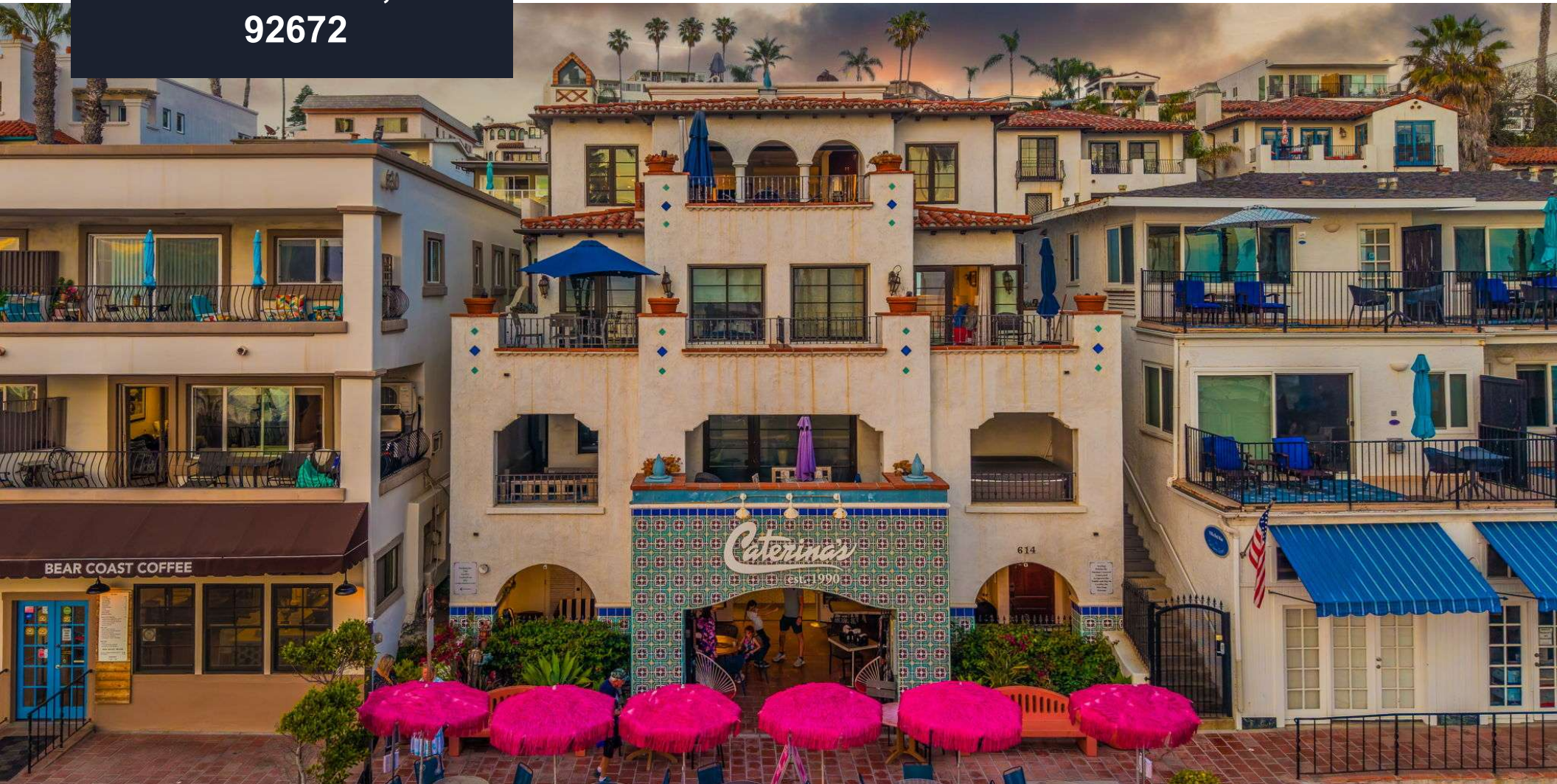


614 Avenida Victoria  
San Clemente, CA  
92672

## Offering Memorandum



The Ballard & Ballard  
Real Estate Group

Brent Ballard  
President & Broker

Trey Ballard  
VP of Sales



BROKERED BY  
**exp**  
REALTY



[soldbyballard.com](https://soldbyballard.com)



[brent@andersonballard.com](mailto:brent@andersonballard.com)



818. 919. 0282.

CA License #: 01297151

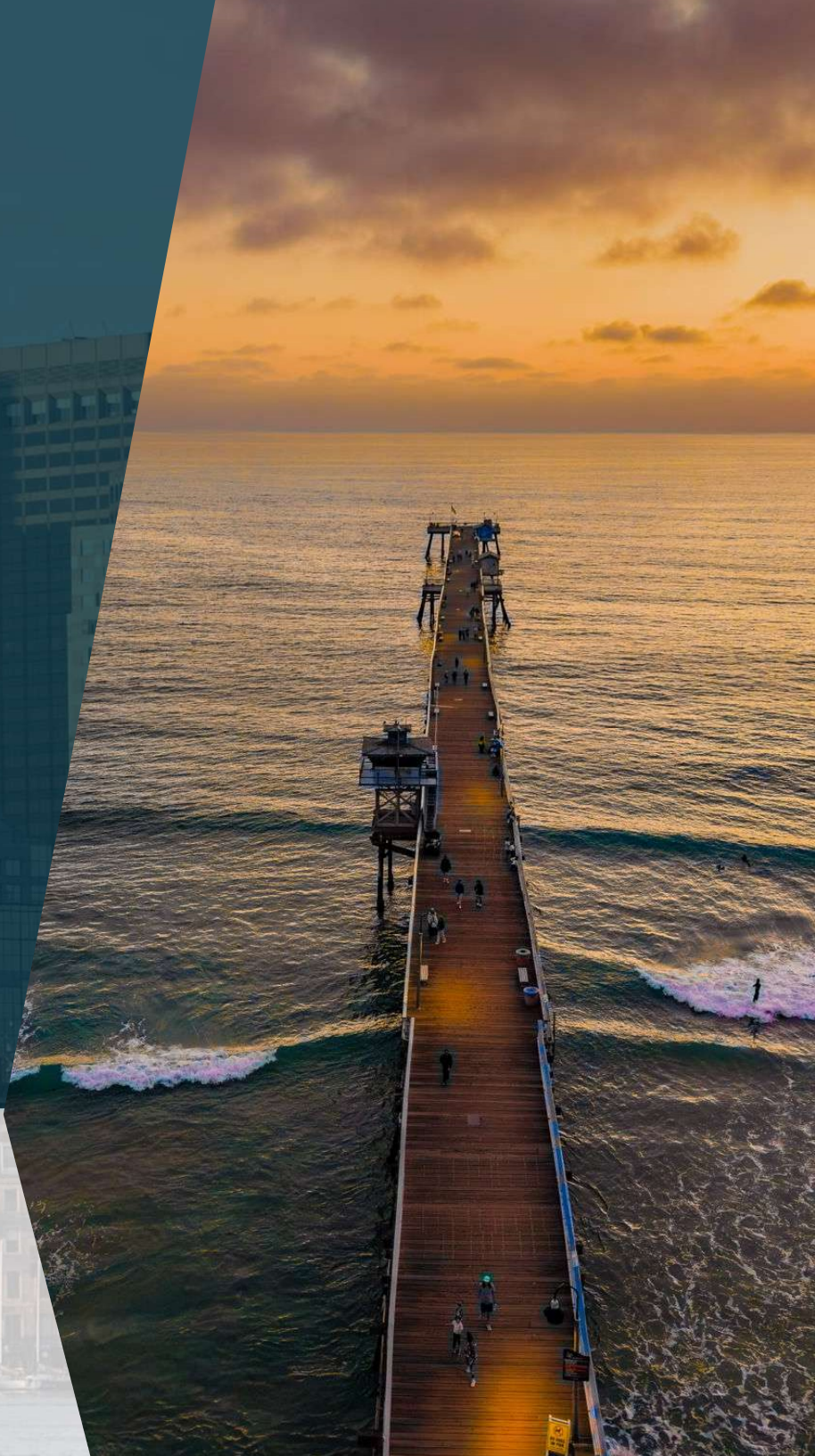
# Contents

Property Overview

Financials

Property Photos

Area Highlights



## Listing Agents

# The Ballard Real Estate Group

### Brent Ballard

President & Broker

[brent@andersonballard.com](mailto:brent@andersonballard.com)

818. 919. 0282

CA License #: 01297151



### Trey Ballard

DRE# 02215641

[trey@andersonballard.com](mailto:trey@andersonballard.com)

818. 850. 8802



# PROPERTY OVERVIEW





614 Avenida Victoria presents a rare opportunity to acquire a trophy mixed-use asset in the heart of San Clemente's Pier Bowl, directly fronting the beach and San Clemente Pier. This irreplaceable location—one of the only properties in Orange County with true pier-adjacent access without crossing a major roadway—drives exceptional long-term value and demand.

The property consists of approximately 5,300+ SF including two large residential units and a ground-floor commercial eatery, all constructed circa 2015 and maintained in strong condition. Each residential unit features 3 bedrooms, ocean views, and private 2-car garages, complemented by additional on-site parking. With projected annual income nearing \$500,000 and additional upside through short-term rental potential, the asset offers a compelling blend of stable in-place income and value-add positioning. Zoned under the Pier Bowl Specific Plan, the property also presents future flexibility, including potential condominium conversion (buyer to verify). Currently being operated as a short-term rental.

## **HIGHLIGHTS**

- **Trophy mixed-use asset in the heart of San Clemente's Pier Bowl**
- **Two 3-bedroom residential units with ocean and pier views**
- **Strong investment potential**
- **Strong income profile with ~\$500K projected annual revenue, comes with STR permits**
- **Rooftop patio with ocean views**
- **Closest property to San Clemente Pier**

## SITE ADDRESS

614 Avenida Victoria  
San Clemente, CA

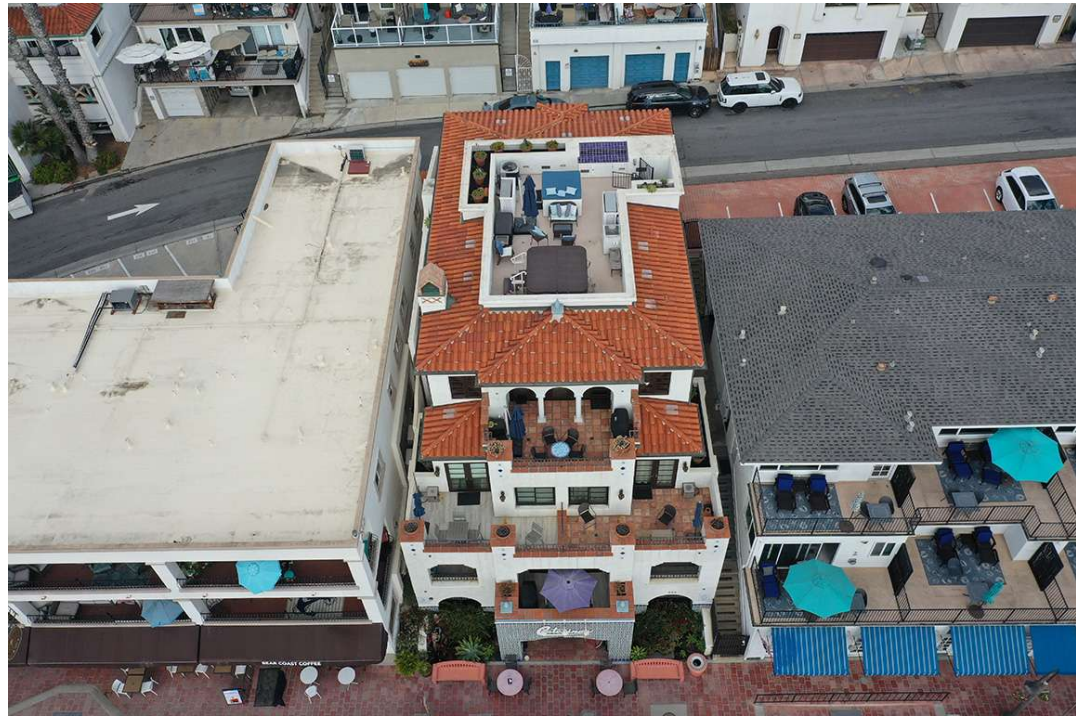
3 Units - (1) 3 Bed 2.25 Bath  
(1) 3 Bed 2.25 Bath plus  
Studio ADU  
(1) 991sf Restaurant  
Space

## LOCATION OVERVIEW

Located in the heart of San Clemente's Pier Bowl, just steps from the beach and directly across from the iconic San Clemente Pier.

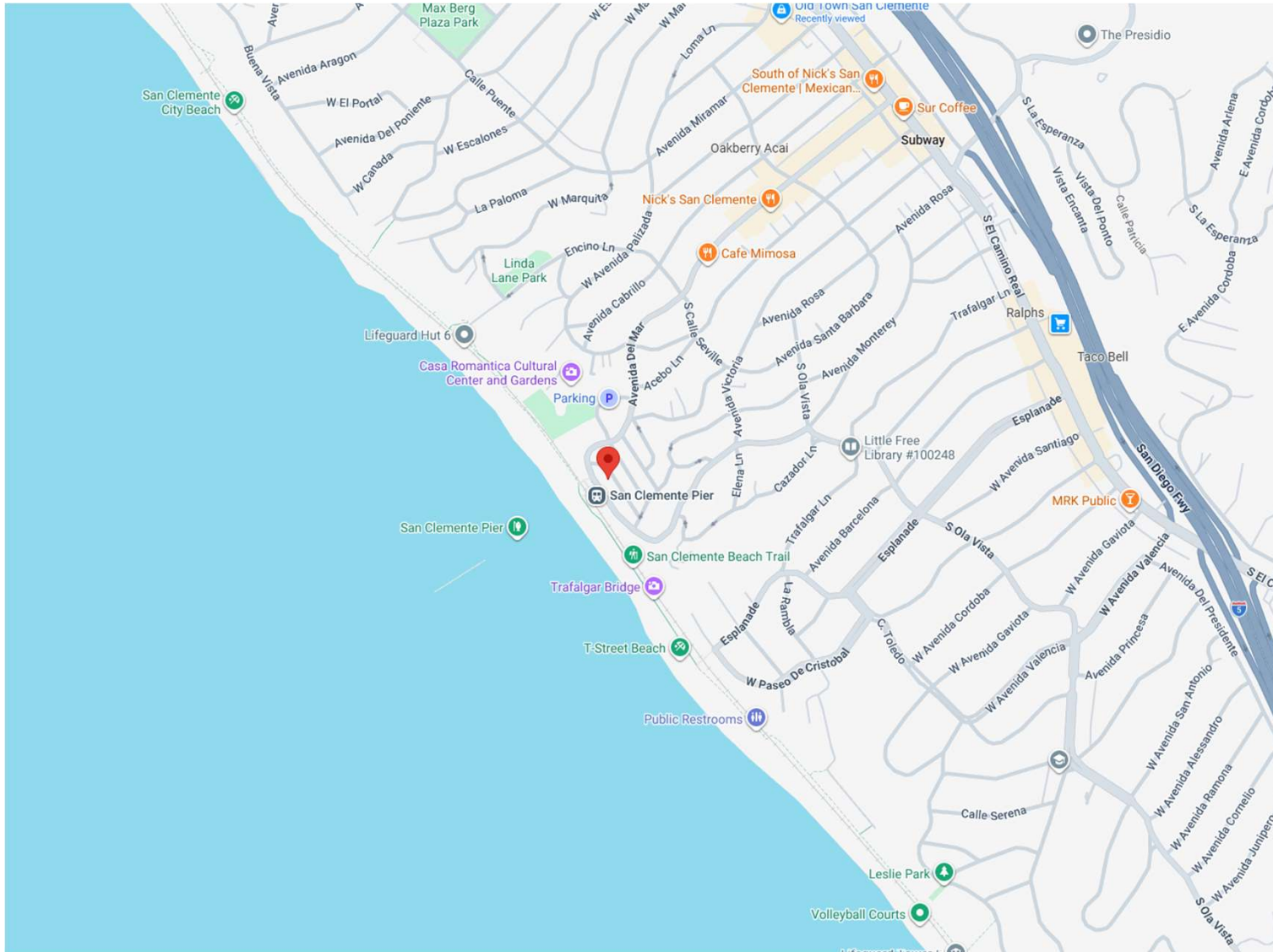
## PROPERTY SUMMARY

- **Number of Units: 3**
- **Lot Size: 6,534 SF**
- **Building Size: 5,348 SF**
- **Type: Mixed Use**
- **Year Built: 2015**
- **Foundation: Concrete**



- **Parcels: 692-21-02**
- **Number of Beds: 7**
- **Number of Baths: 7**
- **Number of Buildings: 1**
- **Parking: 2 1 Car Garages**
- **Walk Score: (77)**
- **Zoning Code: PBSP**
- **County: Orange County**

# LOCATION





# FINANCIALS

# FINANCIALS

## 614 Avenida Victoria

### PROFORMA VALUE

Price	\$10,995,000
Price per Unit	\$ 3,665,000
Cap Rate	2.6%
GRM	24.86
Proforma Cap Rate	3.5%
Proforma GRM	20.99

### Unit Mix and Rent Schedule

Units	Type	Avg STR income	Total Income	Avg Proforma Rent	Total Proforma Rent
A	3B + 2.5Ba	\$ 15,000.00	\$ 15,000.00	\$ 18,000.00	\$ 18,000.00
B	3B + 2.5Ba + ADU	\$ 18,000.00	\$ 18,000.00	\$ 21,000.00	\$ 21,000.00
R	Restaurant	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00
<b>3</b>			<b>\$ 38,000.0</b>		<b>\$ 45,000.00</b>

Income	Monthly	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 38,000.0	\$ 456,000.00	\$ 540,000.00
Laundry			\$ -
Other			\$ -
<b>Gross Scheduled Income</b>		<b>\$ 456,000.00</b>	<b>\$ 540,000.00</b>
Vacancy Rate	3%	\$ 13,680.00	\$ 16,200.00
<b>Effective Gross Income</b>		<b>\$ 442,320.00</b>	<b>\$ 523,800.00</b>

Expenses		Current	Proforma
<b>Operating Expenses</b>			
New Property Taxes	1.106083%	\$121,613.83	\$121,613.83
Insurance	\$ 666.67	\$ 8,000.00	\$ 8,000.00
Utilites: Electric	\$ 208.33	\$ 2,500.00	\$ 2,500.00
Utilites: Gas	\$ 125.00	\$ 1,500.00	\$ 1,500.00
Utilities: Trash	\$ 291.67	\$ 3,500.00	\$ 3,500.00
Utilities: Water	\$ 333.33	\$ 4,000.00	\$ 4,000.00
R&M Building	\$ 416.67	\$ 5,000.00	\$ 5,000.00
R&M Grounds (Pest + Gardener+Pool)	\$ 416.67	\$ 5,000.00	\$ 5,000.00

	Current	Proforma
<b>Total Operating Expenses</b>	<b>\$151,113.83</b>	<b>\$151,113.83</b>
Expenses per Unit	\$12,592.82	\$12,592.82

	Current	Proforma
<b>Net Operating Income</b>	<b>\$ 291,206.17</b>	<b>\$ 388,886.17</b>

# PROPERTY PHOTOS









# AREA HIGHLIGHTS

# San Clemente, California



San Clemente is a premier coastal community in South Orange County known for its laid-back surf culture, stunning ocean views, and signature Spanish-style architecture. Often called the “Spanish Village by the Sea,” it blends luxury coastal living with a relaxed, small-town feel. Residents and visitors enjoy world-class beaches, the iconic San Clemente Pier, vibrant dining along Del Mar Street, and easy access to both Los Angeles and San Diego. With its year-round sunshine, strong sense of community, and high-end yet approachable lifestyle, San Clemente is one of Southern California’s most desirable places to live and invest.



# The Ballard Real Estate Group

## Brent Ballard

President & Broker

[Brent@andersonballard.com](mailto:Brent@andersonballard.com)

818. 919. 0282

CA License #: 01297151

Please reach out to Trey Ballard for any further questions:

818. 850. 8802

[Trey@andersonballard.com](mailto:Trey@andersonballard.com)



# Rent Roll

Rent Roll			
Unit	Bed / Bath	Monthly Rent	Proforma
1	2 & 2	\$ 2,534.00	\$ 2,650.00
2	1 & 1	\$ 1,700.00	\$ 1,900.00
<b>Total</b>		\$ 4,234.00	\$ 4,550.00
<b>Yearly Total</b>		\$ 50,808.00	\$ 54,600.00
<b>Average</b>		\$ 2,117.00	\$ 2,275.00