

PURCHASE OR LEASE | HISTORICAL COASTAL BUILDING  
1700 N EL CAMINO REAL, SAN CLEMENTE, CALIFORNIA

# MIRAMAR THEATER





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If you have no further interest in the Property, please return this Investment Offering forthwith.

• D I S C L A I M E R •

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• INVESTMENT HIGHLIGHTS •

- COASTAL PROPERTY IN FEDERAL OPPORTUNITY ZONE
- HISTORIC TAX CREDITS
- MILLS ACT PROGRAM
- 92 ALLOCATED CITY PARKING STALLS
- COASTAL COMMISSION APPROVAL
- RARE COASTAL INVESTMENT OPPORTUNITY
- THE GATEWAY TO NORTH BEACH

• NORTH BEACH SAN CLEMENTE •

The Miramar Theater presents a rare opportunity to redevelop one of San Clemente's most treasured properties into something truly special. With adjacent public parking, every square foot of the Miramar Theater can be activated into a dynamic event, restaurant, retail, or office space. San Clemente is a thriving beach community that serves greater South Orange County as the dining, shopping, and beach destination. The Miramar Theater is an opportunity to fill a void in an underserved market that desires an iconic destination to spend time at and a place where one can create lasting memories.







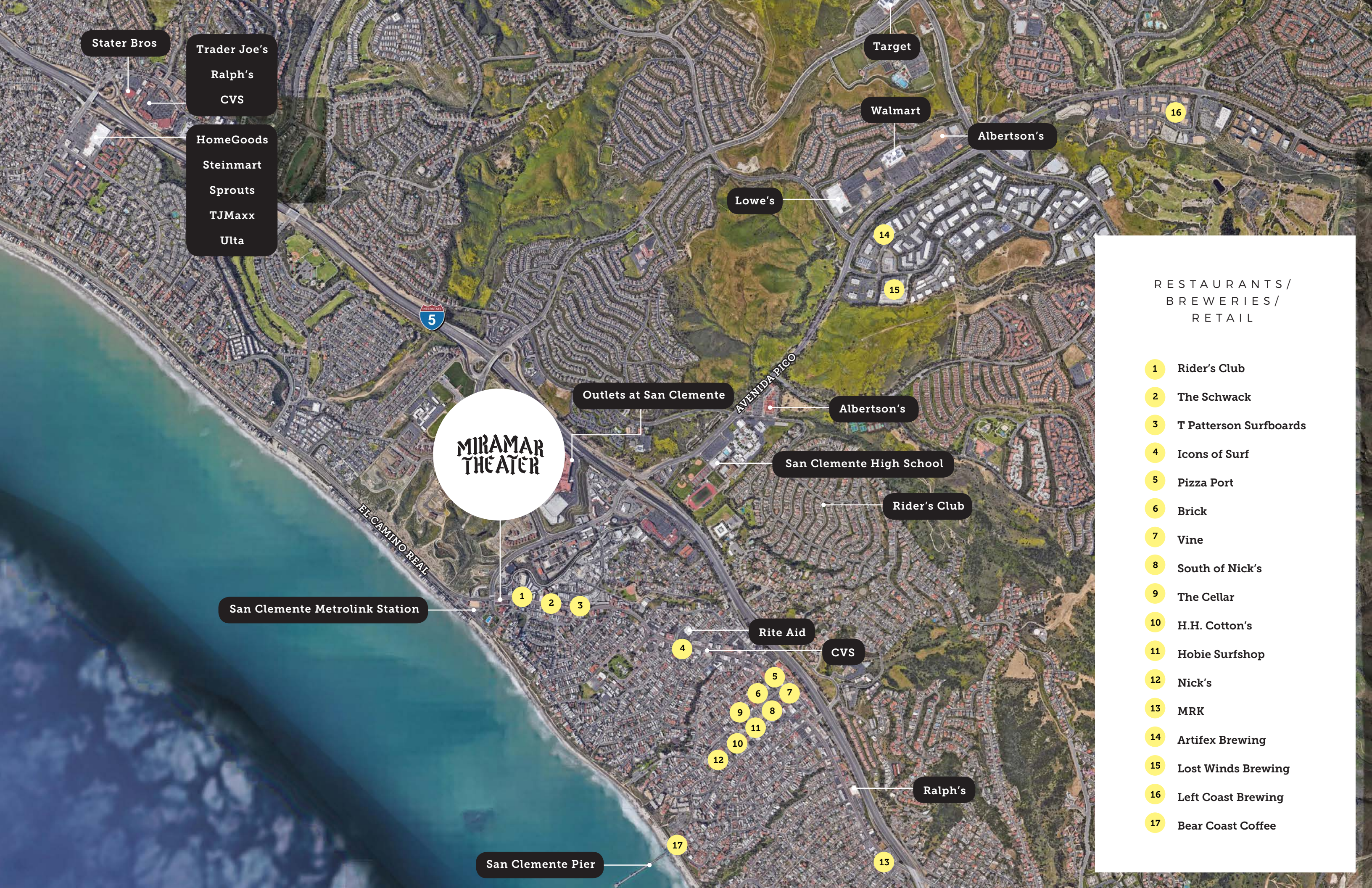
• THE MIRAMAR THEATER •

The Miramar Theater is located along the magnificent coastline of San Clemente, California and is a well recognized landmark in the community. The site sits directly across from the beach and is a neighbor to the Ole Hanson Beach House and Casino. The property itself is within walking distance to the San Clemente Metrolink Station and North Beach which has walking trails all along coast. The Miramar Theater benefits from convenient adjacent public parking (155 stalls) serving the San Clemente Metrolink Station and abundant adjacent street parking. San Clemente is and has been an incubator for some of the best restaurants, retail shops, coffee shops, and microbreweries in the county.

The Miramar Theater opened its doors in 1938 and was considered to be the most elaborate theater development on the entire south coast. Built in Spanish Colonial style, the design of the theater stays true to Ole Hanson's plans for San Clemente to be the "Spanish Village by the Sea". The theater originally seated 750 people and was the foremost location predominant for first movie premiers. The iconic architecture includes a 44 ft tower and adjacent bowling center. The Miramar Theater in conjunction with the Casino was the primary entertainment hub for the coastal community.

Now with Coastal Commission approval the Miramar Theater in San Clemente presents a rare opportunity to restore and reestablish a coastal landmark in Orange County.





Stater Bros

Trader Joe's  
Ralph's  
CVS

HomeGoods  
Steinmart  
Sprouts  
TJMaxx  
Ulta

Target

Walmart

Albertson's

Lowe's

Outlets at San Clemente

Albertson's

San Clemente High School

Rider's Club

San Clemente Metrolink Station

Rite Aid

CVS

Ralph's

San Clemente Pier

MIRAMAR  
THEATER

RESTAURANTS /  
BREWERIES /  
RETAIL

- 1 Rider's Club
- 2 The Schwack
- 3 T Patterson Surfboards
- 4 Icons of Surf
- 5 Pizza Port
- 6 Brick
- 7 Vine
- 8 South of Nick's
- 9 The Cellar
- 10 H.H. Cotton's
- 11 Hobie Surfshop
- 12 Nick's
- 13 MRK
- 14 Artifex Brewing
- 15 Lost Winds Brewing
- 16 Left Coast Brewing
- 17 Bear Coast Coffee





**MIRAMAR  
THEATER**

San Clemente Metrolink Station

Approved  
Public  
Parking

Public  
Parking

Casino San Clemente

Ellie's Table

Ole Hanson Beach Club

Rider's Club

• DEMOGRAPHICS •

1,3 & 5 mile radii

**Population**

11,683  
58,315  
109,255

**Median Income**

\$74,786  
\$97,805  
\$97,602

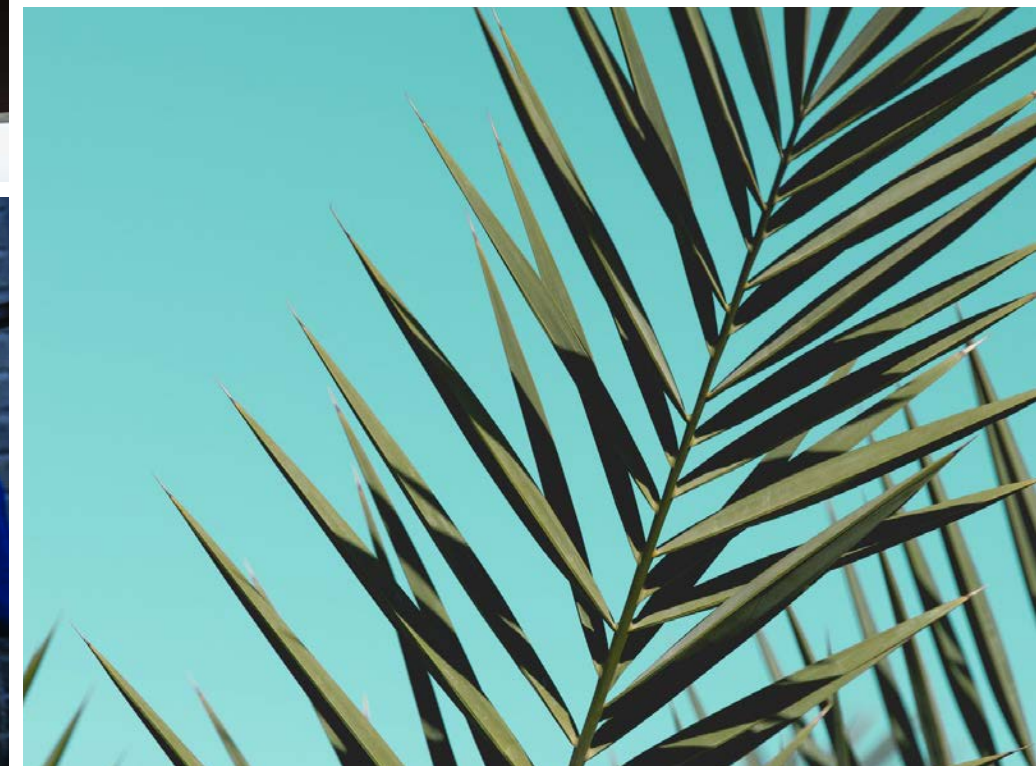
**Average Income**

\$105,744  
\$141,506  
\$138,960

**Number of Households**

4,504  
22,298  
40,607







## Outlets at San Clemente



## • THE PROJECT •

### EXISTING BUILDINGS

<b>Address</b>	1700 N El Camino Real
<b>City</b>	San Clemente
<b>State</b>	California
<b>Year Built</b>	1938
<b>Existing Theater</b>	7,372 SF
<b>Existing Bowling Alley</b>	5,200 SF
<b>Total</b>	12,572 SF
<b>Parcel Size</b>	26,694 SF

### APPROVED EXPANSION

<b>Expanded Theater</b>	8,200 SF
<b>Orange Julius Area</b>	464 SF
<b>Expanded Bowling Alley</b>	6,235 SF
<b>Green Rm Backstage</b>	262 SF
<b>Expanded Bowling Alley Lower Level</b>	5,200 SF
<b>Total</b>	20,361 SF

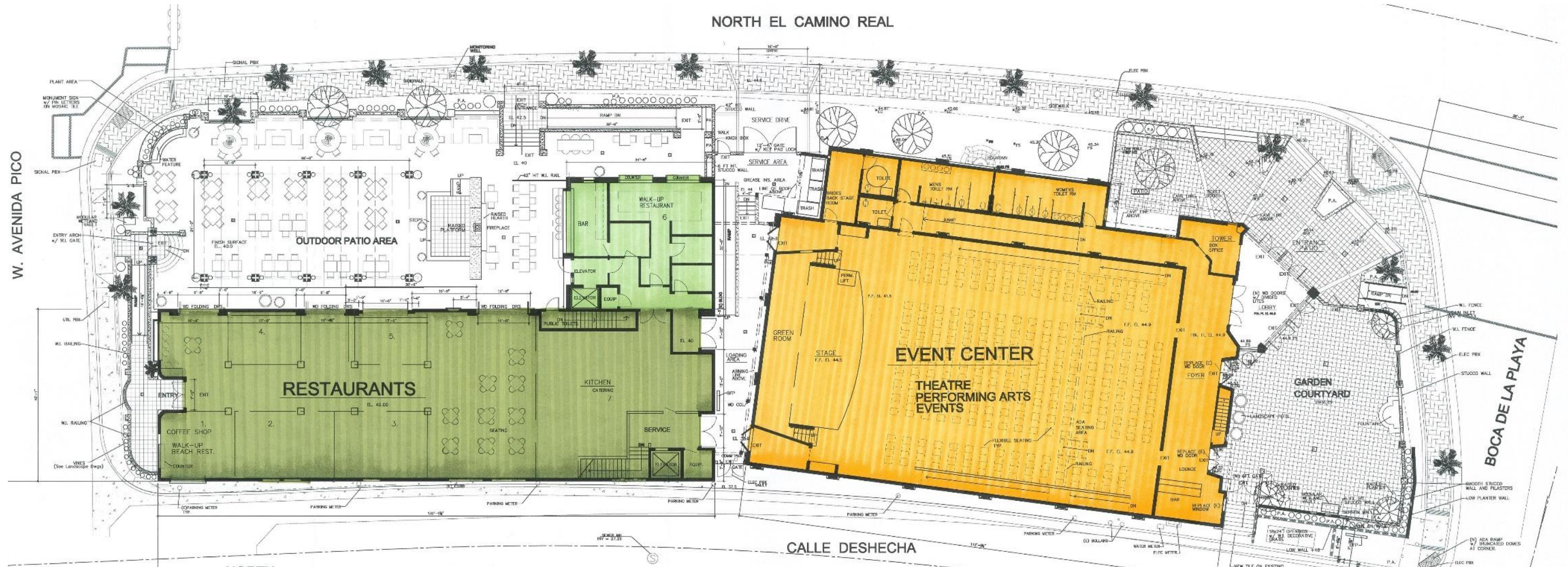
### INVESTMENT HIGHLIGHTS

- City Designated Historic Structure with timeless architecture
- Located within a designated Opportunity Zone allowing for major tax incentives
- Historic Tax Credits
- Mills Act
- California Coastal Commission approval 12/15/17 with Design fully approved ( see full design package)





• SITE PLAN •



PROPOSED RESTAURANT

Building	5,200 SF
Addition	1,035 SF
Lower Level	5,200 SF
<b>SUBTOTAL</b>	<b>11,435 SF</b>

PROPOSED EVENT CENTER

Theater	8,200 SF
Orange Julius Area	464 SF
Green Rm Backstage	262 SF
<b>SUBTOTAL</b>	<b>8,926 SF</b>

**TOTAL 20,361 SF**





# MIRAMAR THEATER



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