

FOR SALE

128 AVENIDA DEL MAR & **100** AVENIDA CABRILLO **SAN CLEMENTE, CA**

±4,390 SF COMMERCIAL BUILDING + ±3,670 SF PRIVATE PARKING LOT



OFFERING DETAILS

An **exceptional retail/office investment opportunity** located in the heart of San Clemente's vibrant downtown corridor. This rare offering features high visibility, strong foot traffic, and a prime position on the city's most iconic retail street – Avenida Del Mar. Ideal for owner-users or investors seeking long-term upside in a coastal lifestyle market.

128 AVENIDA DEL MAR, SAN CLEMENTE, CA 92672

- **Property Type:** Retail / Mixed-Use
- **Building Size:** ±4,390 SF
- **Lot Size:** ±3,623 SF (0.08 AC)
- **Stories:** 2
- **Zoning:** Mixed Use 3.0 (MU3.0)
- **APN:** 058-081-29

100 AVENIDA CABRILLO, SAN CLEMENTE, CA 92672

- **Property Type:** Parking Lot
- **Building Size:** N/A
- **Lot Size:** ±3,670 SF (0.08 AC)
- **Zoning:** Mixed Use 3.0 (MU3.0)
- **APN:** 058-081-29
- **Occupancy:** Private – No Public Access. Reserved for Building Owner's and/or Tenant's Exclusive Use

OFFERING PRICE – SALE: \$4,100,000

For More Information, Contact:

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SITE PLAN



PROPERTY LEASE SUMMARY

Rent Roll

Suite	Area (SF)	Monthly Rent	Annual Rent	Status
1A	2,650	\$11,310	\$135,720	Leased
2A	275	\$1,400	\$16,800	Leased
2B	200	\$824	\$9,888	Leased
2C	220	\$660	\$7,920	Leased
2D	210	\$650	\$7,800	Leased
2E	360	\$1,318	\$15,816	Leased
2F	110	0	0	Vacant

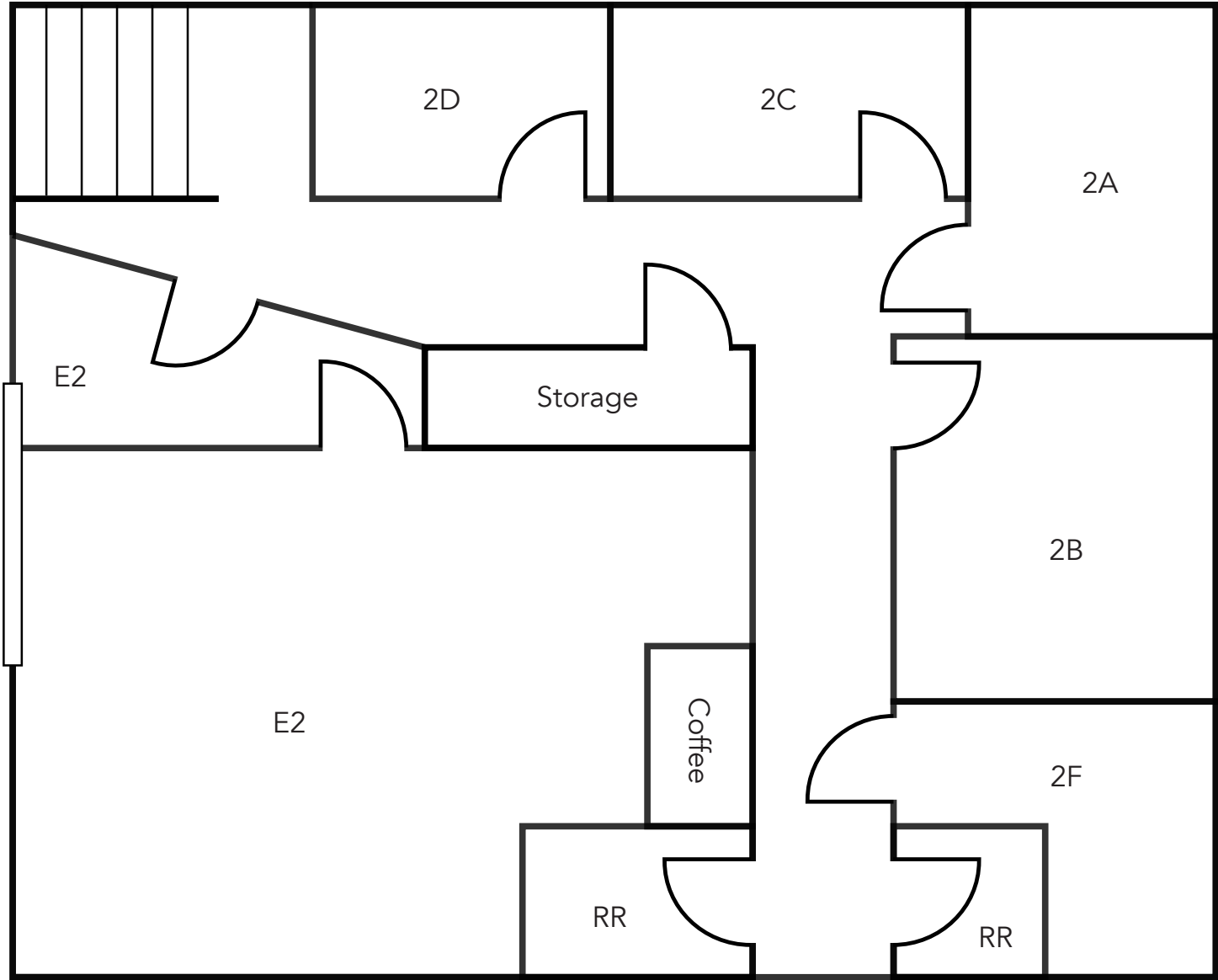
PROPERTY LEASE SUMMARY

- Usable Sqft Size: 4,025 SF
- Occupied Space: 3,915 SF
- Vacant Space: 110 SF
- Occupancy: 97.3%
- Current Monthly Rental Income: \$16,162
- Current Annual Rental Income: \$193,944

GROUND FLOOR RETAIL SPACE - FLOOR PLAN



SECOND FLOOR OFFICE SPACE - FLOOR PLAN





NEIGHBORS & SURROUNDING AMENITIES



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