

# FOR LEASE!

8,934 Total Sq Ft

3,634 Office Sq Ft

1030 Calle Negocio  
San Clemente



**JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

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**January - February, 2010  
Commercial Real Estate Update**

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232 Avenida Fabricante, Unit 102  
San Clemente, California

# Expand Now While Real Estate Costs Are Less

1023 Calle Sombra #D, San Clemente



**Total Size: 4,003 Sq. Ft.**

Office Area: 472 Sq. Ft. Warehouse: 3,531 Sq. Ft.

## PROPERTY FEATURES:

- 408 Sq. Ft. Mezzanine Storage
- Great for Industrial Type Uses
- 2 Ground Level Loading Docks
- 200 AMP Power Supply
- 8 Parking Stalls
- **\$0.88 Gross per Sq. Ft.**

216 Avenida Fabricante #210, San Clemente



**Total Size: 2,005 Sq. Ft.**

Office Area: 561 Sq. Ft. Warehouse: 1,444 Sq. Ft.

## PROPERTY FEATURES:

- One Ground Level Door
- Turn-Key Deluxe Office Improvements
- South Orange County Location
- Upgraded Restrooms & Coffee Bars
- 16 ft. Warehouse Clearance
- 200 AMP Power Supply
- 3 Parking Stalls

216 Avenida Fabricante #108, San Clemente



**Total Size: 3,236 Sq. Ft.**

Office Area: 2,131 Sq. Ft. Warehouse: 1,105 Sq. Ft.

## SAMPLE FINANCING:

Down Payment: \$141,575.00

Loan Amount: \$424,725.00

**Monthly Payment: \$2,736.00**

Monthly Payment per SF: \$0.85

910 Calle Negocio, San Clemente



**Total Size: 30,000 Sq. Ft.**

Divisible into portions of 20K, 15K, 10K, or 5K

## PROPERTY FEATURES:

- Corner Location at Entrance to Business Park
- Ample Parking
- Easy Freeway Access
- Utilities and Janitorial Services Included

**JOHNSTON PACIFIC**  
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*To Save the Most Money, Call South Orange County's Number One Commercial Real Estate Firm.*

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