

Rare Retail Investment Opportunity in Downtown San Clemente

Rare opportunity to purchase a storefront retail center in Prime Downtown San Clemente hits the market for \$3,400,000.

ORANGE COUNTY, CA, USA, November 2, 2023 /EINPresswire.com/ -- The Seymour | Weinberger Group of KW Commercial announces a rare opportunity to acquire a retail property in the heart of downtown San Clemente. Now listed at \$3,400,000, the 3,420 square foot center located at 113, 115 and 119 S. El Camino Real presents a value-add investment with significant upside potential.

The asset is strategically positioned along the high-traffic El Camino Real thoroughfare just steps from the beach. Its two tenants, are under long-term NNN leases with annual increases, providing stable in-place income. With 19 parking spaces on-site, the property sees over 16,000 cars daily and is surrounded by popular boutiques, dining, and amenities within a highly walkable downtown district.

Adding to its value, the City of San Clemente has already approved a Conditional Use Permit allowing anchor tenant Drift Distillery to expand their operations throughout the space as the area continues to flourish. In today's shifting real estate climate, this asset presents an ideal value-add opportunity with significant upside



Subject Property



113-119 S El Camino Real - Storefront

potential in one of California's most supply-constrained coastal markets.

Contact Megan@Swgrp.com for Offering Memorandum and More Information.

Exclusively Listed By
The Seymour | Weinberger Group - KW Commercial

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Aerial Image & Outline - 113-119 S El Camino Real

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