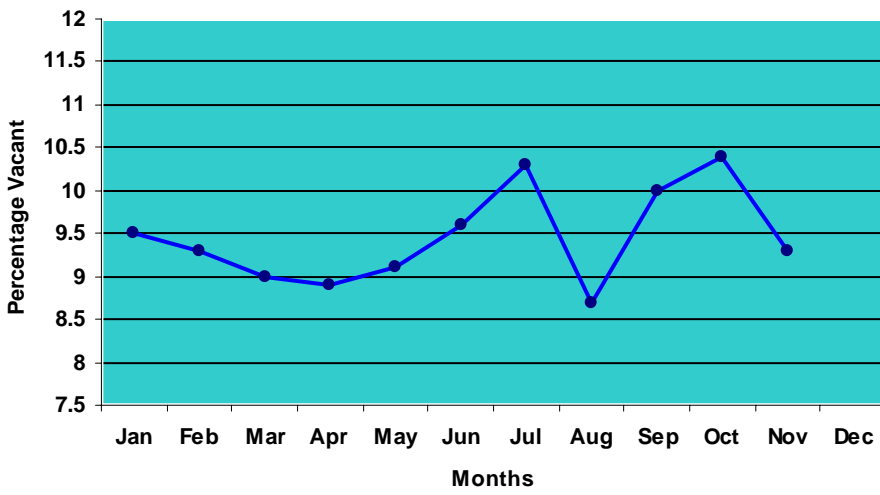


Industrial Vacancy Rates For 2009



Average Asking Sale Price per Sq. Ft. for an Industrial Condo

\$188

Average Asking Sale Price per Sq. Ft. for an Industrial Bldg.

\$185

DECEMBER, 2009 BUSINESS PARK STATISTICS

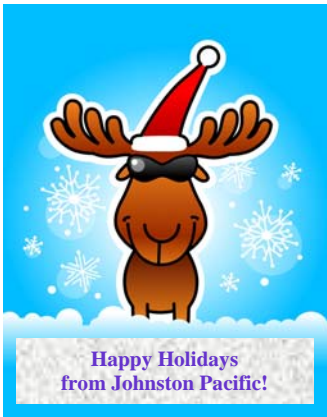
JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

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

**December, 2009
Commercial Real Estate Update**

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Santa Ana, CA
PERMIT NO. 1445



Earning the right to represent you since 1991!

**Absolute Best Building Value in
San Clemente.
Purchase with \$82,000 Down.**



**216 Avenida Fabricante, Unit 107
San Clemente, California**

**4,545 TOTAL Square Feet
includes 2,608 Office Space**

Our Properties are Priced to Sell or Lease

951 Calle Negocio #D, San Clemente



Total Size: 3,164 Sq. Ft.—ALL OFFICE

PROPERTY FEATURES:

- Reception Area
- 6 Private Offices
- Conference Room
- Open Office Area
- Storage Room
- 2 Restrooms
- Lunch Room With Sink
- 2nd Floor Location
- New Carpet and Paint

216 Avenida Fabricante #208, San Clemente



Total Size: 2,654 Sq. Ft.

Office Area: 561 Sq. Ft.

Warehouse: 2,093 Sq. Ft.

PROPERTY FEATURES:

- Heavy Industrial Use Welcome
- 200 AMP Power Supply
- 16 ft. Warehouse Clearance
- One Ground Level Door
- New Construction
- Lease with Option to Purchase Possible
- Upgraded Restroom & Coffee Bar

1261 Puerta Del Sol, San Clemente



Total Size: 13,442 Sq. Ft.

Office Area: 6,691 Sq. Ft.

Warehouse: 6,751 Sq. Ft

PROPERTY FEATURES:

- Reception Area
- 16 Offices
- 30 Parking Stalls
- 2 Ground Level Doors
- Freestanding Building
- 26 ft. Warehouse Clearance
- 400 Amp Power Supply

1226 Puerta Del Sol, San Clemente



Total Size: 4,985 Sq. Ft.

Office Area: 738 Sq. Ft.

Warehouse: 4,247 Sq. Ft.

PROPERTY FEATURES:

- LARGE YARD—APPROXIMATELY 12,000 SF
- 17' Warehouse Clearance
- 1 Ground Level Door
- 2:1 Parking Ratio
- 400 Amp Power Supply
- Easy Freeway Access
- Close Proximity to Retail Services

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

We Can Find the Correct Building that Fits your Needs. Call Us Today.

Rob Johnston

(949)366-2020

rob@johnston-pacific.com

www.johnston-pacific.com