



FOR SALE

26852

CALLE HERMOSA

CAPISTRANO BEACH, CA

PROPERTY HIGHLIGHTS:

- ≈ Rare Redevelopment Opportunity
- ≈ Premier Capistrano Beach Location
- ≈ Located in the City of Dana Point
- ≈ High Visibility Corner Location
- ≈ Minutes to Downtown
- ≈ Office/Residential Development
- ≈ Zoned Residential Mixed-Use
- ≈ Less than 1/2 mile to the Ocean and 3/4 Mile to the Freeway
- ≈ 7,568 SF (+/-) Lot
- ≈ APN: 123-355-15
- ≈ Buyer to Verify All Aspects of this Offering

For more information, please contact:

TIM ARGUELLO

Senior Vice President/Principal

T: 949.724.4750

C: 714.264.0135

E: targuello@lee-associates.com

DRE #: 01055859

STEVE HEIMULI

Senior Associate

T: 949.724.4730

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DRE #: 02023637





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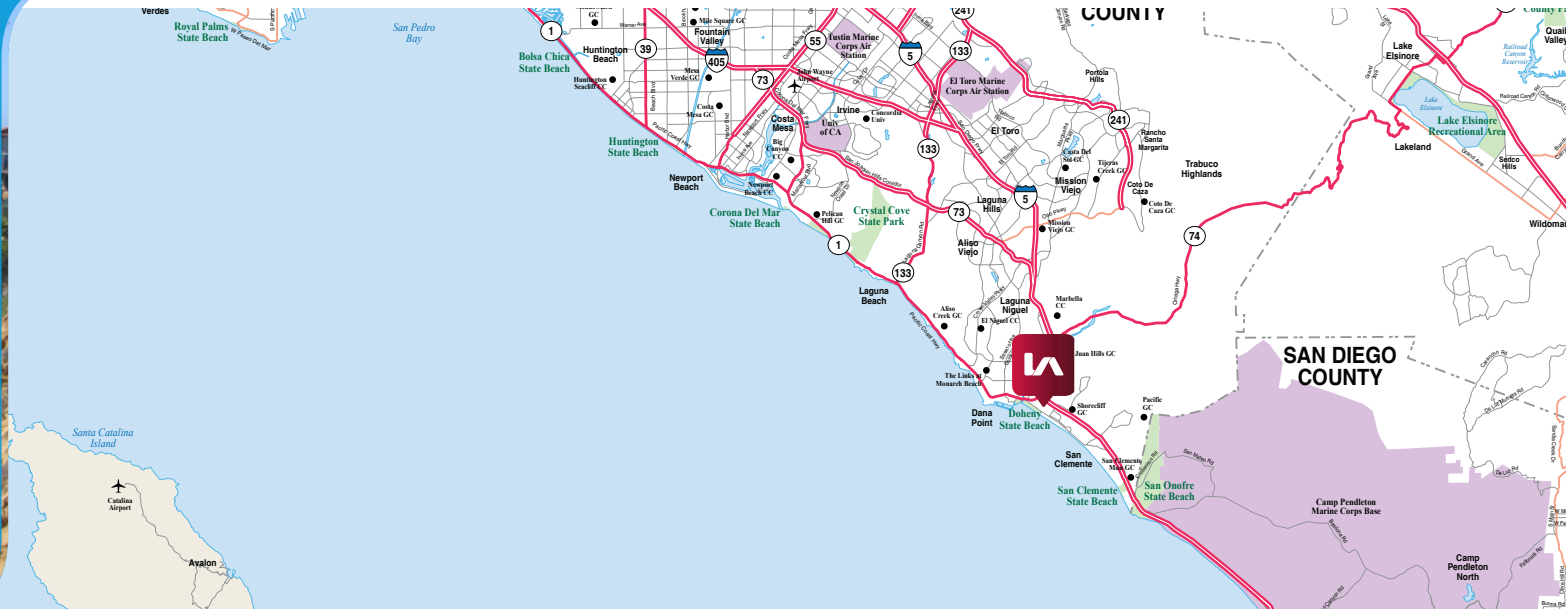
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COMPARABLE PROPERTIES (SOLD)

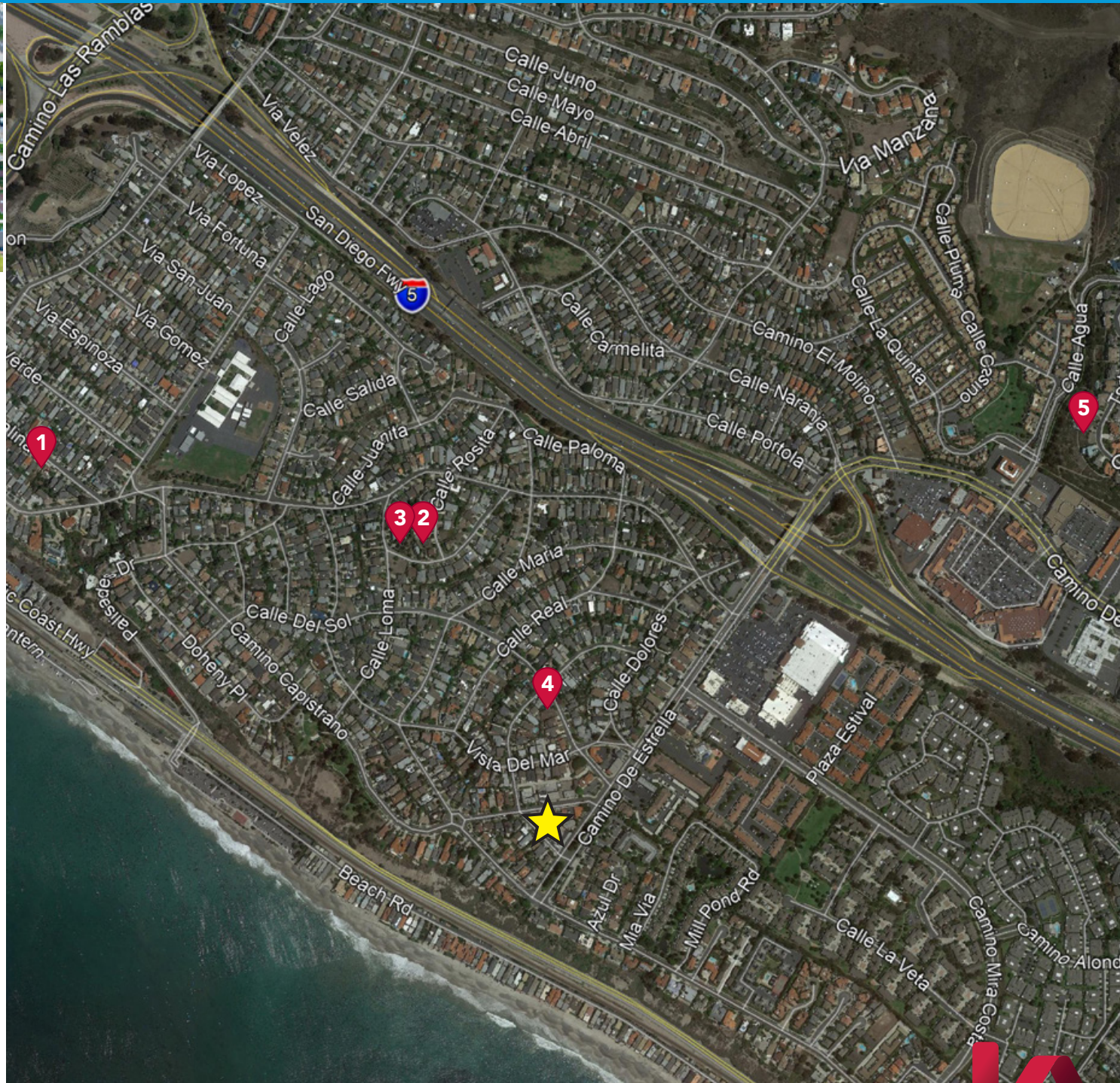


SUBJECT PROPERTY

- ★ 26852 Calle Hermosa, Capistrano Beach
- Size: 7,568 SF (+/-)
- Price: \$795,000 / \$105.00 SF

COMPARABLE PROPERTIES

1. 34621 Via Catalina, Capistrano Beach
Date: 8/17/2017
Size: 5,200 SF
Price: \$600,000 / \$115.38 SF
2. 26741 Calle Almanza, Capistrano Beach
Date: 3/5/2018
Size: 4,400 SF
Price: \$449,417 / \$102.14 SF
3. 26731 Calle Almanza, Capistrano Beach
Date: 3/5/2018
Size: 5,880 SF
Price: \$600,584 / \$102.14 SF
4. 34871 Calle Del Sol, Capistrano Beach
Date: 9/17/2018
Size: 5,227 SF
Price: \$585,000 (\$111.91/SF)
5. 35 Campanilla, San Clemente
Date: 3/19/18
Size: 11,326 SF
Price: \$745,000 (\$65.78/SF)



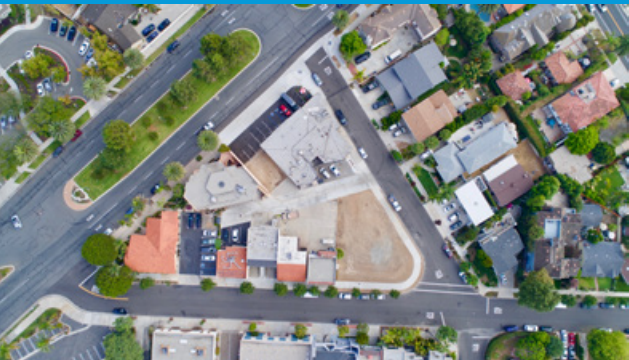
LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES - NEWPORT BEACH | 100 BAYVIEW CIRCLE, SUITE 600 | NEWPORT BEACH, CALIFORNIA



LEE & ASSOCIATES
NEWPORT BEACH

AVAILABLE PROPERTIES (FOR SALE)

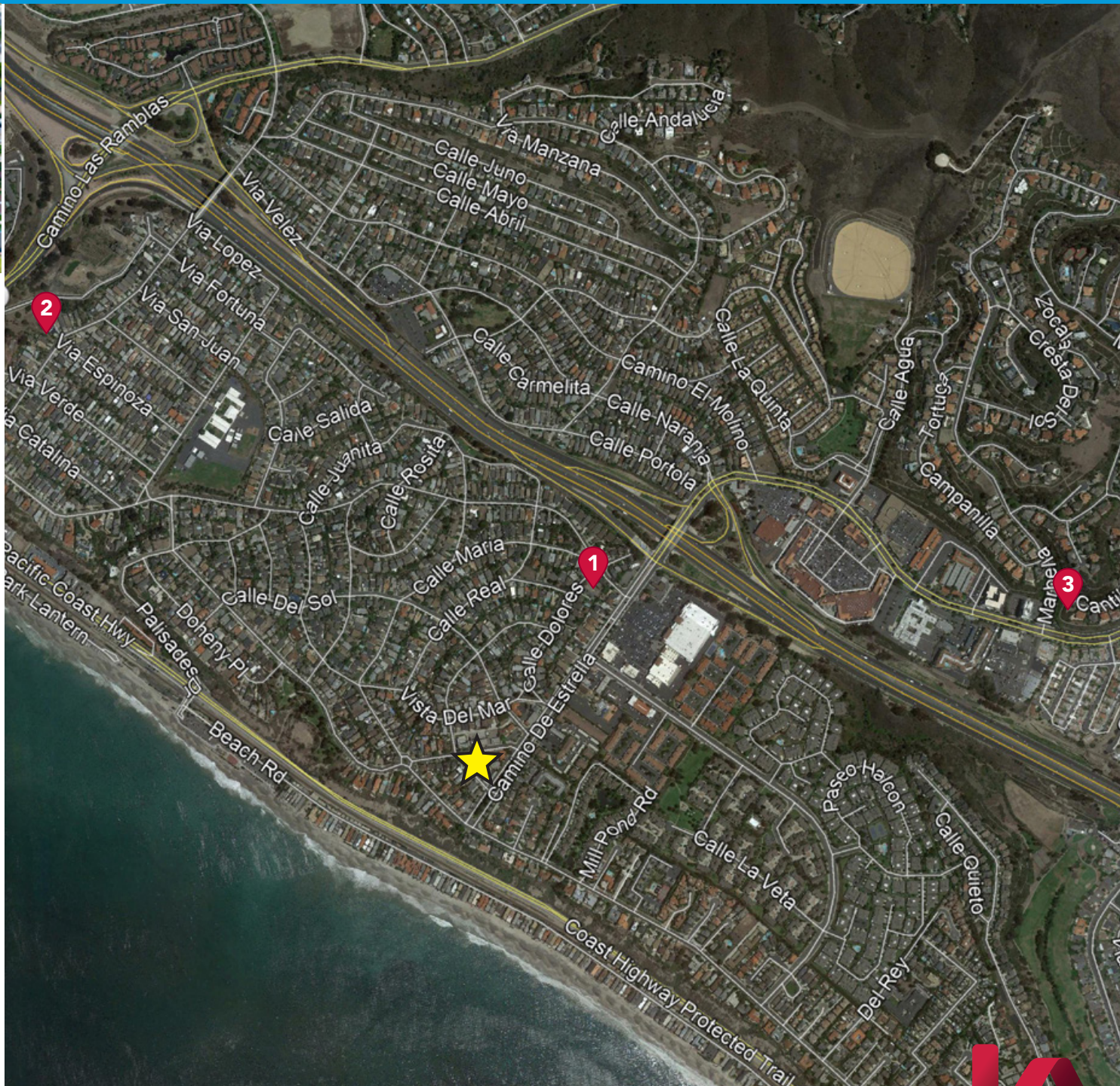


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AVAILABLE PROPERTIES

1. 27042 Calle Dolores, Capistrano Beach
Size: 8,712 SF
Price: \$899,900 (\$103.30/SF)
2. 26285 Via California, Capistrano Beach
Size: 10,437 SF
Price: \$970,000 (\$92.94/SF)
3. 2 Cantilena, San Clemente
Size: 11,761 SF
Price: \$700,000 (\$59.52/SF)



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