

WE JUST
SOLD
ANOTHER
BUILDING!



216 Avenida Fabricante #210, San Clemente

IF YOU'D LIKE TO KNOW
HOW MUCH YOUR
BUILDING WOULD LIST
FOR, GIVE ME A CALL,
OR E-MAIL ME.

ROB JOHNSTON
(949) 366-2020
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JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

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**March 2010
Commercial Real Estate Update**

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

"March Madness"



Earning the Right to Represent You Since 1991!

Begin Building Equity by Owning



216 Avenida Fabricante #204, San Clemente

- Down Payment: \$54,000
- Monthly Payment: \$3,188
- Monthly Payment per SF: \$1.06
- 2,999 SF Total Size
- 564 SF Office Space
- 2,435 SF Warehouse Space



Occupancy Rate in the RSC and Talega Business Parks is 88%

1261 Puerta Del Sol, San Clemente



FOR SALE or LEASE

**\$0.57
per Sq. Ft.**

Total Size: 13,442 Sq. Ft.
Office Area: 6,691 Sq. Ft. Warehouse: 6,751 Sq. Ft.

PROPERTY FEATURES:

- Two Ground Level Doors
- 26 ft. Warehouse Height
- 400 AMP Power Supply
- 16 Offices
- Kitchen
- 30 Parking Stalls
- FOR SALE - \$179.00 per Sq. Ft.
- **Just Reduced to \$0.57 Net per Sq. Ft.!**

187 Avenida La Pata, San Clemente



Price Reduced \$300,000.00!

Total Size: 7,144 Sq. Ft.
Office Area: 5,577 Sq. Ft. Warehouse: 1,587 Sq. Ft.

PROPERTY FEATURES:

- One Ground Level Roll Up Door
- 17 ft. Warehouse Height
- Existing Built-in Furniture Included
- Operable Windows with Ocean Views
- 17 Exclusive Parking Stalls
- Upgraded Office Area
- **FOR SALE - Now \$1,299,999 (\$181.83 per Sq. Ft.)**
- Available for Lease at \$1.50 Gross per Sq. Ft.

1023 Calle Sombra #D, San Clemente



FOR LEASE

Total Size: 4,003 Sq. Ft.
Office Area: 472 Sq. Ft. Warehouse: 3,531 Sq. Ft.

PROPERTY FEATURES:

- 408 Sq. Ft. Mezzanine Storage
- Heavy Industrial Use is Welcome
- 2 Ground Level Loading Docks
- 200 AMP Power Supply
- 8 Parking Stalls
- **Unbeatable Rate of \$0.85 Gross per Sq. Ft.**

971 Calle Negocio #200, San Clemente



FOR LEASE

Total Size: 2,245 Sq. Ft.
Office Area: 2,245 Sq. Ft.

PROPERTY FEATURES:

- Second Story Office Space
- Two Offices
- General Office Area
- Conference Room
- Storage Area
- Business Name on Street Monument Sign
- **1st Six Months at \$0.75 Gross per Sq. Ft.**

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Financing on Industrial Buildings is at an All Time Low of 6% Fixed!

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