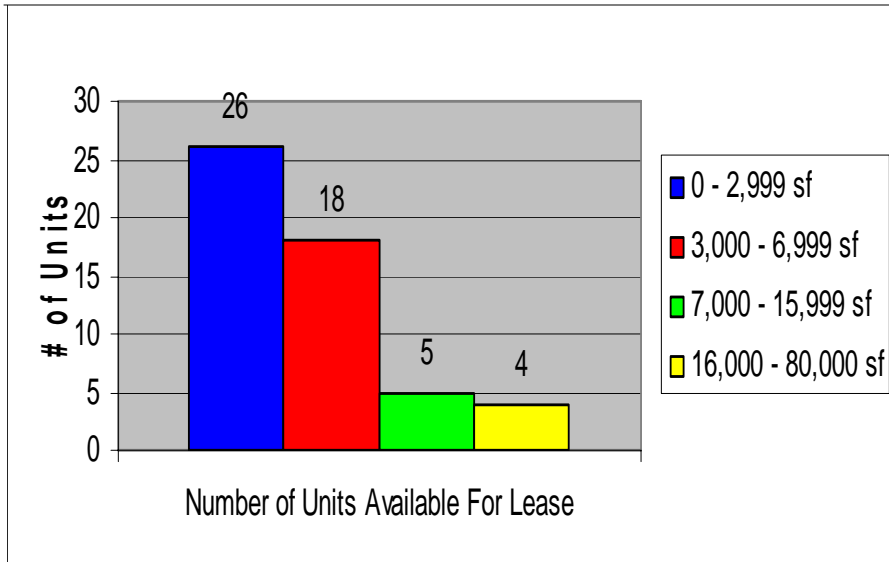
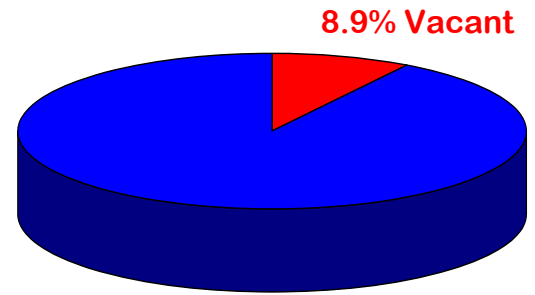


## Industrial Space For Lease in The Rancho San Clemente & Talega Business Parks



## Industrial Vacancy Rate



## April 2009 Business Park Statistics

**JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

1305 Calle Avanzado  
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**April 2009  
Commercial Real Estate Update**



**Income Tax Due April 15th!**

**Earning the right to represent you since 1991!**

## 5,582 sq.ft. Highly Upgraded Office/Warehouse Space 970 Calle Negocio, San Clemente

### Features Include:

- 3,338 Sp. Ft. Office Area
- 2,244 Sq. Ft. Warehouse
- 16' Clear Warehouse
- 10X12 Ground Level Loading Door
- 200 Amp Power Supply
- Street Frontage
- 11 Private Parking Stalls,  
Plus Street Parking
- **\$0.99 Gross Per Sq. Ft.**
- **\$5,526.18 Per Month**



**Smart people buy when the market is down!**

**1031 Calle Trepadora, A  
San Clemente**



**Total Size: 5,940 sq. ft.  
Office Area First Floor: 717 sq. ft.  
Office Area Second Floor: 1,620sq. ft.  
Warehouse: 3,603 sq. ft.**

**Features Include:**

**3 Private Offices, 200 Amps, 25' Warehouse Clearance, 12 Parking Stalls, 1 Ground Level Roll-Up Door, Restroom, Direct Freeway Access, Retail Services**

**1120 Calle Cordillera, Suite 101  
San Clemente**



**Total Size: 5,059 sq. ft.  
Office Area: 1,559 sq. ft.  
Warehouse: 3,500 sq. ft.**

**Features Include:**

**4 private offices, 1 Ground Level Door, 2:1 Parking, 200 Amps, 16' Warehouse Clearance, Building Sign Available, Available 7-2009!**

**Properties for Sale or Lease by Johnston Pacific**

Address	Square Footage	Office sq.ft.	Warehouse sq.ft.	For Lease or Sale	Lease or Sale Price
1235 Puerta Del Sol #300, San Cle	1,937	788	1,159	Lease or Sale	\$2,614.95 /\$493,935.00
1235 Puerta Del Sol #400, San Cle	1,938	778	1,160	Lease or Sale	\$2,616.30/\$494,190.00
180 La Pata #103, San Cle	1,940	1,940		Lease	\$4,074.00 Month
1389 Calle Avanzado, San Cle	2,000		2,000	Lease	\$1,600.00 Month
1023 Calle Sombra #A, San Cle	2,092	428	1,140	Lease	\$2,196.60 Month
1225 Puerta Del Sol #200, San Cle	2,110	750	1,360	Lease or Sale	\$2,848.50/\$597,130.00
1225 Puerta Del Sol#100, San Cle	2,288	746	1,542	For Sale	\$537,680.00
1389 Calle Avanzado, San Cle	2,400	400	2,000	Lease	\$2,640.00 Month
1023 Calle Sombra #F, San Cle	2,980	724	1,594	Lease	\$2,920.40 Month
1023 Calle Sombra #B, San Cle	3,019	784	1,504	Lease	\$2,958.62 Month
19732 MacArthur, Irvine	3,027	3,027		Lease	\$6,356.67 Month
180 La Pata #101, San Cle	3,066	3,066		Lease	\$6,591.90 Month
1023 Calle Sombra #G, San Cle	3,128	720	1,580	Lease	\$3,253.80 Month
951 Calle Negocio, #D, San Cle	3,164	3,164		Lease	\$5,632.00 Month
232 Fabricante #102, San Cle	3,619	2,115	1,504	Lease or Sale	\$4,161.00/\$850,465.00
1023 Calle Sombra #C, San Cle	3,652	922	1,871	Lease	\$3,834.00 Month
1235 Puerta Del Sol 300&400, SC	3,875	1,556	2,319	Lease or Sale	\$5,231.25/\$988,125.00
1389 Calle Avanzado, San Cle	4,606	1,147	3,459	Lease	\$3,915.10 Month
910 Negocio, San Cle	4,830	4,830		Lease	\$7,245.00 Month
180 La Pata #101 & 103, San Cle	5,006	5,006		Lease	\$10,762.90 Month
1120 Calle Cordillera, #101, San Cle	5,059	1,559	3,500	Lease	\$5,471.81 Month
970 Calle Negocio, San Cle	5,582	3,338	2,244	Lease	\$5,582.00 Month
1031 Calle Trepadora, #A, San Cle	5,940	2,337	3,603	Lease	\$6,237.00 Month
951 Negocio #B, San Cle	6,412	2,394	4,018	Lease	\$6,091.00 Month
187 La Pata, San Cle	7,144	4,969	2,175	Lease or Sale	\$11,430.40/\$1,699,000.00
141 Iglesia, San Cle	7,175	2,500	4,675	Sale	\$1,436,123.00
1021 Calle Sombra, #A, San Cle	8,788	2,130	6,658	Lease	\$7,909.20 Month
910 Negocio, San Cle	9,000	9,000		Lease	\$13,500.00 Month
1020 Calle Recodo, San Cle	23,602	23,002		Lease	\$37,953.30 Month
910 Negocio, San Cle	30,000	30,000		Lease	\$45,000.00 Month
34000 Via De Agua, San Juan Cap	2.36 Acres	5,000		Sale	\$2,395,000.00

**Please call us for additional information on these and other properties in South Orange County!**

**Rob Johnston  
(949)366-2020**

**rob@johnston-pacific.com  
www.johnston-pacific.com**



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it, make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All information is subject to change without notice.