

640 S. El Camino Real

San Clemente, CA



For Sale

Mixed Use Commercial Building

JOHNSTON PACIFIC

CELEBRATING EXCELLENCE
FOR 35 YEARS

Welcome To 640 S. El Camino Real

This ocean-close mixed-use site is a prime opportunity for an owner-user or for redevelopment. It allows a blend of residential, commercial, and service uses ideal for creative, higher-density, value-add development strategies. This high-income, lifestyle-driven community supports premium residential rents and strong commercial tenants. Zoning and market conditions support projects such as live/work units, small-format multifamily, creative office, or boutique retail nodes. This is a can't miss opportunity in a highly desirable coastal market.

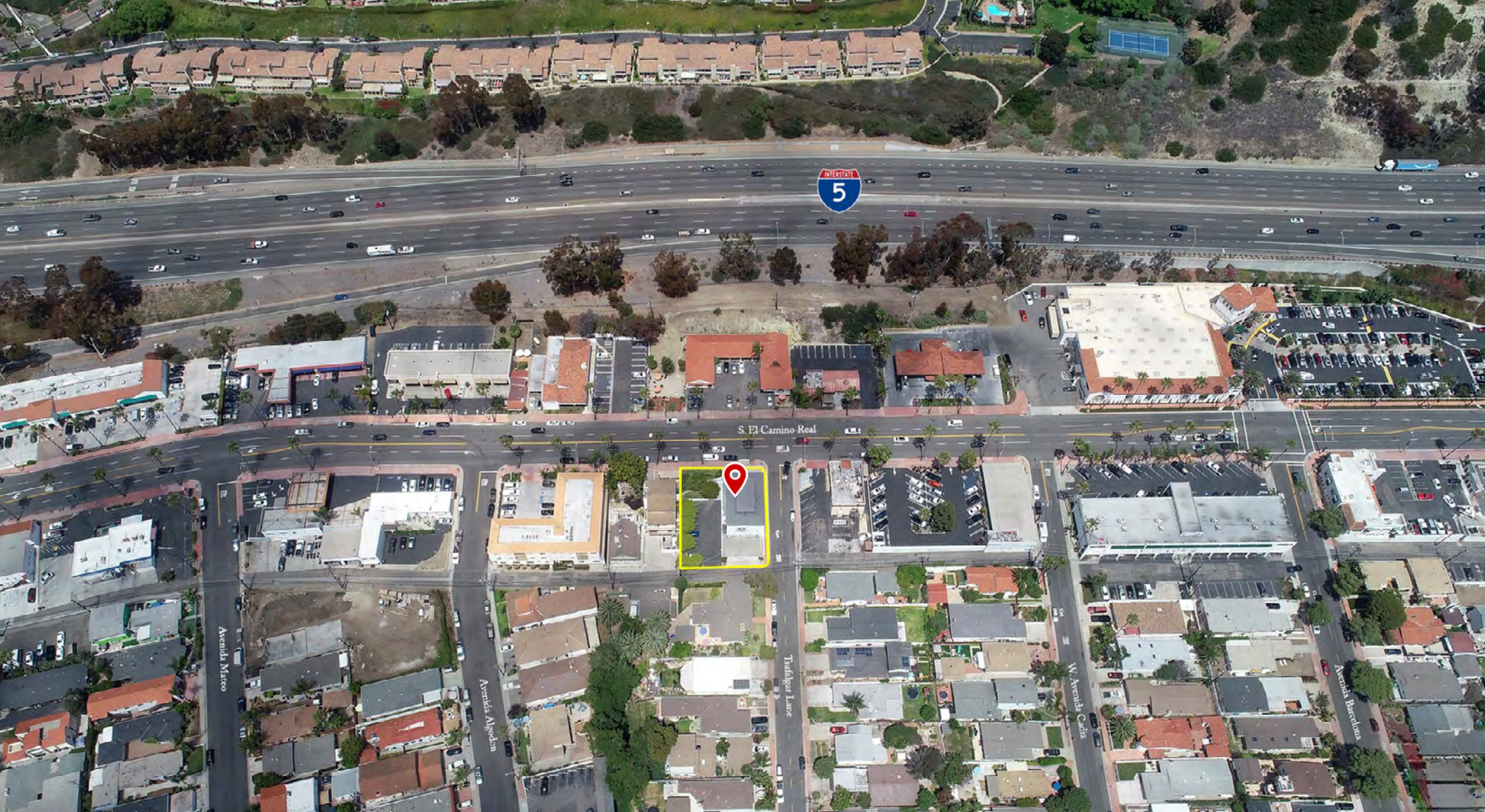
- Two Parcels
- Lot 16: 10,929 sq. ft. Property Located on a 5,006 sq. ft. Corner Lot
- Lot 15: A 4,941 sq. ft. Parking Lot
- 12 Parking Stalls & Ample Street Parking
- Ocean Views Throughout Property
- Walkable Amenity Rich Location
- Less than a Mile From the San Clemente Pier
- City of San Clemente Zone MU 3.2
- Flexibility for Vertical Development (3 Stories Max)
- Prime Coastal Demand Drives, Housing, Boutique Retail, and Service-Oriented Businesses
- Opportunity for Modern, Experiential Concepts
- Potential for Entitlement Upside
- Contact Listing Agents for Pricing Information



Aerial Overview



Aerial Overview



Property Photos



Property Photos



Who We Are

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.



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
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OUR AREA OF SPECIALIZATION

South Orange County's Commercial Real Estate Authority Since 1991



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