

FOR LEASE!

8,934 Total Sq Ft

3,634 Office Sq Ft

1030 Calle Negocio
San Clemente



JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

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

**January - February, 2010
Commercial Real Estate Update**

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



"Today is a gift, enjoy it"

Earning the Right to Represent You Since 1991!



232 Avenida Fabricante, Unit 102
San Clemente, California

Expand Now While Real Estate Costs Are Less

1023 Calle Sombra #D, San Clemente



Total Size: 4,003 Sq. Ft.

Office Area: 472 Sq. Ft. Warehouse: 3,531 Sq. Ft.

PROPERTY FEATURES:

- 408 Sq. Ft. Mezzanine Storage
- Great for Industrial Type Uses
- 2 Ground Level Loading Docks
- 200 AMP Power Supply
- 8 Parking Stalls
- **\$0.88 Gross per Sq. Ft.**

216 Avenida Fabricante #210, San Clemente



Total Size: 2,005 Sq. Ft.

Office Area: 561 Sq. Ft. Warehouse: 1,444 Sq. Ft.

PROPERTY FEATURES:

- One Ground Level Door
- Turn-Key Deluxe Office Improvements
- South Orange County Location
- Upgraded Restrooms & Coffee Bars
- 16 ft. Warehouse Clearance
- 200 AMP Power Supply
- 3 Parking Stalls

216 Avenida Fabricante #108, San Clemente



Total Size: 3,236 Sq. Ft.

Office Area: 2,131 Sq. Ft. Warehouse: 1,105 Sq. Ft.

SAMPLE FINANCING:

Down Payment: \$141,575.00

Loan Amount: \$424,725.00

Monthly Payment: \$2,736.00

Monthly Payment per SF: \$0.85

910 Calle Negocio, San Clemente



Total Size: 30,000 Sq. Ft.

Divisible into portions of 20K, 15K, 10K, or 5K

PROPERTY FEATURES:

- Corner Location at Entrance to Business Park
- Ample Parking
- Easy Freeway Access
- Utilities and Janitorial Services Included

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

To Save the Most Money, Call South Orange County's Number One Commercial Real Estate Firm.

Rob Johnston
rob@johnston-pacific.com
www.johnston-pacific.com

(949) 366-2020