

WE JUST
LEASED

ANOTHER
BUILDING!



1319 Calle Avanzado, 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
rob@johnston-pacific.com

JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

1305 Calle Avanzado
San Clemente, California 92673
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April 2010
Commercial Real Estate Update

PRSR STD
U.S. POSTAGE
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PERMIT NO. 1445



Earning the Right to Represent You Since 1991!

Begin Building Equity by Owning



1261 Puerta Del Sol, San Clemente

- Down Payment: **\$240,612**
- Monthly Payment: **\$14,211**
- Monthly Payment per SF: **\$1.06**

- 13,442 SF Total Size
- 6,691 SF Office Space
- 6,751 SF Warehouse Space



View all our listings at www.johnston-pacific.com

1235 Puerta Del Sol #300, San Clemente



Total Size: 1,937 Sq. Ft.
Office Area: 778 Sq. Ft. Warehouse: 1,159 Sq. Ft.

PROPERTY FEATURES:

- Reception Area
- 1 Private Office
- 1 Open Office
- 6 Parking Spaces
- Easy Freeway Access
- Flexible Terms!
- Available for Sale at \$255.00 per SF
- Lease for \$1.10 Gross per SF

232 Fabricante #103, San Clemente



Total Size: 4,057 Sq. Ft.
Office Area: 2,040 Sq. Ft. Warehouse: 2,017 Sq. Ft.

PROPERTY FEATURES:

- High-Image 2-Story Building
- High End Office Build-Out
- Upgraded Reception Area and Restrooms
- Great Views!
- 25' Warehouse Clearance
- 12 Parking Stalls
- Unbeatable Rate of \$0.95 Gross per SF

1021 Calle Sombra #A, San Clemente



Total Size: 8,788 Sq. Ft.
Office Area: 2,130 Sq. Ft. Warehouse: 6,658 Sq. Ft.

PROPERTY FEATURES:

- Two Story Office Space
- 1 Ground Level Loading Door
- 1 Dock High Loading Door
- 400 AMP Power Supply
- 20' Warehouse Clearance
- For Lease at \$0.85 Gross per Sq. Ft.

951 Negocio #C, San Clemente



Total Size: 2,593 Sq. Ft.
Office Area: 2,593 Sq. Ft.

PROPERTY FEATURES:

- Second Story Office Space
- Reception / Open Office Area
- 4 Private Offices
- Conference Room or Office
- 10 Parking Stalls, Plus Front Street Parking
- Street Frontage
- Competitive Lease Rate at \$1.19 Gross per SF

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Flexible Terms on Commercial Real Estate Have Never Been Easier!

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