

1403 N. El Camino Real

San Clemente, CA

For Sale or Lease

Mixed Use Commercial Building

JOHNSTON PACIFIC

CELEBRATING EXCELLENCE
FOR 34 YEARS

Welcome To 1403 N. El Camino Real

This is your rare opportunity to own or lease this 8,790 sf standout property in the heart of San Clemente's bustling El Camino Real corridor—less than a mile from the ocean, and surrounded by high foot traffic, iconic eateries, and thriving local businesses.

- 8,790 Total sq. ft.
- 3,300 sq. ft. divisible office space
- 4,679 sq. ft. storage warehouse
- 811 sq. ft. apartment & loft
- Elevator
- Premier mixed-use/commercial potential
- Coastal Spanish-style architecture with timeless curb appeal
- Excellent visibility and access on a high-profile stretch of El Camino Real
- Just minutes from the beach and San Clemente Pier
- Ideal for investors, business owners seeking a flagship location
- Minutes from Amtrak and North Beach
- Secured & gated
- Offered For Lease At: **\$1.82 sq. ft. Gross (\$15,995/mo)**
- Offered For Sale At: **\$6,995,000 (\$795.79/sf)**



Area Overview



Area Amenities

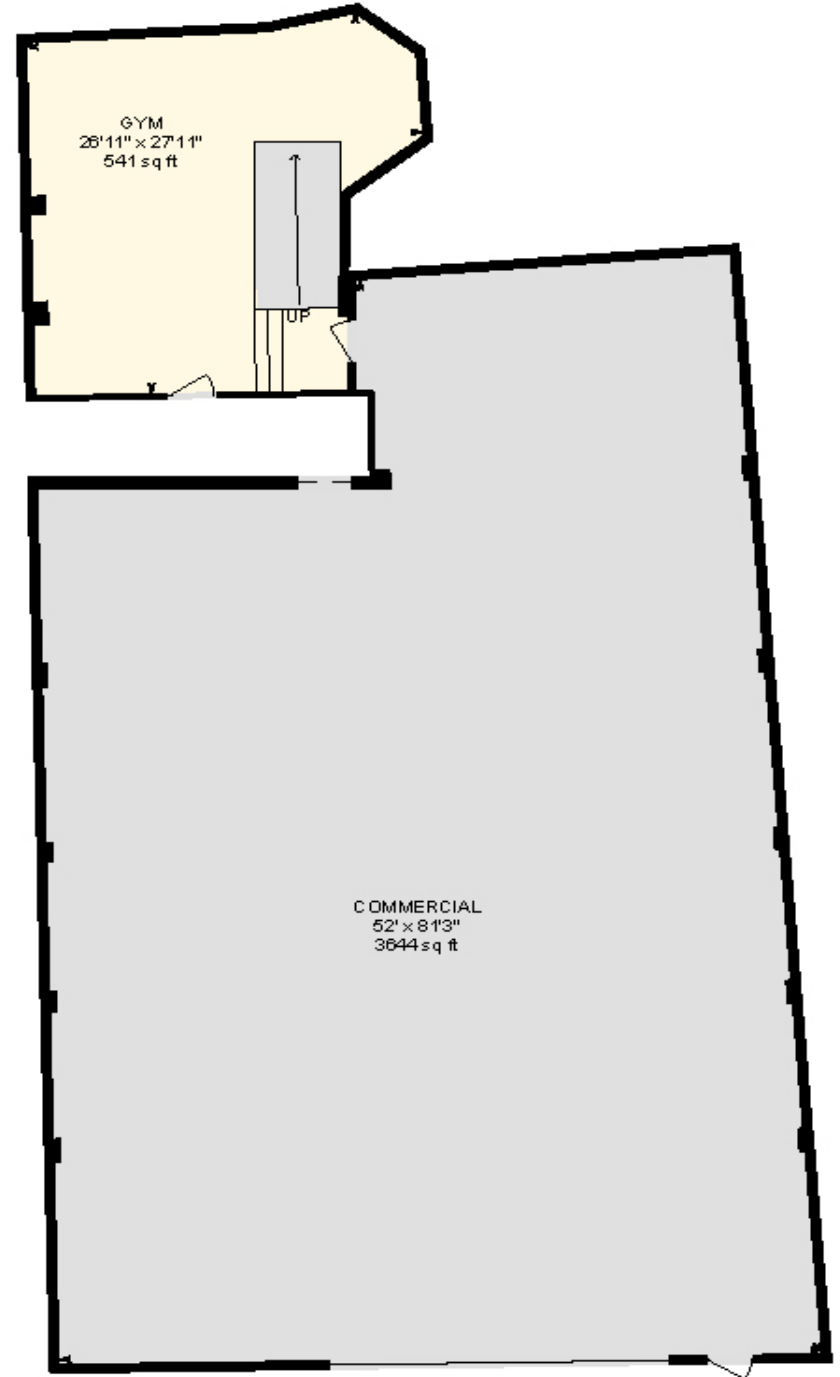


Floor Plans

Ground Floor

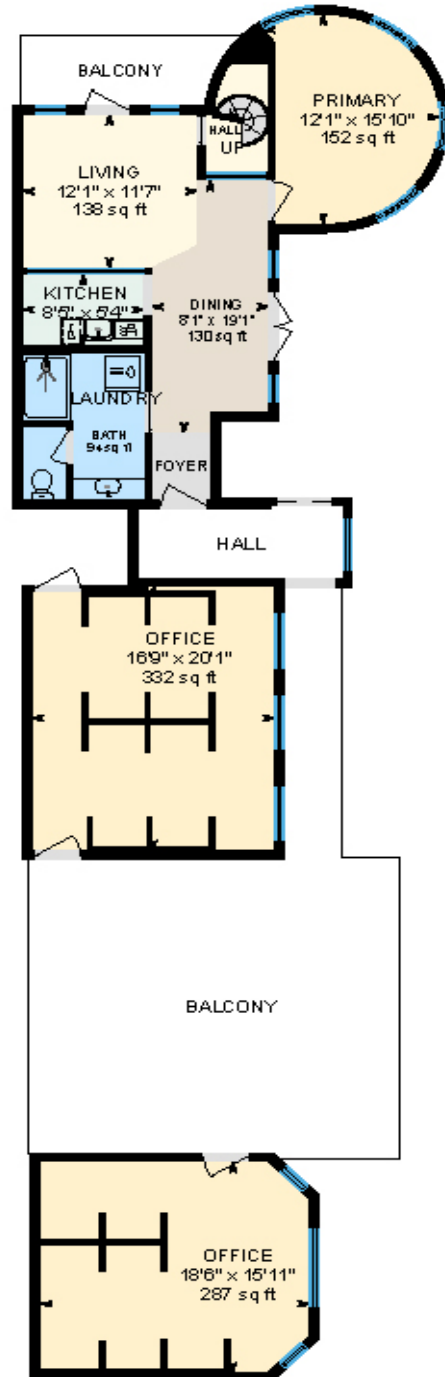


Garage

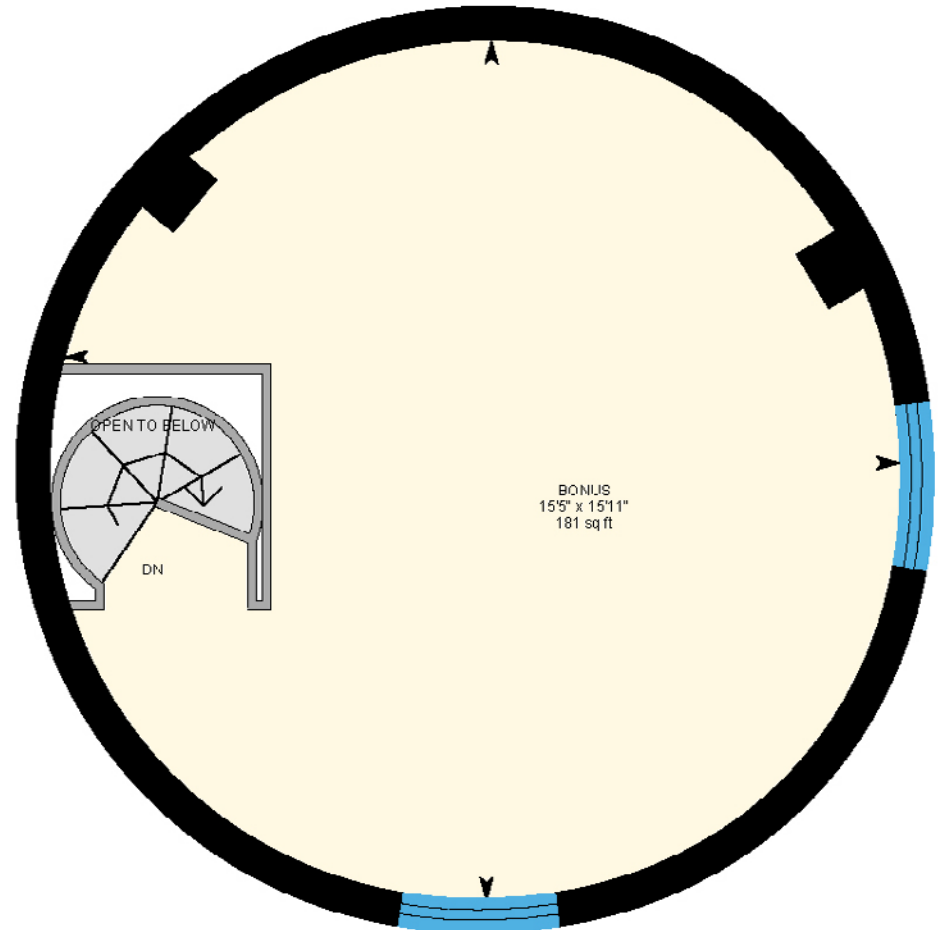


Floor Plans

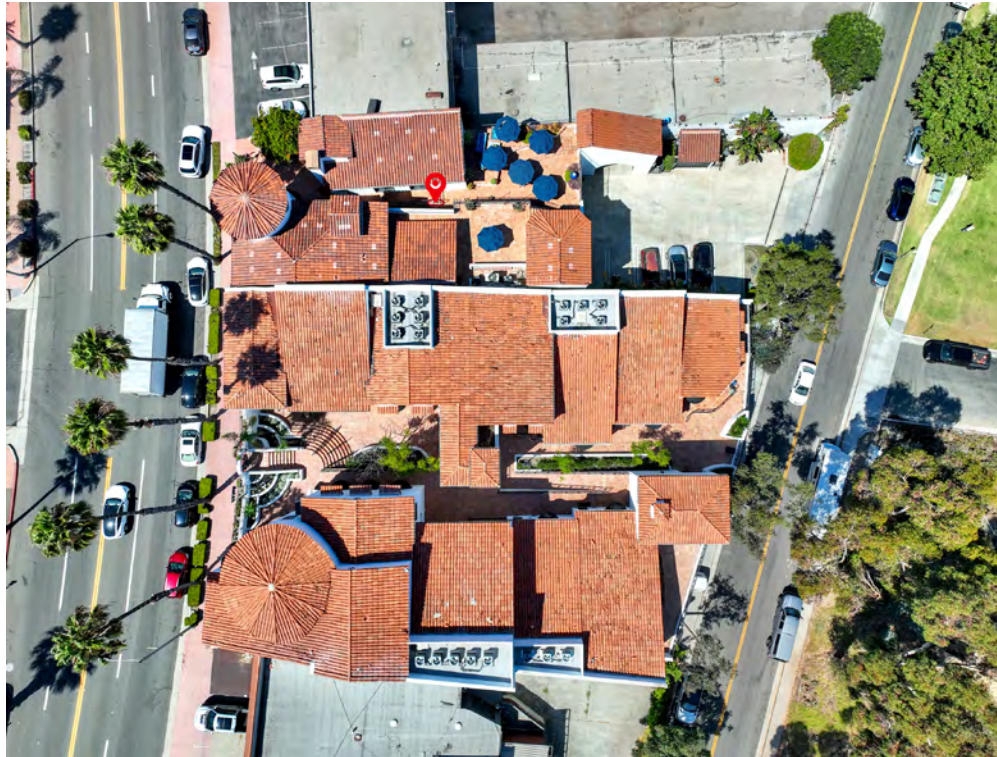
Second Floor



Loft



Property Photos



Property Photos



Property Photos



Property Photos



Who We Are



WHO WE ARE

At Johnston Pacific Commercial Real Estate, Inc., our unwavering commitment to excellence drives everything we do. Our team of industry experts are dedicated to providing superior service, innovative solutions and tangible results to business owners, tenants, landlords and commercial real estate investors throughout Southern California. Specializing in the sale and leasing of industrial, office, and land assets, we have built a reputation for success that spans over three decades. With over 2,000 satisfied clients and nearly \$1 billion in completed transactions, you can trust us to deliver the exceptional results you deserve.

WHAT WE DO

- Landlord Representation
- Seller Representation
- Tenant Representation
- Buyer Representation
- Sale and Lease Comparables
- Lease Renewal Consulting
- Sale/Lease Back Analysis
- Leased Investment Proformas
- Portfolio Analysis
- Lease Renewal Representation
- Subleasing
- Investment Acquisitions
- Provider of 1031 Exchange Options
- Facilities Solutions Checklist
- Association Budget Reviews
- Advisory Services (Portfolio Review)
- Post-closing Vendor Resources
- Lender Referrals
- Locating Tenants for Vacancies
- Land Acquisition
- First Time Buyer Ownership Analysis
- Investment Property Sales

HOW TO REACH US

TWO SOUTH ORANGE COUNTY OFFICES TO SERVE YOU

1305 CALLE AVANZADO
San Clemente, CA 92673
26240 ENTERPRISE COURT
Lake Forest, CA 92630
www.johnston-pacific.com
949.366.2020



OUR AREA OF SPECIALIZATION

South Orange County's Commercial Real Estate Authority Since 1991



ROB JOHNSTON
President

Lic# 01121630

rob@johnston-pacific.com



LOUIS JOHNSTON
Vice President

Lic# 02054162

louis@johnston-pacific.com



CHRIS HAUGEN
Associate

Lic# 02134684

chris@johnston-pacific.com

The information on this postcard has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it, make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All information is subject to change without notice.





Rob Johnston
Rob@Johnston-Pacific.com
License# 01121630

Louis Johnston
Louis@Johnston-Pacific.com
License# 02054162



949-366-2020 / www.johnston-pacific.com

JOHNSTON PACIFIC

CELEBRATING EXCELLENCE
FOR 34 YEARS