

GARYWARD
PROPERTIES
TEAM

X

TRESTLES

SC PROPERTY MANAGEMENT CA
891.3867 N. -117.5748 W

MIXED-USE

133 AVENIDA GRANADA,
SAN CLEMENTE 92672

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Property Highlights

\$1,750,000 | MIXED-USE/COMMERCIAL

RESIDENTIAL UNIT - 1 Bed | 1 Bath | 763 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 for Retail, Office or Medical uses
- 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



