



2449 S El Camino Real

2449 S El Camino Real, San Clemente, CA 92672



**COLDWELL
BANKER**



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2449 S El Camino Real

\$1,750,000

Space is ready for new Tenant or Owner User/Occupant. This meticulously designed European-style mixed-use building offers an unparalleled opportunity for savvy investors seeking a versatile, high-visibility asset in one of Southern California's most coveted coastal communities, San Clemente. With a prime location near both the I-5 Freeway and El Camino Real, this property benefits from a high volume of car and pedestrian traffic, making it an ideal investment for businesses and residential tenants alike. San Clemente Golf Course view and Peek-a-boo Ocean view. Whether you're looking to expand your portfolio or establish a live/work space by the beach, this property offers incredible...

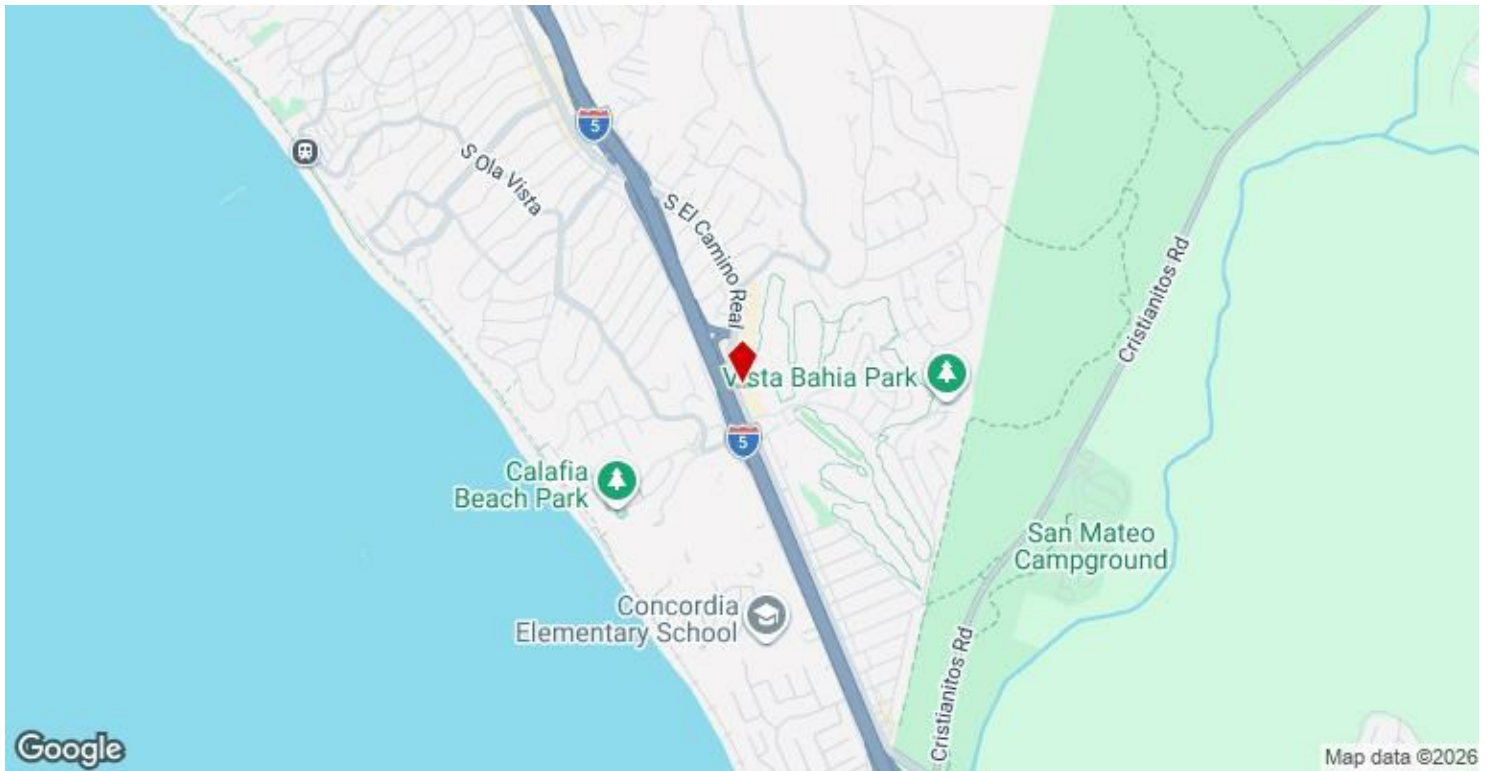
- Wide range of usage
- Stand Alone Building
- Pacific Ocean View and SC Golf Course View
- High Visibility from El Camino Real & Interstate 5 Freeway
- Drive Through Access
- 9 Parking Spaces



Price:	\$1,750,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	4.11%
Lot Size:	0.11 AC
Gross Building Area:	1,936 SF
No. Stories:	2
Year Built:	1981
Tenancy:	Single
Parking Ratio:	4.5/1,000 SF
Zoning Description:	NC 1.3
APN / Parcel ID:	060-041-01
Walk Score ®:	30 (Somewhat friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dorothy Calabrese MD.	-	



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Property Photos



Building Photo



Reception

Property Photos



Reception



Reception

Property Photos



Property Photos



Reception Desk is removable



Break room or storage or ?

Property Photos



Property Photos



Additional Room, Break Room or Storage



Kitchenette

Property Photos



Upstairs Hallway from stairs from first floor



Additional room

Property Photos



Large room with plumbing, back door exit, SC Golf Course Views



Large room with Plumbing, backdoor exit, SC Golf Course Views

Property Photos



Large Room with Plumbing, back door exit and SC Golf Course Views



Large Room with Plumbing, back door exit and SC Golf Course Views

Property Photos



Property Photos



High Ceiling Bedroom, Office, Medical Office



3rd Large High Ceiling Room

Property Photos



Property Photos



Drive Through Access



Drive Through Access and 3 more parking spots

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

