

\$569,500 - 940 Calle Negocio # 140, San Clemente

MLS® #PW25248013

\$569,500

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 2 Acres

N/A, San Clemente,

904 Calle Negocio, Suite 140 presents a rare opportunity to acquire a highly functional and well-maintained office/flex condominium in the heart of

San Clemente's business district. The 1,340± square foot ground-floor suite is located in a professionally managed project surrounded by notable companies including Surfrider Foundation, Rainbow Sandals, and other established businesses and organizations.

The property features a flexible layout with a blend of office and open warehouse space, concrete floors, and a high ceiling in the rear section—ideal for medical, creative, light industrial, and professional service uses. The suite also includes a small kitchenette with sink and benefits from low association dues within a clean, well-kept complex.

Delivered vacant at close of escrow, this property offers an excellent opportunity for an owner/user to establish their business in a desirable South Orange County location. With attractive SBA financing options available—allowing qualified buyers to purchase with 10% or less down—the suite provides a compelling alternative to leasing. Its manageable size, functional layout, and affordable pricing make it an ideal choice for small businesses seeking long-term stability and ownership benefits in San Clemente's thriving coastal market.



Essential Information

MLS® #	PW25248013
Price	\$569,500
Bathrooms	0.00
Acres	2.03
Type	Commercial Sale
Sub-Type	Office
Status	Closed
Listing Agent	Justin Hugron
Listing Office	Ashwill Associates

Community Information

Address	940 Calle Negocio # 140
Area	RS - Rancho San Clemente
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92673

Exterior

Exterior	Concrete
Lot Description	Rectangular Lot, Street Level
Construction	Concrete

Interior

Heating	Central
Cooling	Central Air
# of Stories	2

Additional Information

Date Listed	October 27th, 2025
Days on Market	35
Short Sale	N
RE / Bank Owned	N

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