

# MIXED-USE

133 AVENIDA GRANADA,  
SAN CLEMENTE 92672

# Property Highlights

**\$1,899,999 | MIXED-USE/COMMERCIAL**

**RESIDENTIAL UNIT** - 1 Bed | 1 Bath | 850 SQFT | Current Rent: \$3,200/mo

**COMMERCIAL OFFICE** - 1 Bath | 1,200 SQFT

\*Square footage has not been measured or verified by the listing broker



Commercial Office



Residential Unit

# Property Features

## Prime Location

- Situated in the heart of Downtown San Clemente
- High-visibility spot with foot traffic
- Walking distance to Avenida Del Mar, San Clemente Pier, SC Beach Trail, Casa Romantica, and local beaches

## Mixed-Use Opportunity

- Ideal for both residential and commercial use
- Unique investment potential with flexible options

## Commercial Space

- 1,200 sq. ft. commercial space
- Suitable for healthcare professionals or various business types
- Excellent exposure in a prime business district

## Residential Unit

- Spacious 1-bedroom, 1-bath with updated interiors
- Private courtyard and patio for outdoor living
- Includes private laundry for convenience

## Investment Potential

- Located within San Clemente's short-term rental zoning
- Strong income opportunity for short- or long-term rentals
- Desirable coastal location with year-round demand

## Lifestyle & Accessibility

- Close to top dining, shopping, and recreational attractions
- Easy access to beaches and scenic coastal trails
- Perfect for those seeking a work-life balance in a beachside community



# Location



