

FOR SALE

24,591 SF OFFICE BUILDING

180 AVENIDA LA PATA, SAN CLEMENTE



OWNER-USER OR INVESTMENT OPPORTUNITY

ABOUT

- 24,591 sf office building located on a 1.62 acre lot
- Two-story single-tenant or multi-tenant layout
- Elevator-served
- 5:1 parking during business hours
- Medical use permitted
- Great opportunity for owner-user or investor
- Signalized entrance
- Golf course & ocean views
- Immediate access to hiking & mountain biking trails
- Sand volleyball court in the back of the building
- Located close to I5-Freeway
- Walking distance to 24 Hour Fitness and various dining & shopping amenities
- **Price: \$7,500,000 (\$305/sf)**



JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

ROB JOHNSTON

President

(949) 366-2020

rob@johnston-pacific.com

www.johnston-pacific.com

Lic# 01121630

LOUIS JOHNSTON

Vice President

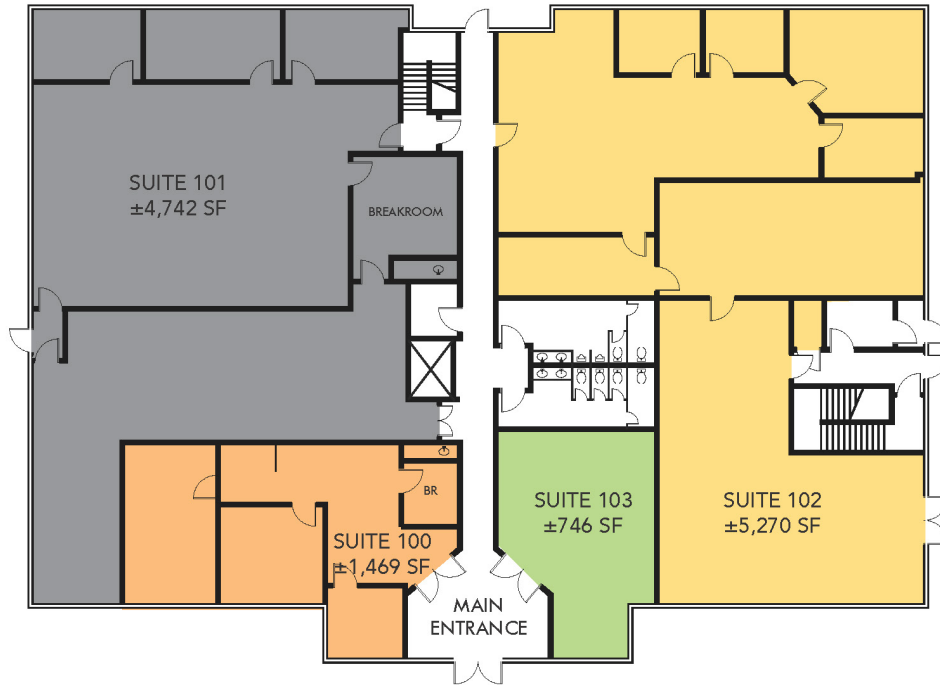
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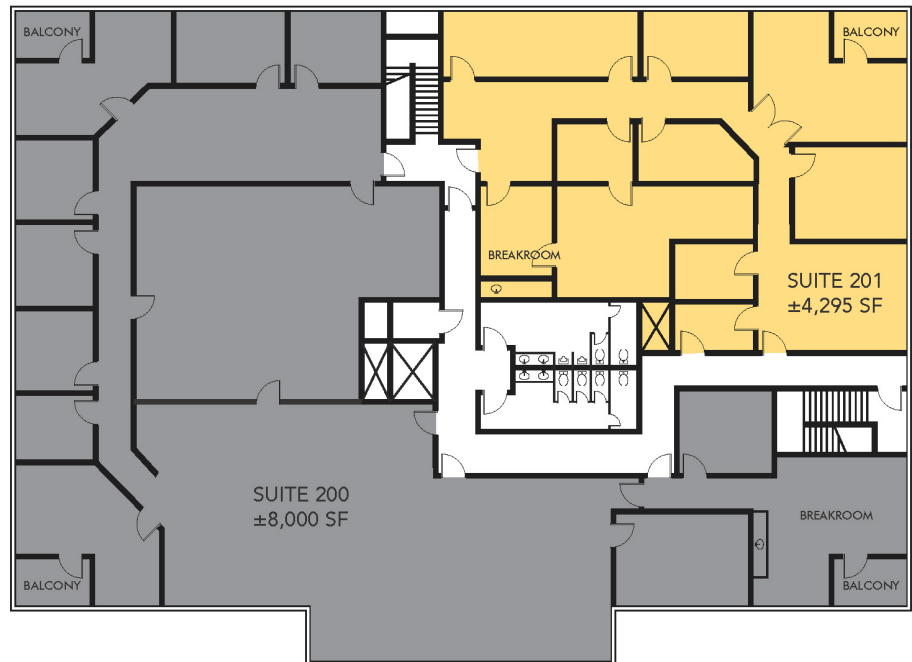
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FLOOR PLAN



**FIRST
FLOOR**

**SECOND
FLOOR**



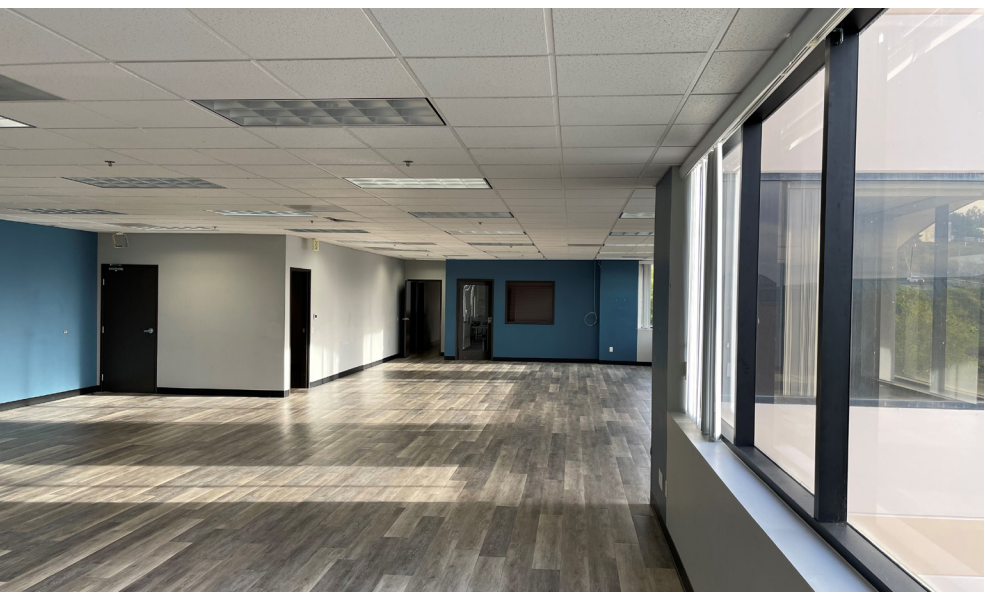
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1305 Calle Avanzado, San Clemente, CA 92673

26499 Rancho Parkway South, Suite 160, Lake Forest, CA 92630

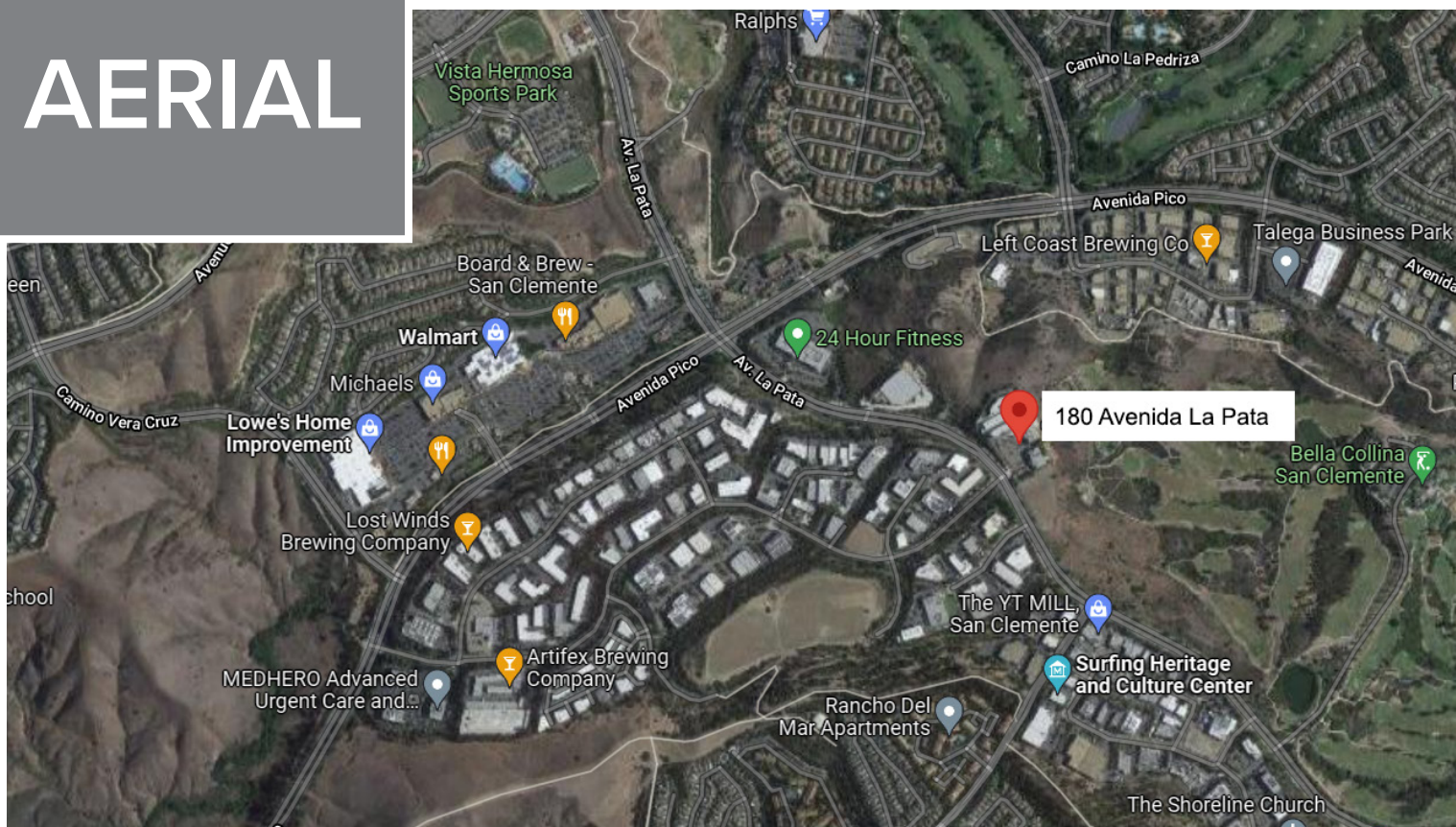
180 LA PATA



THE BENEFITS OF OWNING

- Long-Term Retirement Income
- No Future Rental Increases
- Be Your Own Landlord
- Pay Yourself Rent
- Build Equity on a Monthly Basis
- Rock-Bottom Interest Rates now available
- Create a Custom Build-Out to perfectly suit your Needs
- Diversify your Investment Portfolio
- Receive massive Tax Benefits including Depreciation

AERIAL



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