

FOR LEASE



14,479 SF FREESTANDING BUILDING

1001 Calle Amanecer, San Clemente

BUILDING FEATURES = BUSINESS FEATURES =

- 14,479 sq. ft. freestanding building
- One of a kind office build-out, featuring modern architectural design, layout, furniture, fixture & colors
- Two ground level roll-up door's
- High warehouse clearance
- Easy truck access
- Close to freeway and all amenities
- Freestanding building with separate identity
- Expand your business locally
- Alternate layouts available

For More Information, Please Contact:

949.366.2020



JOHNSTON-PACIFIC
COMMERCIAL REAL ESTATE, INC.



SCAN OR CLICK
TO VIEW
VIRTUAL TOUR

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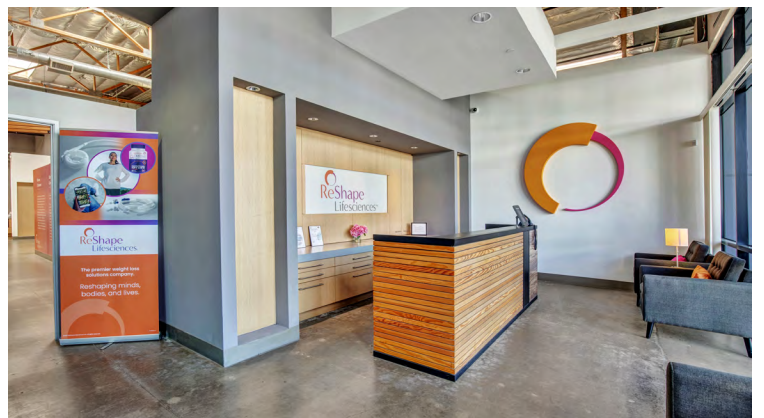
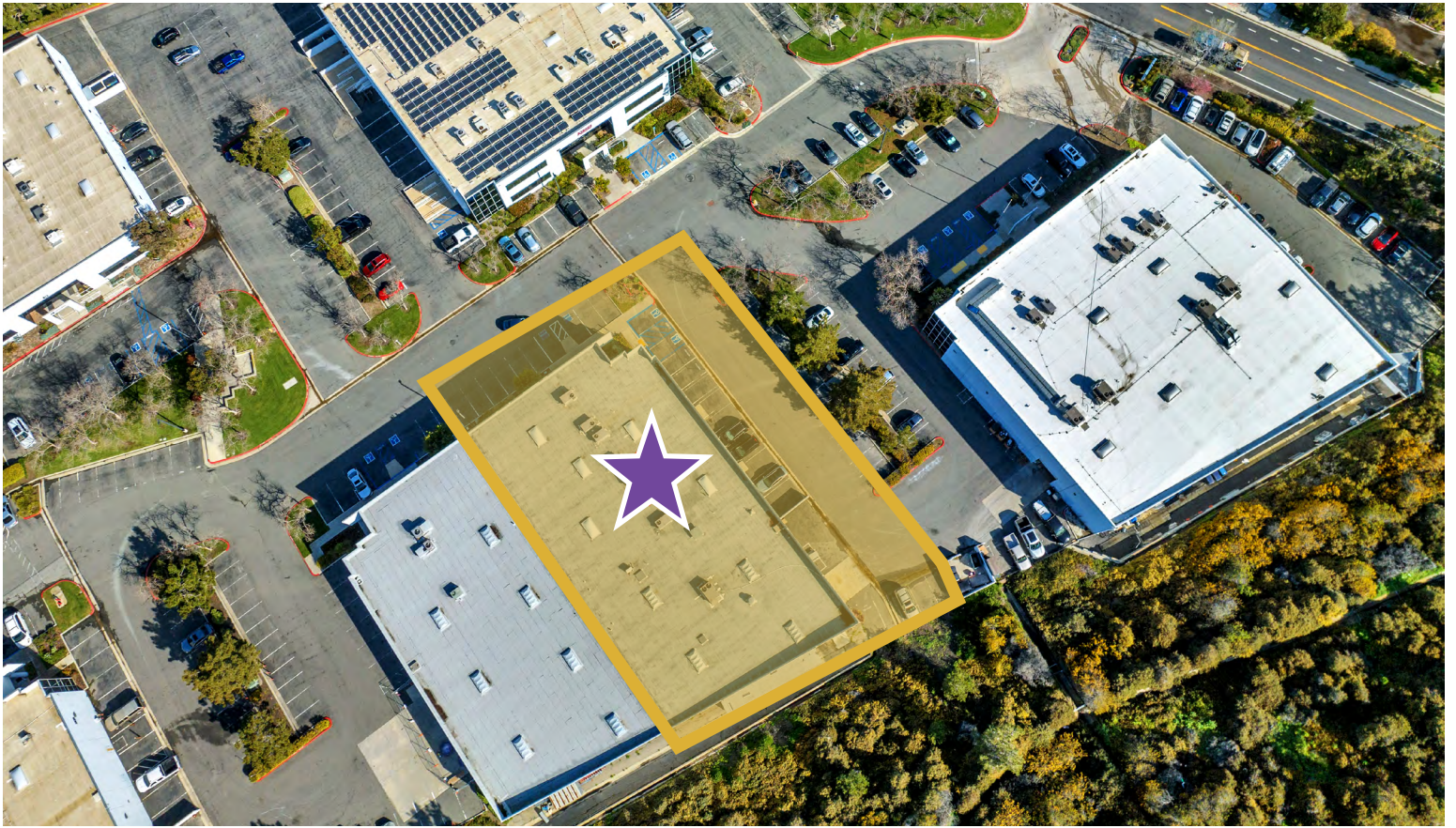
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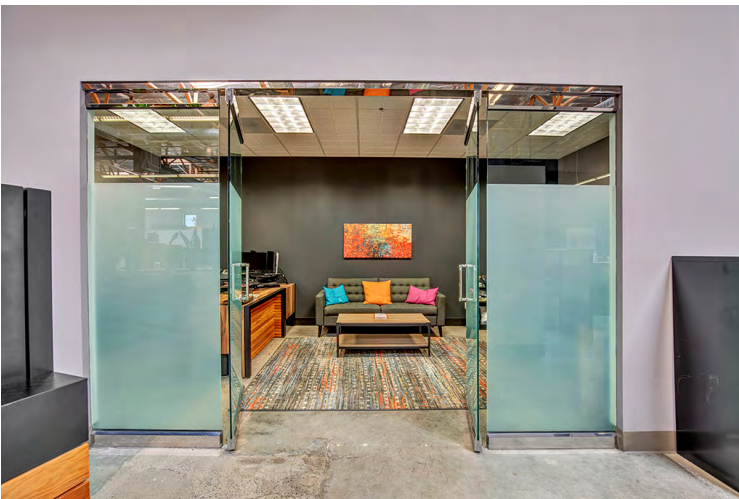
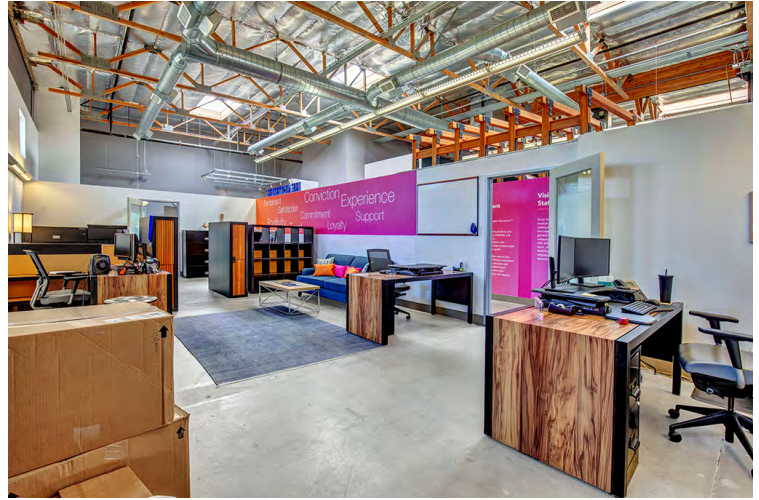
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PROPERTY PHOTOS



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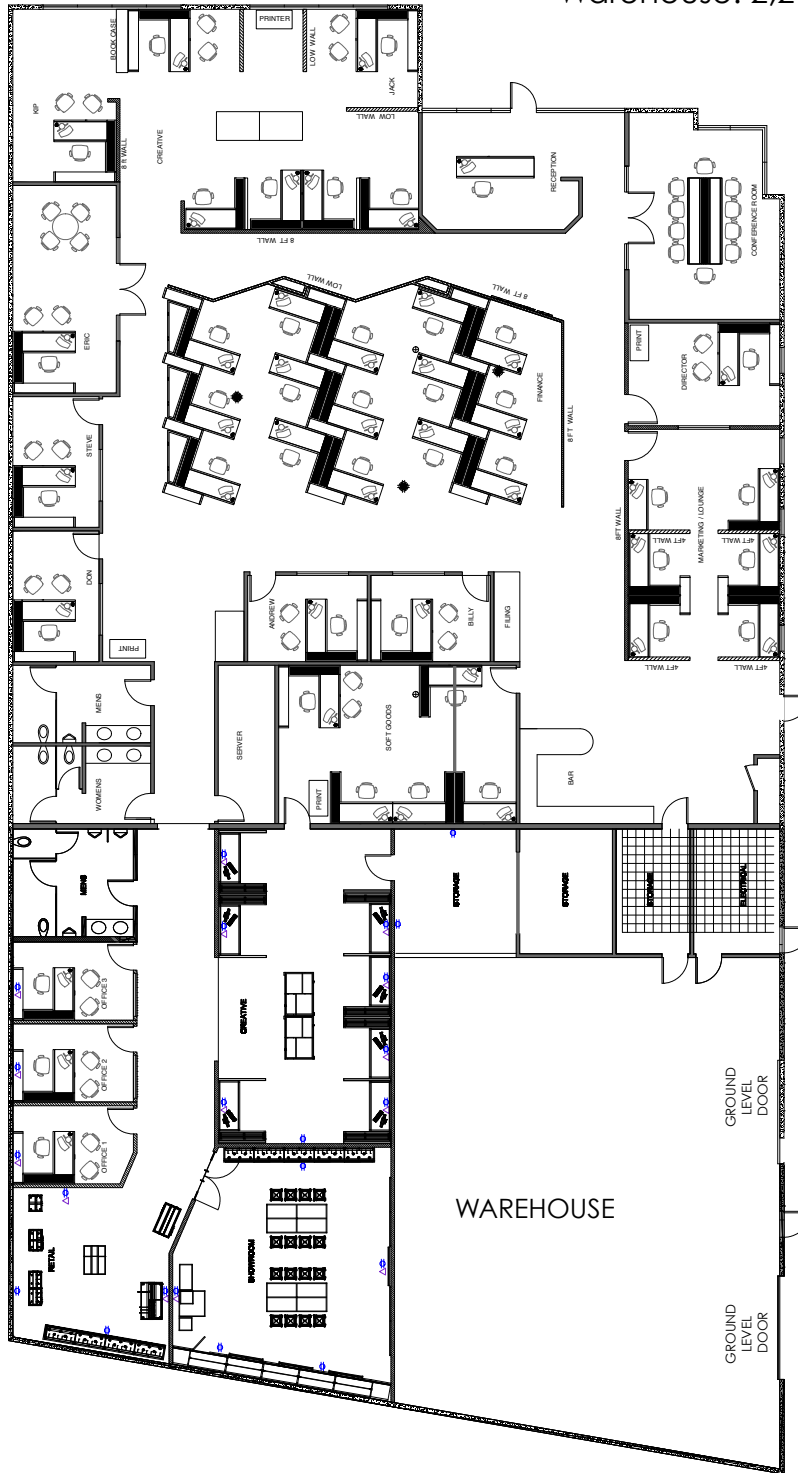


EXISTING FLOOR PLAN

Total: 14,479 sq. ft.

Office: 12,264 sq. ft.

Warehouse: 2,215 sq. ft.

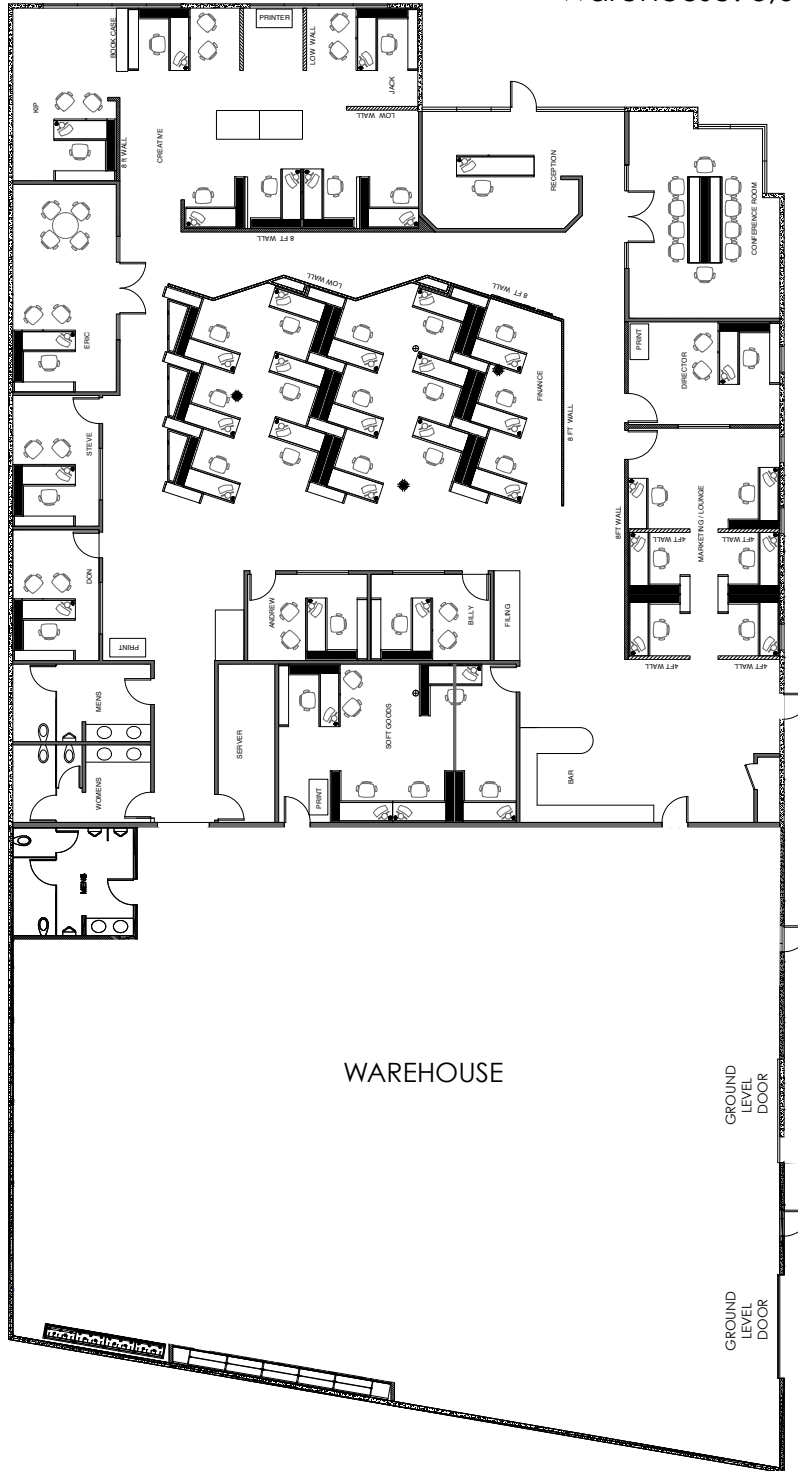


ALTERNATE FLOOR PLAN 1

Total: 14,479 sq. ft.

Office: 8,842 sq. ft.

Warehouse: 5,637 sq. ft.

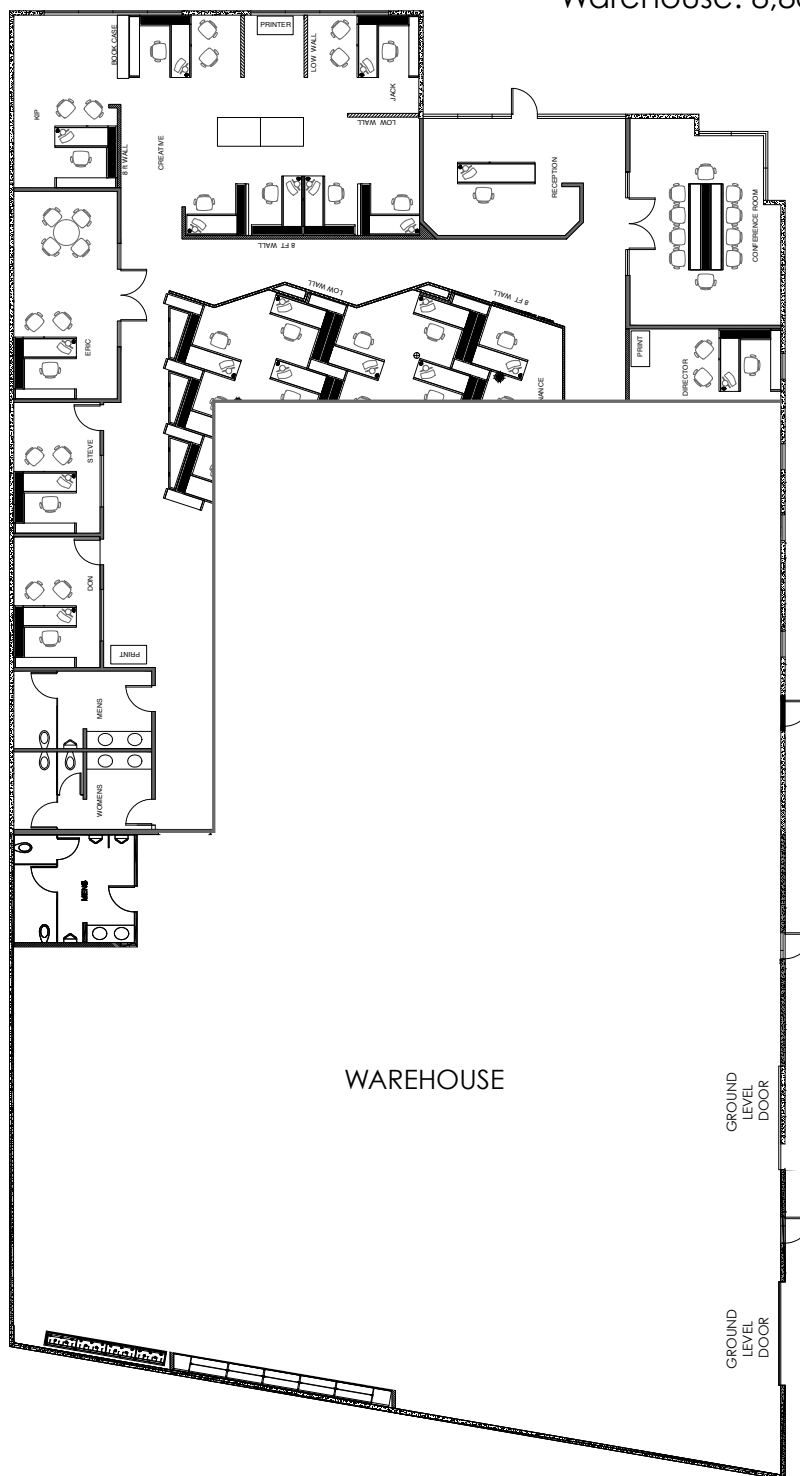


ALTERNATE FLOOR PLAN 2

Total: 14,479 sq. ft.

Office: 5,674 sq. ft.

Warehouse: 8,805 sq. ft.



LOCAL AMENITIES



Restaurants & Bars

- 1 Delahunt Brewing
- 2 Artifex Brewing Company
- 3 Drift Distillery & Smokehouse
- 4 Lost Winds Brewing Company
- 9 IHOP
- 12 Carl's Jr
- 13 Taco Bell
- 14 El Pollo loco
- 16 Board & Brew San Clemente
- 19 Starbucks

Gas

- 6 Mobil

Fitness

- 5 Hangar 18: Climbing Gym
- 20 24 Fitness

Retail

- 7 Lowe's Home Improvement
- 10 Michaels / Sally Beauty
- 11 Walmart
- 17 Albertson's
- 18 Office Depot

Financial

- 8 Chase Bank
- 15 Bank of America