

FOR LEASE | FLEXIBLE SPACE FOR RETAIL, RESTAURANT, OFFICE AND MEDICAL USES

Esslinger Building

Rare Historic Building Opportunity in Downtown San Juan Capistrano

31866 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675





Esslinger Building historic plaque detail



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Distinctive Boutique Commercial Opportunity in
Historic San Juan Capistrano

FIRST FLOOR

3,026 SF Freestanding Building
+ 543 SF 2-Story Rear Building
+ Enclosed Courtyard

SECOND FLOOR

484 SF 2-Story Rear Building

LAND SIZE

±0.21 / ±9,148 SF of Land

APN

124-160-17

	NEARBY PUBLIC PARKING
1	SITE: ESSLINGER BUILDING 31866 Camino Capistrano Public parking is easily accessible, with parking conveniently positioned behind the site
2	OLD BARN ANTIQUE MALL INC 31792 Camino Capistrano Approximately 70 parking spaces
3	MISSION PROMENADE Camino Capistrano & Old Mission Rd/Ortega Hwy. Approximately 55+ park spaces
4	MISSION PLACE 31762 El Camino Real Planned Parking: 200 parking structure
5	DOWNTOWN PARKING STRUCTURE & SAN JUAN CAPISTRANO STATION PARKING 26732 Verdugo Street 355 parking spaces 34 space: Basement overnight metered parking 74 spaces: Basement all-day public metered parking 247 spaces: Levels 1-3 public metered parking
6	HISTORIC DOWNTOWN Verdugo St & Camino Capistrano Approximately 200+ parking spaces
7	LOS RIOS PARKING AREA 26732 Verdugo Street Approximately 80+ metered parking
8	RAMOS STREET FREE PARKING FIELD 26732 Verdugo Street Approximately 100 parking spaces



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HISTORIC DOWNTOWN SAN JUAN CAPISTRANO LOCATION

The Esslinger Building is positioned in the heart of Historic Downtown San Juan Capistrano, surrounded by regional rail access, cultural landmarks, destination dining, boutique hospitality, and continued downtown investment. Within approximately 0.3 miles, tenants are connected to the San Juan Capistrano Station, Mission San Juan Capistrano, Los Rios Historic District, River Street Marketplace, Inn at the Mission, Heritage Barbecue, and other walkable lifestyle amenities.

- ### RECENT DOWNTOWN ENHANCEMENTS
- Public-realm improvements and restaurant expansion activity strengthening the surrounding walkable district.
- Downtown Pedestrian Improvements | ±0.1mi (±1 min walk)**
ARGUELLO WAY / PASEO ADELANTO PUBLIC REALM UPGRADES
City-completed Arguello Way and Paseo Adelanto upgrades enhance walkability between Camino Capistrano, public parking, the train station, Los Rios, River Street Marketplace, restaurants, shops, and creekside trail connections.
 - Downtown Improvements | ±0.2mi (±3-4 min walk)**
VERDUGO STREET BEAUTIFICATION PROJECT
Downtown streetscape and public-realm investment supporting the station-area pedestrian experience.
 - Heritage Barbecue Expansion | ±0.1mi (±1 min walk)**
RESTAURANT EXPANSION UNDERWAY
Approved expansion of the destination dining anchor at 31721 Camino Capistrano, adding a +1,912 SF barn structure, restroom building, six barbecue smokers under shade structures, and related outdoor/site improvements.

- ### NEARBY LANDMARKS & WALKABLE AMENITIES
- Approximate Distance from 31866 Camino Capistrano
- San Juan Capistrano Station / Historic Depot | ±0.2mi (±3 min walk)**
Walkable Metrolink / Amtrak access; - 162,044 Amtrak riders in FY2025 and connectivity to the 351-mile Pacific Surfliner
 - Trevor's at the Tracks | ±0.2mi (±3 min walk)**
Trackside dining at the historic depot
 - Mission San Juan Capistrano | ±0.2mi (±3-4 min walk)**
Historic cultural landmark and major visitor destination
 - Inn at the Mission San Juan Capistrano | ±0.2mi (±4 min walk)**
124-room boutique hotel with 40,000+ SF of indoor/outdoor event space
 - Heritage Barbecue | ±0.2mi (±3-4 min walk)**
Destination dining anchor in Historic Downtown SJC
 - Los Rios Historic District | ±0.2mi (±4-5 min walk)**
Historic district and walkable lifestyle amenity
 - River Street Marketplace / Riverwalk Area | ±0.3mi (±5-6 min walk)**
Outdoor dining, retail, and community gathering destination
- ### DOWNTOWN INVESTMENT & DEVELOPMENT
- Approximate Distance from 31866 Camino Capistrano
- Major projects reinforcing Historic Downtown San Juan Capistrano as a walkable dining, retail, hospitality, and cultural destination.
- Mission Place | ±0.1mi (±1 min walk)**
Premium two-story mixed-use project featuring 12,000 SF of office space, 16,000 SF of restaurants and retail, and a 200-stall parking structure
 - El Camino / Forster Mixed-Use Area | ±0.1mi (±1 min walk)**
Planned 95-unit residential community with restaurant, fitness, green space, and approximately 173-179 proposed on-site parking, reinforcing downtown San Juan Capistrano's continued evolution as a walkable mixed-use district
 - French Hotel | ±0.1mi (±1 min walk)**
Proposed 70-room boutique hotel at 31861-31871 Camino Capistrano, with restaurant, event space, public gathering area, pool, fitness amenities, on-site valet parking, and proposed rehabilitation of the Domingo Yorba and Casa Manuel Garcia Adobes
 - Proposed Performing Arts Center – Historic Town Center Park | ±0.1mi (±1 min walk)**
(eastern portion of the City-owned Historic Town Center Park)
Proposed performing arts venue with 450 total seats, including a 350-seat main theater and 100-seat studio theater



AREA OVERVIEW

- Located in Historic Downtown San Juan Capistrano, 31866 Camino Capistrano benefits from a dense and affluent South Orange County trade area with more than **206,000 residents**, nearly **79,000 households**, **approximately 198,000 daytime population**, and over **84,000 employees within 5 miles**. The area combines strong household incomes, elevated consumer spending, regional rail access, destination dining, cultural tourism, and continued downtown investment – creating a compelling setting for professional office, medical, wellness, and creative users.

DEMOGRAPHICS SNAPSHOT

*Source: Esri

ESTIMATED 2026	1 MILE	3 MILES	5 MILES
Population	14,417	91,376	206,107
Households	4,847	34,880	78,705
Daytime Population	17,559	78,702	197,773
Total Businesses	1,353	4,012	10,890
Total Employees	10,245	28,521	84,868
Median Household Income	\$103,852	\$135,565	\$147,551
Average Household Income	\$138,862	\$188,616	\$198,202



31866

FOR MORE INFORMATION CONTACT

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