

\$5,695,000 - 508 Avenida Victoria, San Clemente

MLS® #NP25163672

\$5,695,000

6 Bedroom, 7.00 Bathroom, 4,752 sqft
Residential on 0 Acres

Pier Bowl, San Clemente,

Completed in 2020, this exceptional duplex property presents a rare opportunity to embrace the finest in California coastal living. Located in the coveted San Clemente Pier Bowl, the residence is just moments from the iconic San Clemente Pier and Avenida Del Mar's vibrant shopping and dining scene. Blending a premier location with exceptional privacy, the property offers two distinct living spaces: an owner's unit and a permitted short-term rental unit with a separate entrance, making it ideal for multi-generational living, rental income opportunities, or hosting guests. The owner's unit spans approximately 2,861 square feet and features entry-level access from a secure courtyard and a 4.5-car garage, with a foyer and private hydraulic elevator leading to the main living areas. The second level showcases a gourmet chef's kitchen outfitted with Thermador appliances, a 6-burner stove, double oven, Sub-Zero refrigerator, walk-in pantry, and breakfast bar, opening to a dining room with a private outdoor deck, a family room, and a luxurious primary suite with a walk-in closet and spa-inspired bathroom. This level also includes a second bedroom and full bathroom. The third floor offers an additional ensuite bedroom with a walk-in closet, a second family room, a laundry room, and a massive covered outdoor deck with white-water and pier views, complete with outdoor heaters for year-round enjoyment. The secondary residence, a permitted single-level unit above the garage, is



accessed via a stone staircase leading to a covered front patio. This approximately 1,891-square-foot, single-level unit features an open-concept kitchen with an oversized island, quartz countertops, and a sea-glass backsplash, along with three ensuite bedrooms, including a primary suite with a walk-in closet and direct yard access. A powder room, laundry area, and a spacious dining area complete this flexible rental unit. Additional property highlights include a massive 8.5-car garage, divided into 4.5-car and 4-car configurations, as well as a soft-water filtration system. Both residences feature luxurious details throughout, redefining beachside living in one of California’s most sought-after coastal locations.

Built in 2020

Essential Information

MLS® #	NP25163672
Price	\$5,695,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,752
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Duplex
Status	Closed
Listing Agent	Jason Wright
Listing Office	Coldwell Banker Realty

Community Information

Address	508 Avenida Victoria
Area	SC - San Clemente Central
Subdivision	Pier Bowl

City	San Clemente
County	Orange
Zip Code	92672

Amenities

Parking Spaces	9
Parking	Direct Access, Garage Faces Front, Garage, Door-Multi
# of Garages	9
Garages	Direct Access, Garage Faces Front, Garage, Door-Multi
View	Hills, Panoramic, City Lights, Ocean, Pier
Waterfront	Ocean Side Of Freeway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters, Lighting
Lot Description	TwoToFiveUnitsAcre
Windows	Double Pane Windows, Plantation Shutters

Interior

Interior	Wood, Stone
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Multiple Staircases, Recessed Lighting, Primary Suite, Walk-In Pantry, Walk-In Closet(s), All Bedrooms Up, Cathedral Ceiling(s), Elevator, Living Room Deck Attached, Pantry
Appliances	Double Oven, Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Microwave, Refrigerator, Disposal, Freezer, Self Cleaning Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	July 21st, 2025
Days on Market	5
Zoning	R3
Short Sale	N
RE / Bank Owned	N

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