

\$1,699,999 - 540 N El Camino Real, San Clemente

MLS® #OC25093255

\$1,699,999

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, San Clemente,

540 & 542 N El Camino Real is a highly updated freestanding commercial building located in a prime Opportunity Zone on North El Camino Real, directly across from Denault's Hardware. Offering excellent street exposure and a rare street-to-street lot configuration with access from both El Camino Real and the rear alleyway, this property presents a unique opportunity for investors or owner-users. The building consists of approximately 3,249 square feet of flexible Office, Retail, or Creative space, along with additional storage below and seven onsite parking spaces in the rear parking lot. An extra 507 square feet of enclosed, leasable space at the back of the property is also available but is not currently included in the total square footage, offering additional income potential or expansion opportunities. The property has undergone extensive renovations, including new flooring, a new roof, new siding and exterior improvements, a new sewer line, and a completely new air conditioning and ventilation system. Cosmetic upgrades such as tile work, remodeled bathrooms, and fresh interior paint further enhance the space. With three separate meters for electricity and gas, as well as two air conditioning units, the building offers excellent flexibility for multiple tenants or a single-user configuration. 540 N El Camino Real space is currently leased for \$3919.15/month by a reputable tenant under a three-year lease, with 3% annual increases, providing immediate income to a new owner.



The remaining space is vacant and available for lease or owner occupancy. This highly visible and versatile building, located in a thriving commercial corridor within an Opportunity Zone, is ideal for investors, entrepreneurs, and business owners seeking a turnkey asset with income and upside potential.

Built in 1962

Essential Information

MLS® #	OC25093255
Price	\$1,699,999
Bathrooms	0.00
Acres	0.09
Year Built	1962
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Casey Wootan
Listing Office	CENTURY 21 Affiliated

Community Information

Address	540 N El Camino Real
Area	SC - San Clemente Central
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92672

Exterior

Lot Description	Yard
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Interior

Heating	Central
Cooling	Central Air
# of Stories	2

Additional Information

Date Listed	April 28th, 2025
Days on Market	246
Short Sale	N
RE / Bank Owned	N

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