

**We do more than just list buildings for sale,  
we SELL them!**



For more information on the local real estate market, contact the expert.

*Rob Johnston*  
(949) 366-2020

**June 2010 Update**

**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

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**June 2010**  
Commercial Real Estate Update



**Earning the Right to Represent You Since 1991!**

**Major Price Reduction!**



**Just  
Reduced  
\$1,500.00 PER  
MONTH**

**4,985 SF Bldg with  
Approx. 12,000 SF Yard**

**Features:**

- 738 SF Office Space
- 4,247 SF Warehouse Space
- Free Standing Building
- 400 Amp Power Supply

**HUGE Fenced Yard**



**Potential Uses:**

- Contractors
- Landscape Services
- Party Rental Companies
- Building Supply Companies
- Cabinet Makers/Wood Workers
- Equipment Rental Companies

# Industrial Building Sales Poised for Uptick

1005 Calle Sombra, San Clemente



**Total Size: 3,901 Sq. Ft.**  
Office Area: 1,764 Sq. Ft. Warehouse: 2,137 Sq. Ft.

## PROPERTY FEATURES:

- One 14x14 Ground Level Loading Door
- 400 Amp Power Supply
- 8 Exclusive Parking Spaces
- 25' Warehouse Height
- Available as a Leased Investment
- Currently Leased thru February 2011
- **For Sale at \$663,170.00**
- **Owner User Purchase with only \$64,000.00 Down**
- **Current Cap Rate is 8.1%**

1030 Calle Negocio, San Clemente



**Total Size: 8,934 Sq. Ft.**  
Office Area: 3,634 Sq. Ft. Warehouse: 5,300 Sq. Ft.

## PROPERTY FEATURES:

- Shower and Locker Facilities
- Large Kitchen
- 16 Parking Spaces
- 3 Ground Level Doors
- 16' Warehouse Clearance
- Former San Clemente Fire Station
- **For Lease at \$0.89 Gross per SF**

910 Calle Negocio, San Clemente



**Total Size: 5,000 - 13,640 Sq. Ft.**  
Office Area: 100%

## PROPERTY FEATURES:

- Utilities and janitorial services included
- Modern facility, elevator service
- Ample Parking
- Easy freeway access
- Extremely flexible terms
- **Low Lease Rates starting at \$1.52 Full Service Gross per Sq. Ft.**

232 Fabricante #111, San Clemente



**Total Size: 4,070 Sq. Ft.**  
Office Area: 2,049 Sq. Ft. Warehouse: 2,021 Sq. Ft.

## PROPERTY FEATURES:

- Two Story Office Area
- Built in 2006
- Ground Level Loading
- 8 Parking Stalls
- 25' Warehouse Clearance
- **Lowest Price in San Clemente—Call for Pricing!**

**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

Local business park experts serving San Clemente businesses since 1991.

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