

\$5,900 - 34206 Sepulveda Avenue, Dana Point

MLS® #OC25125277

\$5,900

2 Bedroom, 2.00 Bathroom, 2,280 sqft

Residential Lease on 0 Acres

N/A, Dana Point,

Rarely available, this exceptional coastal live/work property in Capistrano Beach embodies the essence of true urban living and working. Offering a unique blend of commercial and residential space, this versatile property provides an expansive and accommodating environment for a variety of uses. The upper level, spanning approximately 1140 sqft, presents spacious living arrangements with two generously proportioned rooms suitable for use as offices or bedrooms. Ample natural light illuminates the space, complemented by high ceilings, expansive windows, and glass skylights. The open-concept living area encompasses a spacious kitchen and abundant room for a family area and dining space. The primary bedroom features an ensuite bathroom and a walk-in closet, seamlessly connecting to a private backyard with secure gated access. Positioned at the front of the property, the secondary bedroom enjoys ample sunlight with vaulted ceilings and access to a sunny deck. The lower level, also spanning approximately 1140 sqft, comprises a deep expanse that lends itself perfectly to a showroom, offices, or light industrial use. The pristine white backdrop offers a blank canvas for your creative vision. Industrial-style garage rollup doors at the entrance enhance the urban aesthetic. Nestled within the serene Capistrano Beach neighborhood, this prime coastal location provides convenient access to beaches, the Dana Point Lantern District and harbor, San



Clemente, San Juan Capistrano, and the I-5 freeway. This extraordinary opportunity to reside and operate in a beachside setting is a rare find that will not be available for long.

Built in 1985

Essential Information

MLS® #	OC25125277
Price	\$5,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,280
Acres	0.11
Year Built	1985
Type	Residential Lease
Sub-Type	Mixed Use
Style	Custom
Status	Closed
Listing Agent	Emma Willett
Listing Office	Front Street Realty and Mtg

Community Information

Address	34206 Sepulveda Avenue
Area	CB - Capistrano Beach
Subdivision	N/A
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Utilities	Water
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Hills

Pool	None
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Exterior

Lot Description	Back Yard
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Interior

Interior	Wood, Concrete
Interior Features	All Bedrooms Up
Appliances	Dishwasher, Gas Oven
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	June 3rd, 2025
Days on Market	118
Zoning	Mixed Use
Short Sale	N
RE / Bank Owned	N

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