

# \$4,325,000 - 252 Avenida Lobeiro, San Clemente

MLS® #NP25243591

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## \$4,325,000

11 Bedroom, 10.00 Bathroom, 5,091 sqft  
Residential on 0 Acres

Southwest, San Clemente,

5 UNITS perfectly poised on San Clemente's coveted "loop," just across from beach access and the sprawling San Clemente State Park, this residential offering presents an exceptionally rare opportunity. Surrounded by multi-million dollar condominiums and imbued with coastal charm, the property captures unobstructed ocean views from all units – blending lifestyle and investment seamlessly. The building is thoughtfully configured with four 2-bedroom units and one expansive 3-bedroom rear unit, the latter of which enjoys the privacy of no common walls. This ideal composition offers flexibility for a variety of ownership goals – from multi-generational living to income generation through long-term leasing and short-term rentals, for which the property is ideally located in the City's approved zone. Two of the units are furnished and ready for immediate use or leasing, while the rest invite light enhancements or upgrades to further elevate returns and long-term value. The layout fosters privacy and versatility while maintaining an intimate, boutique scale – an increasingly desirable attribute for today's discerning buyers. Steps from coastal trails, surfing spots, and the celebrated natural beauty of San Clemente State Park, 252 Avenida Lobeiro allows for effortless access to outdoor recreation. Whether as a full-time residence, a part-time coastal retreat with revenue upside, or a diversified investment in a premier beachside enclave, this property



stands as a rare and compelling proposition.

Built in 1965

### **Essential Information**

MLS® #	NP25243591
Price	\$4,325,000
Bedrooms	11
Bathrooms	10.00
Full Baths	6
Half Baths	4
Square Footage	5,091
Acres	0.15
Year Built	1965
Type	Residential
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Andrew Cotton
Listing Office	Compass

### **Community Information**

Address	252 Avenida Lobeiro
Area	SW - San Clemente Southwest
Subdivision	Southwest
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Carport
Garages	Carport
View	Park/Greenbelt, Bluff, Coastline, Ocean, Panoramic, Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Near Park

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Balcony, Beamed Ceilings, High Ceilings
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
High	San Clemente

### **Additional Information**

Date Listed	October 20th, 2025
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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