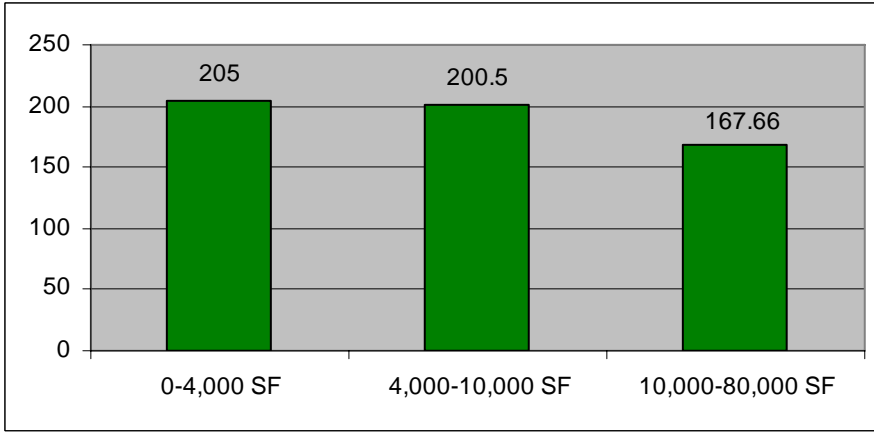
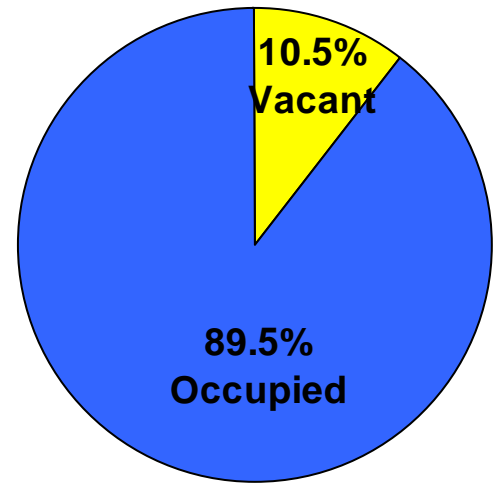


Average Asking Sales Price per Sq. Ft. for Industrial Space in San Clemente



Industrial Vacancy Rate



Number of Industrial Condos for Sale: 12
 Number of Industrial Buildings for Sale: 4

OCTOBER 2009 BUSINESS PARK 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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**October 2009
 Commercial Real Estate Update**



Earning the right to represent you since 1991!

BEST SALE PRICES IN THE MARKET

- High Image Industrial Condos
- Master Planned Business Park
- Turn-Key Deluxe Office Improvements
- Strategic South Orange County Location
- Upgraded Restrooms & Coffee Bars
- New Construction
- 200 to 400 AMPS Per Unit
- 16 ft to 24 ft Warehouse Height

Address	Bldg #	1st Floor Office Sq. Ft.	2nd Floor Office Sq. Ft.	Warehouse Sq. Ft.	Total SF	Old Pricing Per Sq. Ft.	New Pricing Per Sq. Ft.	Total Price
216 Avenida Fabricante	#107	1,304	1,304	1,937	4,545	\$248	\$180	\$818,100
216 Avenida Fabricante	#108	1,066	1,064	1,106	3,236	\$238	\$175	\$566,300
216 Avenida Fabricante	#208	561	0	2,093	2,654	\$268	\$185	\$490,990

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.

CALL FOR PRICING

BANK FORECLOSED INDUSTRIAL PROPERTY PRICED TO SELL

216 Avenida Fabricante #107, San Clemente

FOR SALE



Total Size: 4,545 Sq. Ft.

1st Floor Office Area: 1,304 Sq. Ft.

2nd Floor Office Area: 1,304 Sq. Ft.

Warehouse: 1,937 Sq. Ft.

PROPERTY FEATURES:

- High Image Industrial & Flex Condos
- New Construction
- Turn-Key Deluxe Office Improvements
- Upgraded Restrooms & Coffee Bars
- 24 ft. Warehouse Clearance
- 400 AMP Power Supply
- For Lease with Option to Purchase Possible

1389 Calle Avanzado, San Clemente

JUST LEASED



Total Size: 4,606 Sq. Ft.

Office Area: 1,147 Sq. Ft.

Warehouse: 3,459 Sq. Ft.

PROPERTY FEATURES:

- Reception Area
- 16 ft. Warehouse Clearance
- 11 Private Parking Stalls
- Freestanding Building
- 16 ft. Warehouse Clearance
- 200 Amp Power Supply

216 Avenida Fabricante #208, San Clemente

FOR SALE



Total Size: 2,654 Sq. Ft.

Office Area: 561 Sq. Ft.

Warehouse: 2,093 Sq. Ft.

PROPERTY FEATURES:

- Heavy Industrial Uses Welcome
- 200 AMP Power Supply
- 16 ft. Warehouse Clearance
- 200 AMP Power Supply
- One Ground Level Door
- New Construction
- Heavy Industrial Uses Welcome
- For Lease with Option to Purchase Possible

1235 Puerta Del Sol #400, San Clemente

JUST LEASED



Total Size: 1,938 Sq. Ft.

Office Area: 778 Sq. Ft.

Warehouse: 1,160 Sq. Ft.

PROPERTY FEATURES:

- 100 Amp Power Supply
- 2 Restrooms
- 3.2:1 Parking Ratio
- One Ground Level Door
- Easy Freeway Access
- Close Proximity to Retail Services

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

Call South Orange Counties #1 industrial real estate team to buy or lease in today's down market.

Rob Johnston

(949)366-2020

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rob@johnston-pacific.com

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www.johnston-pacific.com