

FOR SALE OR LEASE

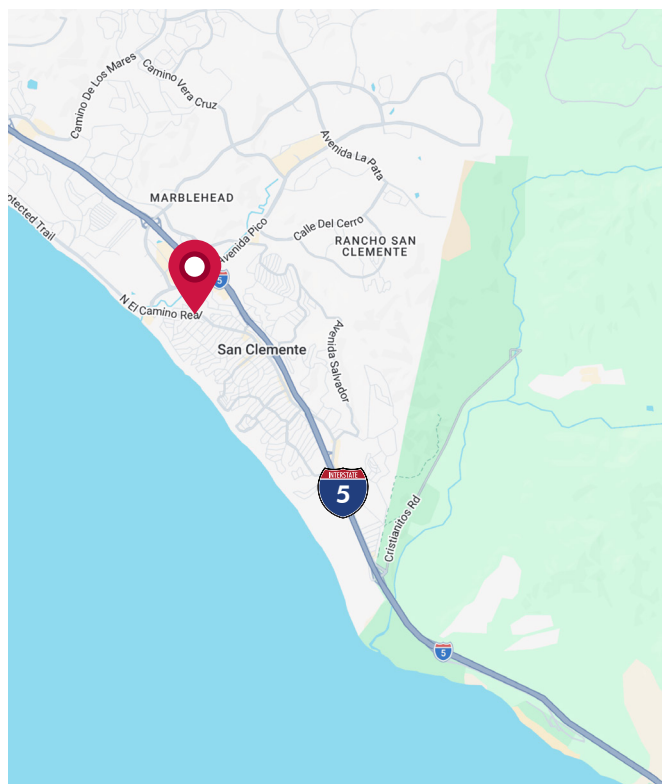
1403 N EL CAMINO REAL, SAN CLEMENTE

±8,790 SF OFFICE BUILDING



PROPERTY FEATURES

- ±8,790 SF Office Building
- Secure Covered Parking Garage
- Elevator Served
- Coastal Spanish-Style Architecture with Ocean Views
- Excellent Visibility and Access on a High-Profile Stretch of El Camino Real
- Just Minutes from the Beach and San Clemente Pier
- Minutes from Amtrak and North Beach
- **Asking Price: TBD**
- **Asking Rate: \$1.82 PSF NNN (\$0.48 PSF Nets)**



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL

FOR SALE OR LEASE

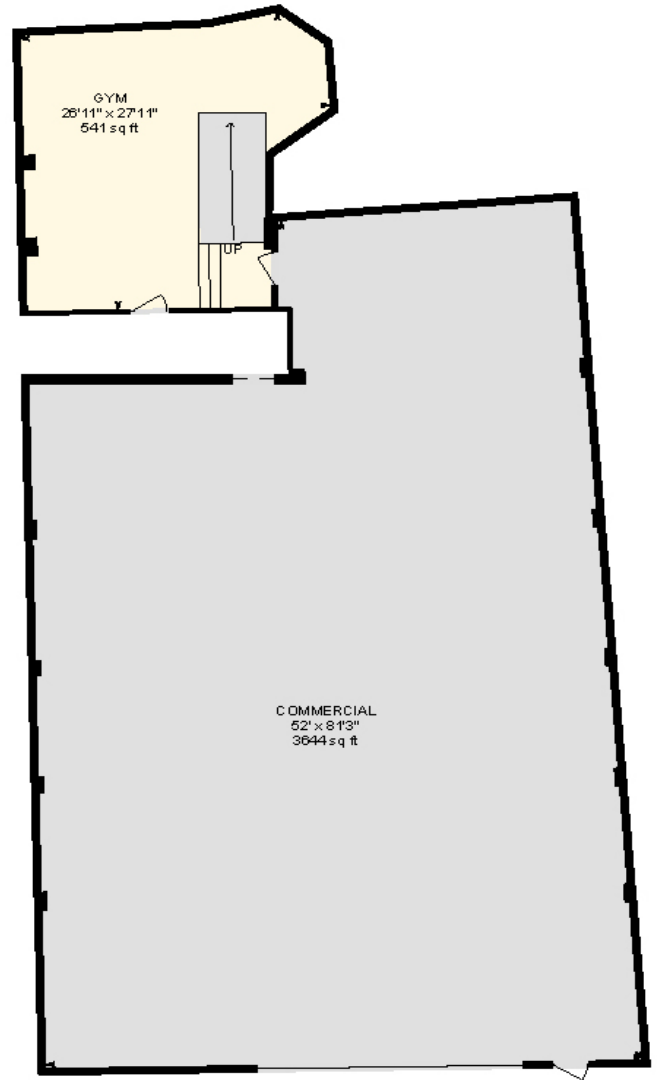
1403 N EL CAMINO REAL, SAN CLEMENTE

±8,790 SF OFFICE BUILDING

FIRST & SECOND LEVEL FLOORPLANS



SECOND FLOOR



FIRST FLOOR/GARAGE

DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

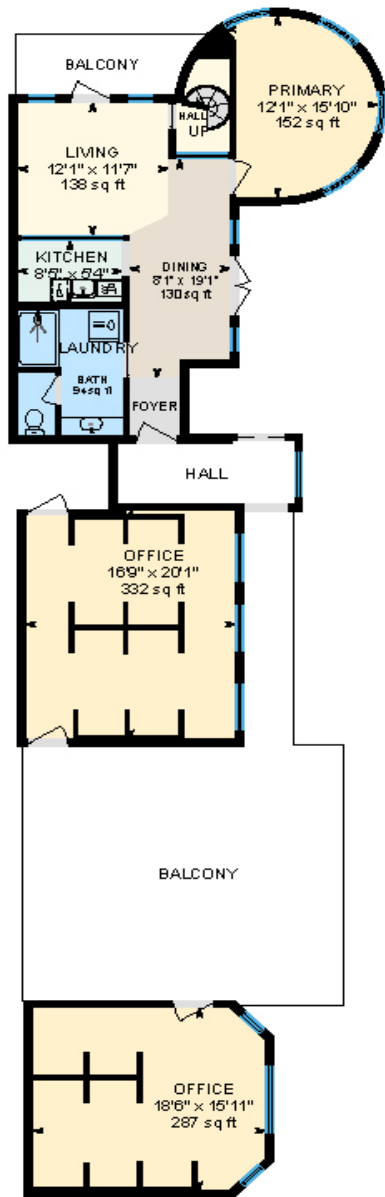
ORANGE COUNTY INDUSTRIAL

FOR SALE OR LEASE

1403 N EL CAMINO REAL, SAN CLEMENTE

±8,790 SF OFFICE BUILDING

THIRD LEVEL FLOORPLANS



THIRD FLOOR



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL

FOR SALE OR LEASE

1403 N EL CAMINO REAL, SAN CLEMENTE

±8,790 SF OFFICE BUILDING



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL

FOR SALE OR LEASE

1403 N EL CAMINO REAL, SAN CLEMENTE

±8,790 SF OFFICE BUILDING



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL