

TERRAMOUR

1520 EL CAMINO REAL | SAN CLEMENTE, CALIFORNIA



NATIONAL CREDIT SOUTH O.C. COASTAL INVESTMENT OPPORTUNITY

Terramour Beachside Commercial Suites is an investment or sale offering in the heart of California's quintessential beach town, San Clemente. The property is an elegant and sophisticated with ocean views and convenient access to all of Orange County and San Diego. With signature touches that create a sense of arrival and a luxurious use of materials and a refined color palette, the property is a welcoming and peaceful retreat in a highly walkable neighborhood.

- Architecturally Appealing Interior And Exterior
- On-Site Parking And Street Parking
- Reserved Subterranean Parking
- Luxuriously Appointed Rooftop Deck With Ocean View
- Located On North El Camino Real In North Beach San Clemente
- Walking Distance To Train Station And Ole Hanson Beach Club
- Great North Beach Location Near San Clemente Outlets



TIM WALKER
office: 949.724.4741
timwalker@lee-associates.com
DRE #: 01218076



HAYDEN TOLAND
cell: 310.903.7821
htoland@lee-associates.com
DRE #: 02215762



MILES TOLAND
cell: 310.903.7806
Mtoland@lee-associates.com
DRE #: 02216740

Visit

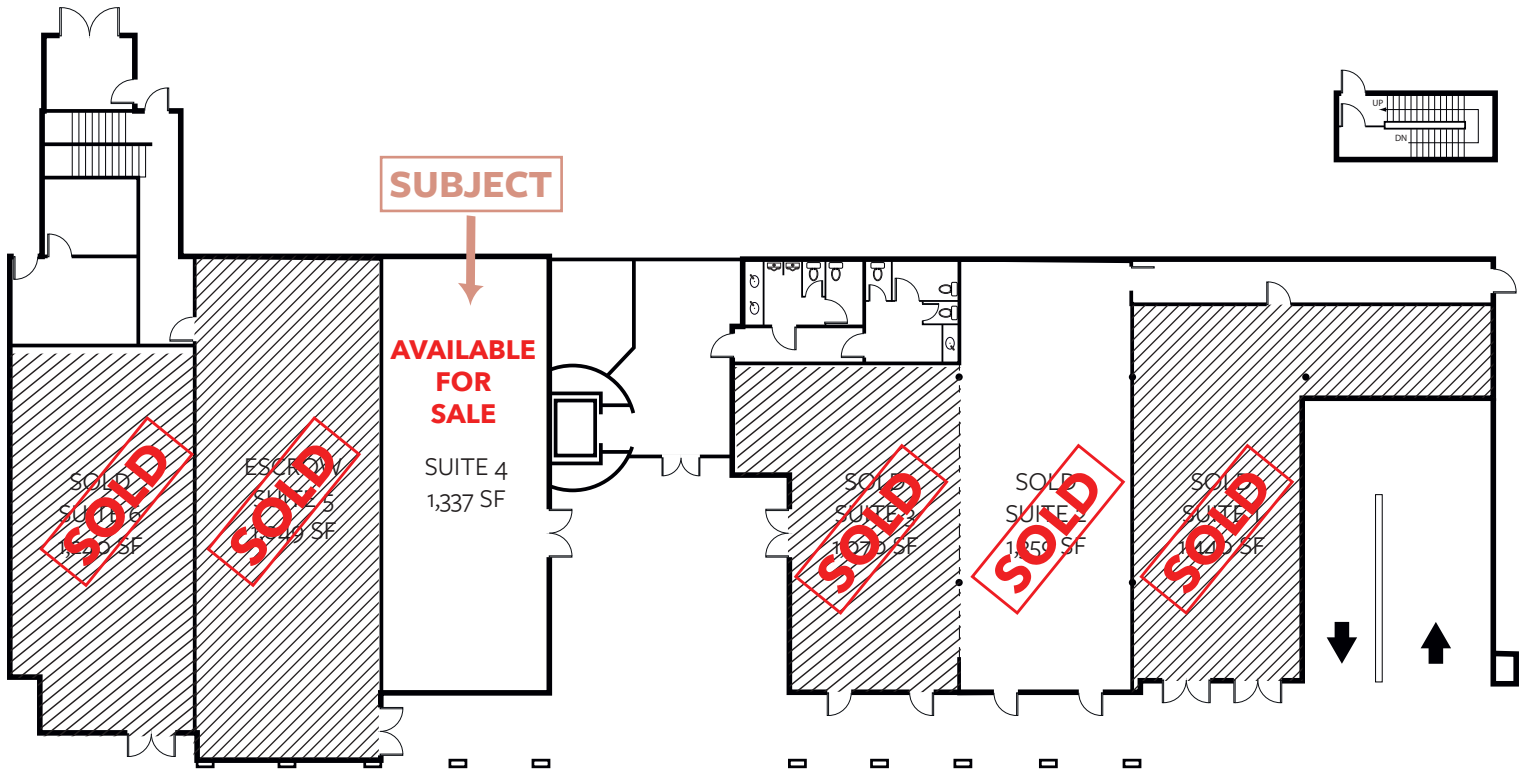
www.terramoursc.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

TERRAMOUR

1520 EL CAMINO REAL | SAN CLEMENTE, CALIFORNIA



INVESTMENT HIGHLIGHTS

SUITE #(4 1,337) SF

Tenant:	Versal Escrow Services Inc.
Guarantor:	FNTS Holdings LLC
Long Term Occupancy:	Original Lease commenced October 1, 2020 (Lessee has an additional 2 year extension thru November 2027)
Gross Monthly Income:	December 1, 2023 - November 30, 2024: \$5,655.51 December 1, 2024 - November 30, 2025: \$5,825.18



TIM WALKER
office: 949.724.4741
timwalker@lee-associates.com
DRE #: 01218076



HAYDEN TOLAND
cell: 310.903.7821
htoland@lee-associates.com
DRE #: 02215762



MILES TOLAND
cell: 310.903.7806
Mtoland@lee-associates.com
DRE #: 02216740



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

TERRAMOUR

1520 EL CAMINO REAL | SAN CLEMENTE, CALIFORNIA



TIM WALKER
office: 949.724.4741
timwalker@lee-associates.com
DRE #: 01218076



HAYDEN TOLAND
cell: 310.903.7821
htoland@lee-associates.com
DRE #: 02215762



MILES TOLAND
cell: 310.903.7806
Mtoland@lee-associates.com
DRE #: 02216740

Visit

www.terramoursc.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.