

# \$1,990,000 - 115 Avenida Granada, San Clemente

MLS® #OC24122002

---

## \$1,990,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Clemente,

Nestled in the vibrant heart of downtown San Clemente is this prime mixed-use property that captures both charm and opportunity. Ideally located next to the main streets of Avenida Del Mar and El Camino Real, this property offers unparalleled visibility and walkability to a myriad of shops and restaurants. The MU.3.1 zoning provides for a multitude of uses, opening doors to future development possibilities.

The property features a freestanding commercial building of approximately 775 square feet, currently functioning as a professional office. The building, situated on a 40-foot wide street frontage, includes three private offices, a central conference room, a break room, and a restroom, offering a well-equipped space for various business needs.

Behind the commercial building, accessible via a private driveway, lies the residential building. This area is currently comprised of two units with two single-car garages. Originally designed as three apartments, the residential space can easily be converted back to a triplex. The upstairs unit boasts a spacious new deck with panoramic ocean views and a remodeled open floor plan. Filled with natural light, this expansive area includes a full kitchen, a full bath, and an oversized bedroom, providing a comfortable and inviting living space. The lower unit features a charming



studio, which can be converted into additional office space if required.

This property represents a rare and ideal opportunity for those seeking a versatile investment in a prime location. Whether you are looking for a seamless work-live-play lifestyle near the beach, an investment with substantial income potential, or a site for future development, this unique property caters to all these needs and more.

Built in 1960

### **Essential Information**

MLS® #	OC24122002
Price	\$1,990,000
Bathrooms	0.00
Acres	0.09
Year Built	1960
Type	Commercial Sale
Sub-Type	Multi Family
Status	Closed
Listing Agent	Dj Yeilding
Listing Office	CENTURY 21 Affiliated

### **Community Information**

Address	115 Avenida Granada
Area	SC - San Clemente Central
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Parking Spaces	2
----------------	---

### **Exterior**

Lot Description	Street Level
-----------------	--------------

### **Interior**

# of Stories 2

### **Additional Information**

Date Listed June 14th, 2024

Days on Market 327

Zoning MU3.1

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of April 5th, 2026 at 6:50am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.