

GARYWARD

PROPERTIES
TEAM



**2011 S El Camino Real,
San Clemente, CA 92672**

\$1,399,999

2,000 SQFT. | Mixed Use Commercial Building

This unique mixed-use commercial property offers exceptional flexibility across medical, retail, and office uses. The three-story Spanish-style building is ideally situated along S. El Camino Real, featuring ample on-site parking, peek-a-boo ocean views, and convenient access to the I-5 freeway and nearby beaches. Designed to accommodate a wide range of users, the property has successfully operated both as a single-tenant facility and as a multi-tenant building. Interior access to most suites is provided via a central stairwell, while Unit D benefits from a dedicated ground-level entrance, enhancing accessibility and tenant appeal. The layout and configuration make this an ideal opportunity for owner-users seeking to occupy all or part of the building, as well as investors looking to generate stable, long-term income through leasing. Please inquire for more information on this rare opportunity in Southeast San Clemente along the highly desirable S. El Camino Real corridor.

CASEY WOOTAN | 949-690-1592 | caseyjwootan42@gmail.com | DRE #01964464

GARY WARD | 949-355-4426 | garywardproperties@gmail.com | DRE #01788028

GARY WARD
PROPERTIES
TEAM



CURRENT RENTS:

Unit A: \$800/mo

Unit B: \$1300/mo

Unit C: \$750/mo

Unit D: Vacant
(available for \$1000/mo)

Parking: 6 Spaces