

FOR SALE \$4,250,000 | MIXED-USE DEVELOPMENT OPPORTUNITY

SAN CLEMENTE – DOWNTOWN-OCEAN VIEWS MIXED USE DEVELOPMENT

307-317 N EL CAMINO REAL, SAN CLEMENTE, CA 92672



REAR VIEW & PARKING ACCESS



ROOFTOP TERRACE WITH OCEAN VIEW



INTERIOR RESIDENTIAL LIVING

EXCLUSIVELY LISTED BY:

GREG CLINE | (949) 877-2797
The Cline Company
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DRE License #01307812

OCEAN VIEW RESIDENCES

- Elevated Living with Ocean Views
- Walkable to Beach, Shops & Dining
- Premier Coastal Location
- Strong Mixed-Use Income Potential

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

EXECUTIVE SUMMARY

Address: 307-317 N El Camino Real
San Clemente, CA 92672

For Sale: **\$4,250,000**

Property Type: Commercial Retail

APN: 057-133-11 and 057-133-12

Property Size: 7,840 SF
with a 2,584 SF building

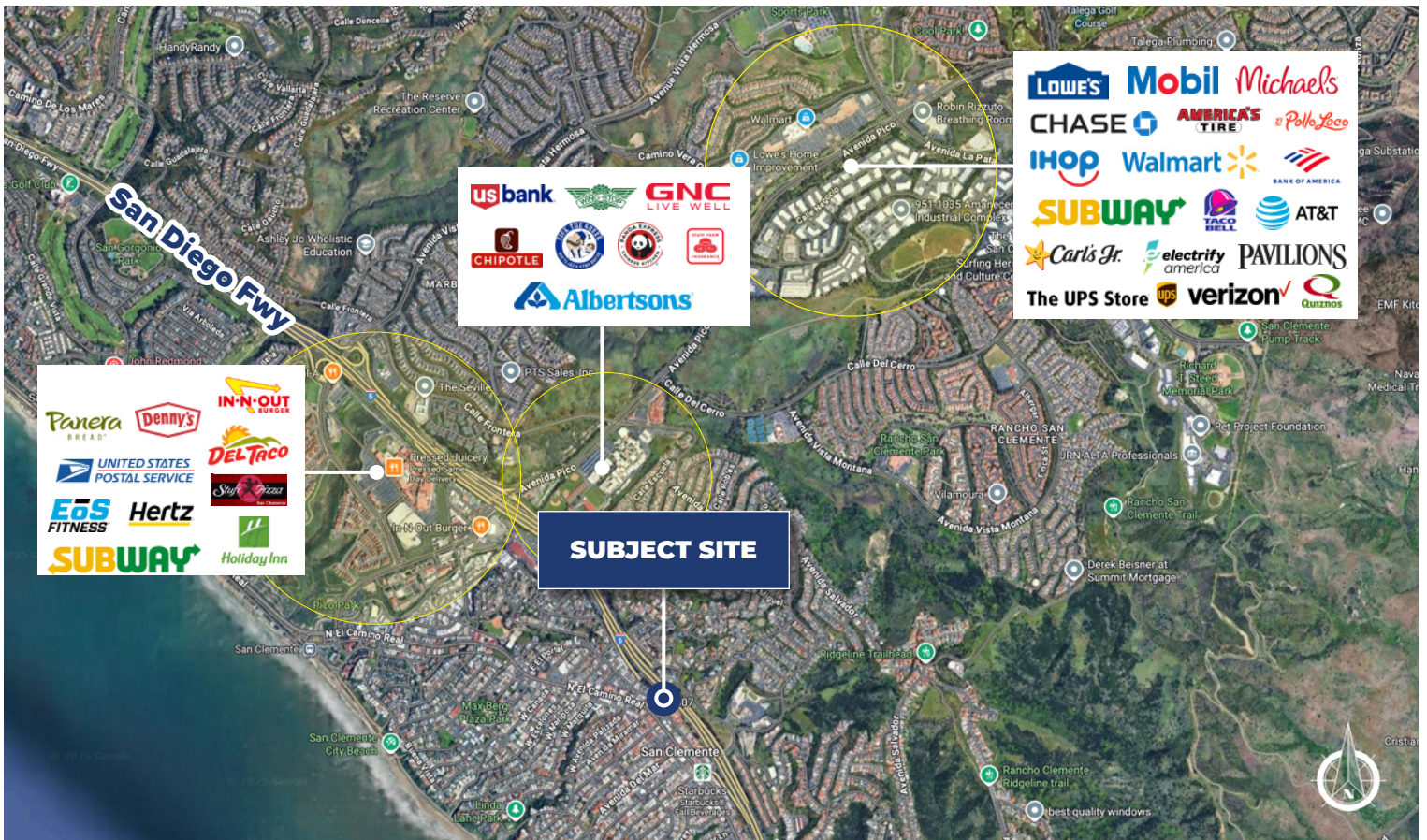
307-317 N El Camino Real, San Clemente, CA 92672

— Prime coastal commercial property along the vibrant El Camino Real corridor in downtown San Clemente. Featuring multiple storefronts with strong street visibility and flexible layouts for retail or office use, this property is surrounded by popular restaurants, boutiques, and attractions. The planned residential units are also expected to feature ocean views, further enhancing the property’s appeal in this highly desirable coastal market. With steady foot traffic, beach proximity, and easy I-5 access, this is a standout opportunity in one of Orange County’s most sought-after communities.

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Contact us today for more information!



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ELEVATIONS



SOUTHWEST ELEVATION (EL CAMINO REAL)

SCALE: 3/16" = 1'-0"



NORTHEAST ELEVATION (AVENIDA DE LA ESTRELLA)

SCALE: 3/16" = 1'-0"

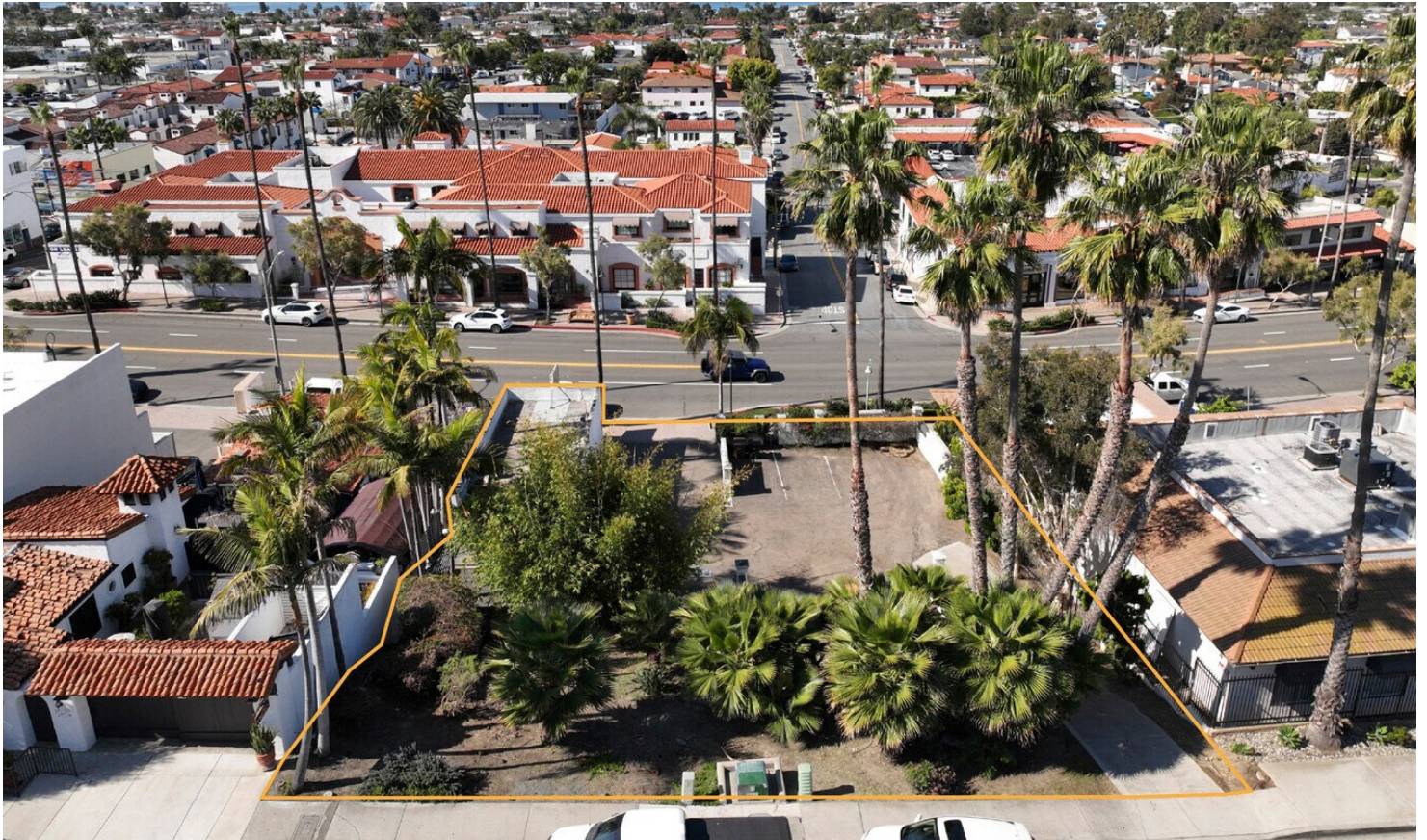
PROPERTY OUTLINES



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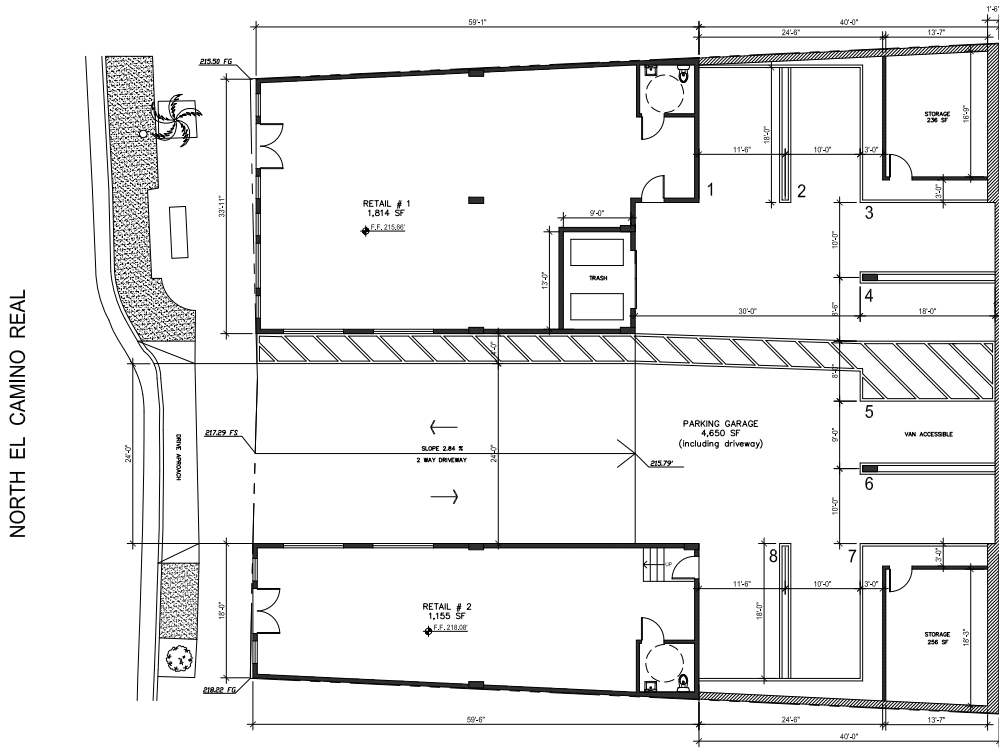
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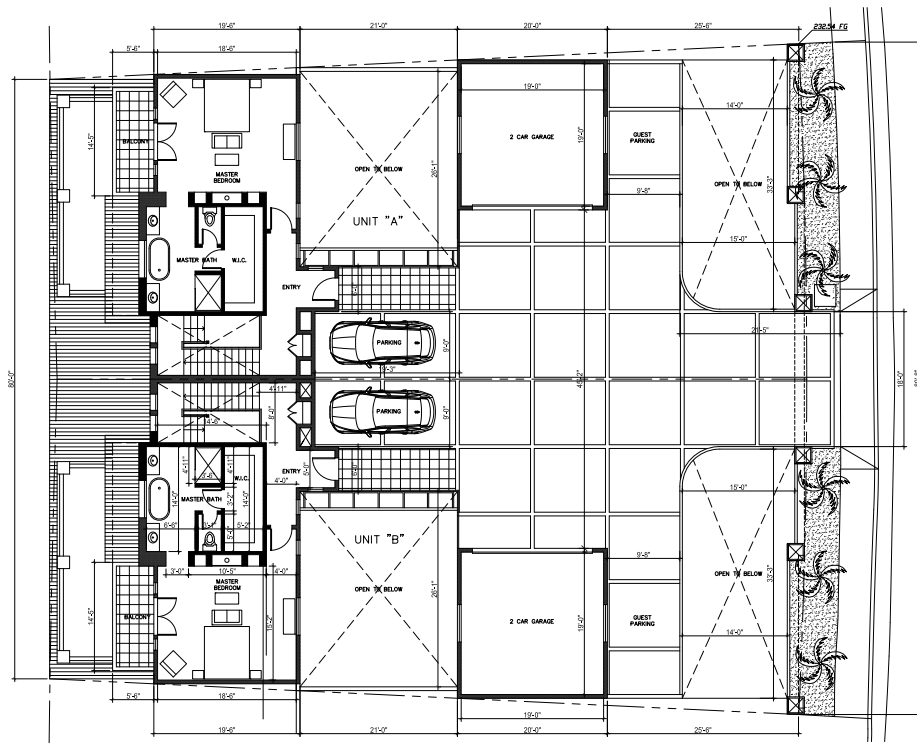
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FLOOR PLANS



COMMERCIAL FLOOR PLAN 2,989 SF (ACCESS FROM EL CAMINO REAL)

SCALE: 3/16" = 1'-0"

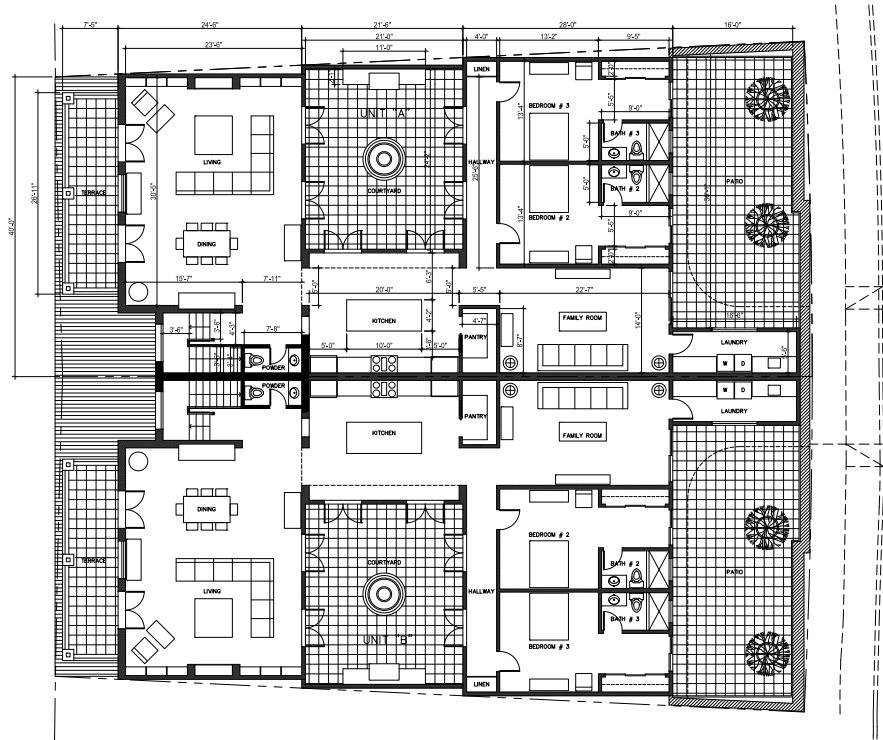


RESIDENTIAL UPPER LEVEL PLAN (ACCESS FROM AVENIDA DE LA ESTRELLA)

UNIT "A": 734 SF + 400 SF 2 CAR GARAGE + 1 UNCOVERED PARKING + 1 GUEST PARKING=
 UNIT "B": 734 SF + 400 SF 2 CAR GARAGE + 1 UNCOVERED PARKING + 1 GUEST PARKING=

SCALE: 3/16" = 1'-0"

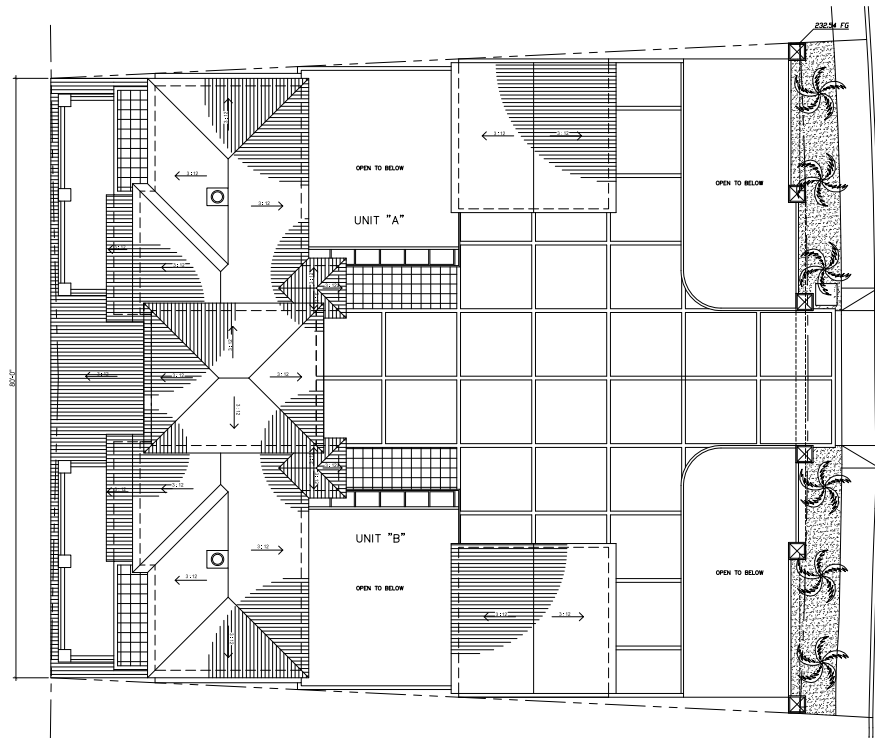
FLOOR PLANS



RESIDENTIAL LOWER LEVEL PLAN (ACCESS FROM AVENIDA DE LA ESTRELLA)

SCALE: 3/16" = 1'-0"

UNIT "A": 2,822 SF / TOTAL LIVING SPACE: 3,356 SF
 UNIT "B": 2,822 SF / TOTAL LIVING SPACE: 3,356 SF



RESIDENTIAL ROOF PLAN

SCALE: 3/16" = 1'-0"