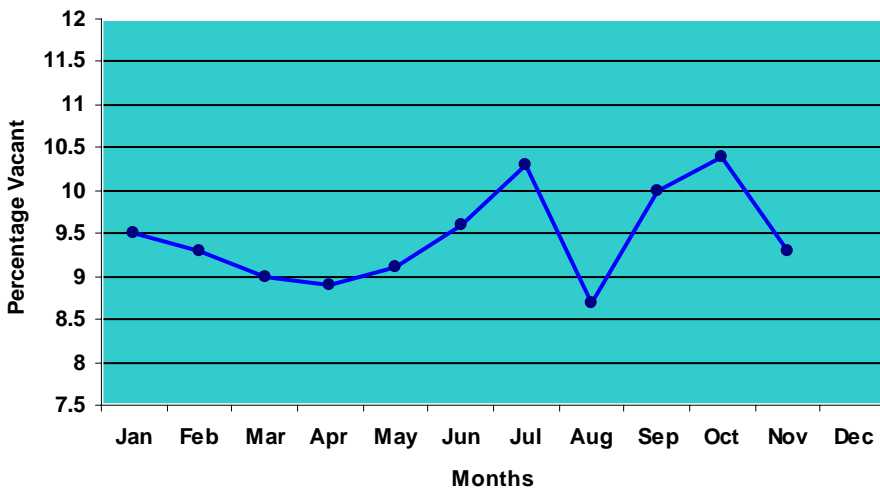


## Industrial Vacancy Rates For 2009



Average Asking Sale Price per Sq. Ft. for an Industrial Condo

**\$188**

Average Asking Sale Price per Sq. Ft. for an Industrial Bldg.

**\$185**

## DECEMBER, 2009 BUSINESS PARK STATISTICS

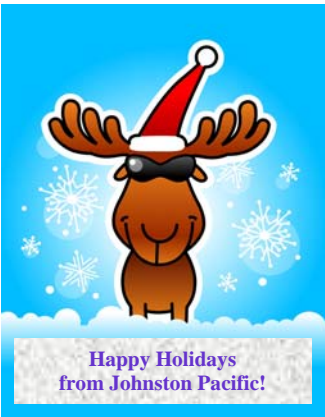
**JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

1305 Calle Avanzado  
San Clemente, California 92673  
(949)366-2020  
www.johnston-pacific.com

**December, 2009  
Commercial Real Estate Update**

PRSRT STD  
U.S. POSTAGE  
PAID  
Santa Ana, CA  
PERMIT NO. 1445



Earning the right to represent you since 1991!

**Absolute Best Building Value in  
San Clemente.  
Purchase with \$82,000 Down.**



216 Avenida Fabricante, Unit 107  
San Clemente, California

4,545 TOTAL Square Feet  
includes 2,608 Office Space

# Our Properties are Priced to Sell or Lease

951 Calle Negocio #D, San Clemente



Total Size: 3,164 Sq. Ft.—ALL OFFICE

## PROPERTY FEATURES:

- Reception Area
- 6 Private Offices
- Conference Room
- Open Office Area
- Storage Room
- 2 Restrooms
- Lunch Room With Sink
- 2nd Floor Location
- New Carpet and Paint

216 Avenida Fabricante #208, San Clemente



Total Size: 2,654 Sq. Ft.

Office Area: 561 Sq. Ft.

Warehouse: 2,093 Sq. Ft.

## PROPERTY FEATURES:

- Heavy Industrial Use Welcome
- 200 AMP Power Supply
- 16 ft. Warehouse Clearance
- One Ground Level Door
- New Construction
- Lease with Option to Purchase Possible
- Upgraded Restroom & Coffee Bar

1261 Puerta Del Sol, San Clemente



Total Size: 13,442 Sq. Ft.

Office Area: 6,691 Sq. Ft.

Warehouse: 6,751 Sq. Ft

## PROPERTY FEATURES:

- Reception Area
- 16 Offices
- 30 Parking Stalls
- 2 Ground Level Doors
- Freestanding Building
- 26 ft. Warehouse Clearance
- 400 Amp Power Supply

1226 Puerta Del Sol, San Clemente



Total Size: 4,985 Sq. Ft.

Office Area: 738 Sq. Ft.

Warehouse: 4,247 Sq. Ft.

## PROPERTY FEATURES:

- LARGE YARD—APPROXIMATELY 12,000 SF
- 17' Warehouse Clearance
- 1 Ground Level Door
- 2:1 Parking Ratio
- 400 Amp Power Supply
- Easy Freeway Access
- Close Proximity to Retail Services

**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

***We Can Find the Correct Building that Fits your Needs. Call Us Today.***

Rob Johnston

(949)366-2020

rob@johnston-pacific.com

www.johnston-pacific.com