

▣ 7,122 SF Flex Building For Lease ▣

JUST LISTED!



6 Reasons Why This Building is an Outstanding Value:

- 2,343 SF warehouse area
- 4,779 SF two-story office area
- Ground level loading
- Easy to find
- Corporate curb appeal
- **LOW LEASE RATE!**

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April 2011
Commercial Real Estate Update



Earning the Right to Represent You Since 1991!

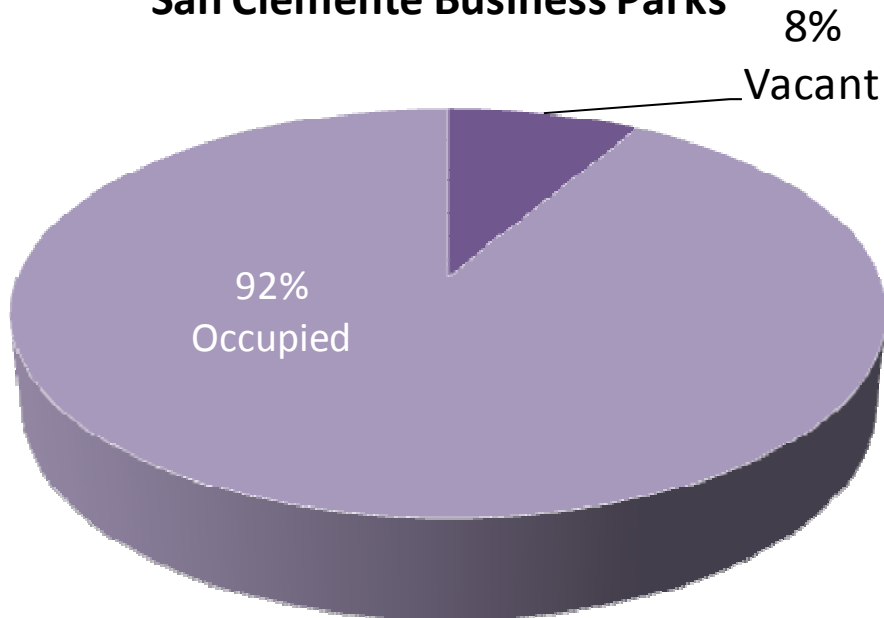
1st generation office/warehouse condo for sale!

- 4,545 SF total condo size
- 1,937 SF warehouse area
- 2,608 SF office area
- 24' warehouse height
- Newer construction
- Turn-key, ready for move-in!

**Bring us an offer,
and let us say YES!**



1Q 2011 - Industrial Vacancy Rate in the San Clemente Business Parks



of Industrial Condos Currently Available—April 2011: 6

of Industrial Condos Available One Year Ago—April 2010: 16

Average per SF Asking Price for Freestanding Buildings in the Business Park: \$176



8,934 SF For Lease

Office/Warehouse Building

- 5,300 SF warehouse area
- 3,634 SF office area
- 3 ground level loading doors
- Former San Clemente Fire Station
- Multiple uses accepted



7,144 SF For Sale

Office/Warehouse Building

- 7,144 SF improved area with 100% HVAC
- Reception, 5 offices
- Ground level loading
- 18' warehouse height
- **PRICED TO SELL!**



Inexpensive alternatives to your real estate needs are drying up.

Please call to find out what's left.

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