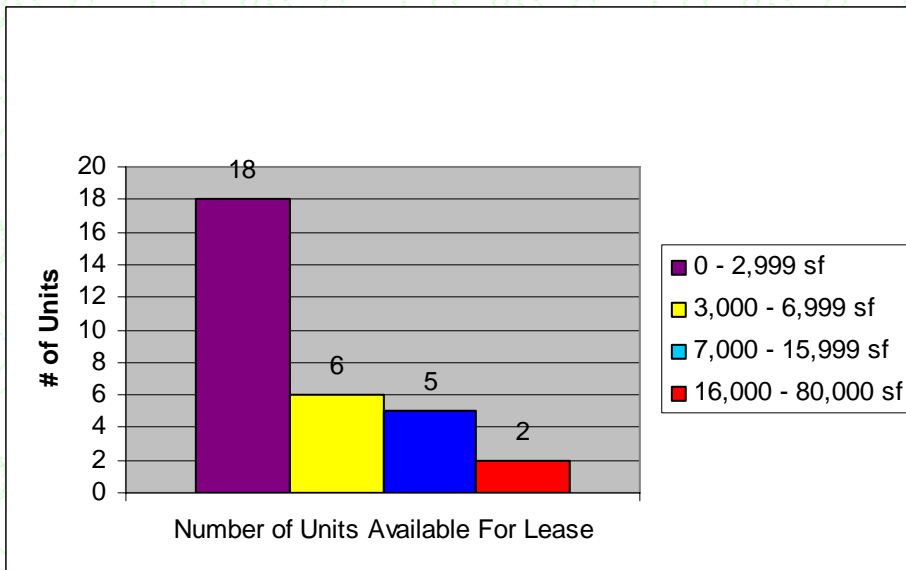
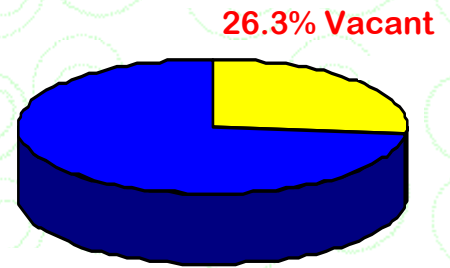


## Office Space For Lease in The Rancho San Clemente & Talega Business Parks



## Office Vacancy Rate



## May 2009 Business Park Office Statistics

**JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

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

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**May 2009  
Commercial Real Estate Update**



Earning the right to represent you since 1991!

## 187 La Pata, San Clemente 7,144 sq.ft. Highly Upgraded Office/Warehouse Space

### Features Include:

- 4,969 Sq.Ft. Office Area
- 2,175 Sq.Ft. Warehouse Area
- 1 Ground Level Roll Up Door
- 17' Warehouse Clearance
- Fully Fire Sprinklered
- 400 AMP Power Supply
- 17 Exclusive Parking Stalls
- Ocean and Mountain Views
- **Low Property Tax**
- **Mortgage payments of approx. \$9,177.00 per month with 20% down payment!**

**For Sale**



**Terrific opportunities are available in today's market!**

**1389 Calle Avanzado,  
San Clemente**



**For Lease**

**Total Size: 4,606 sq. ft.  
Office Area : 1,147 sq. ft.  
Warehouse Area: 3,459sq. ft.**

**Features Include:**

**3 Private Offices, Reception Area, 400 AMP Power Supply, 16' Warehouse Clearance, 11 Private Parking Stalls, 1 Ground Level Roll-Up Door, Direct Freeway Access**

**1225 Puerta Del Sol, #300 &  
#400, San Clemente**



**For Lease or Sale**

**Total Size: 3,875 sq. ft.  
Office Area: 1,556 sq. ft.  
Warehouse: 2,319 sq. ft.**

**Features Include:**

**4 private offices, 2 Ground Level Doors, Ample Parking, 200 Amps, 18' Warehouse Clearance, \$1.00 per sq.ft. plus utilities!**

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



**For Lease**

**Total Size: 2,980 sq. ft.  
Office Area 724 sq. ft.  
Second Floor Storage Area: 662 sq. ft.  
Warehouse: 1,594 sq. ft.**

**Features Include:**

**1 Private Office, Reception Area, 200 Amps, 20' Warehouse Clearance, 1 Ground Level Roll-Up Door, \$0.85 gross per sq.ft.**

**910 Calle Negocio,  
San Clemente**



**For Lease—Entire 3rd Floor**

**Total Size: 22,000 sq. ft.  
Office Area: 22,000 sq. ft.**

**Features Include:**

**Low Rates starting at \$1.52 per sq.ft., Utilities and janitorial services included, Extremely flexible terms, Modern facility, well maintained and elevator served, Freeway Close**

***Please call us for a free evaluation of your property in South Orange County!***

**Rob Johnston**

**JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

**(949)366-2020**

**rob@johnston-pacific.com**

**www.johnston-pacific.com**