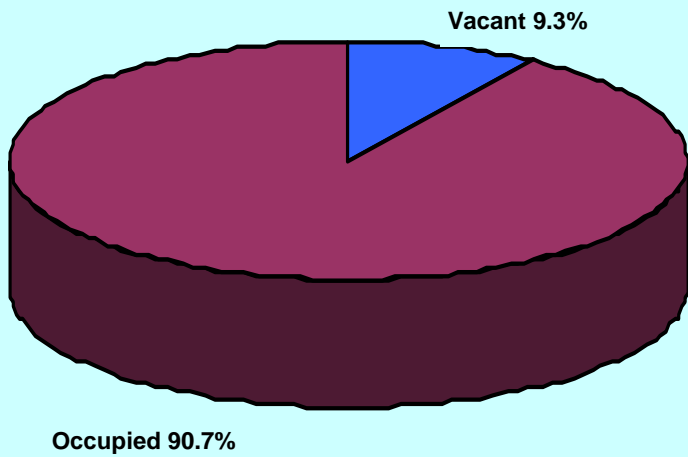
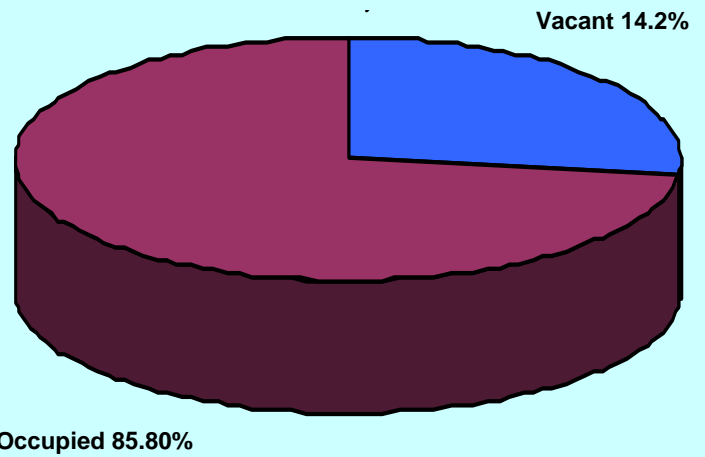


San Clemente Office and Industrial Vacancy Rates Jan.- Feb. 2009

Industrial Vacancy Rate



Office Vacancy Rate



For Sale

Industrial Condos Available: **18** Freestanding Buildings Available: **7**

JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

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

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February 2009 Commercial Real Estate Update



Ski Week Feb. 9th to 13th!

Earning the right to represent you since 1991!

3,619 sq. ft. Office/Warehouse FOR SALE or LEASE! 232 Avenida Fabricante #102, San Clemente

Features Include:

- **2,115 sq.ft. Total Office**
- **1,504 sq.ft. Warehouse**
- **998 sq.ft. Mezzanine**
- **Retail Amenities Close By**
- **Part of Master Planned Bus. Park**
- **Sale Price \$235.00 sq.ft. (850,465.00)**
- **Lease Rate \$1.15 sq.ft. Gross (\$4,161.00)**



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.

Now is the time to cash in on today's market opportunities!

**1317 Calle Avanzado,
San Clemente**



**Total Size: 5,340 sq. ft.
Office Area: 950 sq. ft.
Warehouse: 4,390 sq. ft.**

Features Include:

Reception Area, 2 to 4 Private Offices,
Conference Room, Kitchen Area, 400
Amps, 16' Warehouse Clearance, 14 Park-
ing Stalls, Direct Freeway Access, Retail
Services Close by

**1023 Calle Sombra #G,
San Clemente**



**Total Size: 3,128 sq. ft.
Office Area: 720 sq. ft.
Warehouse: 1,580 sq. ft.
Mezzanine: 828 sq. ft. 2nd floor**

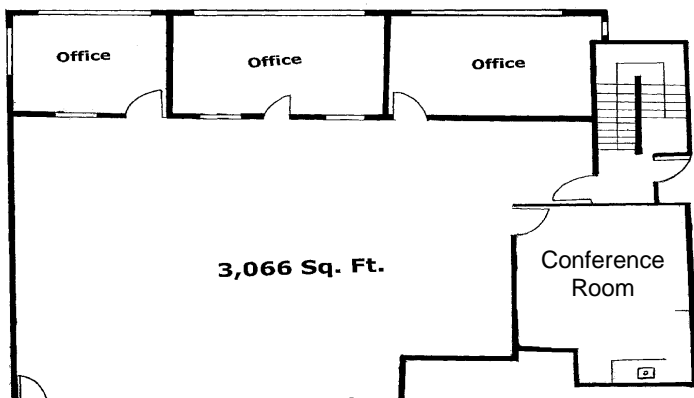


Features Include:

Reception area, 1 Private Office,
1 Ground Level Door, 200 Amps Direct
Freeway Access, Retail Services Close By

**180 La Pata, San Clemente
3,066 sq. ft. Office Space * Half Rent Available**

- 3 Private Offices,
- 1 Conference Room
- Open Office Area
- Golf Course And Canyon Views
- Corner Location
- 5:1 Parking Ratio



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

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

**Rob Johnston
(949)366-2020
rob@johnston-pacific.com
www.johnston-pacific.com**



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