

Since 1991, Johnston Pacific has
saved our clients thousands of dollars
in annual rental costs.

Don't you want to know
how much we can save you?

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

1305 Calle Avanzado
San Clemente, California 92673
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www.johnston-pacific.com

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October 2010
Commercial Real Estate Update

Earning the Right to Represent You Since 1991!

Exceptional Building with Unique Features

- **20,500 SF Freestanding Office/Warehouse Building**
- 2,450 SF Office area with high ceilings
- 18,050 SF Warehouse area with potential in-line racking throughout
- 25' Warehouse clearance
- Double truck well and ground level loading
- 1200 AMP power supply
- Shop restroom and employee kitchen



193 Avenida La Pata, San Clemente

Rake in Big Savings

with Johnston Pacific



Office Space For Lease

380 SF — 11,196 SF

- Competitive lease rates
- Highly upgraded interiors with views overlooking Pacific Golf Club
- Full floor occupancy opportunity
- Building sign available, elevator served
- Ample parking to support flexible uses
- Located in the San Clemente Business Park



13,442 SF Freestanding Building FOR LEASE

- Half office, half warehouse
- Reception area, 16 offices
- 26' Warehouse clearance
- 400 AMP power supply
- Located in the Talega Business

Available Now!

ONLY \$0.62 NNN
PER SF

JOHNSTON PACIFIC
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For a free market consultation, please visit our offices located at
1305 Calle Avanzado in the Talega Business Park.

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