilions
Office DEPOT
Bank of America
IHop
CHASE
Carls Jr.
Pollo Loco

Albertsons
Chipotle MEXICAN GRILL
Jenny Holzer ARTS
PANDA EXPRESS
us bank
Orangetheory FITNESS

Outlets at San Clemente
TOMMY HILF
WHITE BLACK
GUESS
TILLY'S
Under Armour
H&M
NIKE
new balance

SITE