

COMMERCIAL REAL ESTATE NEWSLETTER

2ND QUARTER 2023

Money Making Tips & Information for Business Owners
& Commercial Real Estate Investors that will increase their profit & cash flow.

ANOTHER HAPPY CLIENT RECOMMENDS JOHNSTON PACIFIC

"Johnston Pacific did a thorough job of searching for our ideal property to lease in a market with very little vacancy. To our surprise they came up with the perfect property in less than one week. They quickly negotiated favorable lease terms on our behalf and we are now looking forward to moving into our new corporate headquarters. Thanks Johnston Pacific!"

CHAD BEVERIDGE
VICE PRESIDENT
COMMERCIAL ROOF MANAGEMENT

FOR THE BUSINESS OWNER

Did you try this local San Clemente family-owned coffee shop yet? They are perfect for a quick cup of coffee or your next business catering event!

FOR THE PROPERTY OWNER

Have you been considering upgrading the lighting at your commercial property? California Retrofit, Inc (C.R.I) can help! This special article just for our clients, will answer all your questions.

MARKET UPDATE

Check out our current commercial availabilities in San Clemente and take a look at the most recent transactions in the local business parks.

COMMUNITY NEWS

Life isn't perfect, but your beer can be! Delahunt Brewing Co. is opening a new Tasting Room at 1011 Calle Recodo in the Rancho San Clemente Business Park on Saturday April 1st! Come Join us!

OVER 32 YEARS OF SERVICE & RESULTS
for San Clemente Business Owners, Property Owners & Investors

FOR THE BUSINESS OWNER

DO YOU HAVE BUSINESS CATERING NEEDS COMING UP?

TRY ZEBRAHOUSE COFFEE



A little about ZebraHouse Coffee...

Zebra House is a family-owned coffee shop and cafe and has been located in San Clemente since 2011, with a full service coffee bar and a full breakfast, brunch and lunch menu! Their coffee beans are roasted by the owner's family small-batch roastery which is certified to roast organic coffee. Their breakfast and lunch items are available all day and are created from scratch with love in their full kitchen. They are also famous for their muffins (including gluten-free and vegan options), which they bake fresh daily. They offer dine-in, drive-through, and order-out. They also cater any occasion - small or large.

FIND THEM HERE: 1001 S. El Camino Real Suite A
San Clemente, CA 92672
(949) 218-6976
6:00 AM - 5:00 PM
www.zebrahousecoffee.com

Yes! We cater.



FOR THE PROPERTY OWNER

Have you been considering upgrading the lighting at your commercial property?

Hi! My name is Lindsey Mitten, and I am the Vice President at **California Retrofit, Inc (C.R.I.)**. Nice to meet you! Back in September, we completed a lighting retrofit project for Johnston Pacific, and Rob was generous enough to give me this newsletter space to tell you all about the exciting opportunities available for upgrading your commercial lighting in 2023.

Interior Office and Warehouse:

Your interior office lighting was probably updated in the 1990s to electronic ballasts and T8 fluorescent lamps. If you're still using these technologies today, allow me for a moment to tell you about the impact LED can have on your property aesthetics, and your bottom line!

Is your current lighting too cold and sterile? Let's warm up that color temperature! Too dim? Let's increase those lumens! Don't like the look of your fixtures? Let's put in a sleek panel kit to replace those old parabolic lenses! Whatever you decide to go with, LED technology uses on average 50% less energy than traditional sources. This, combined with an average life span of 7 years, means a decrease in your utility bill and your ongoing lighting maintenance expenses, in addition to the updated look and feel of your office. These same benefits go for warehouse and cold storage lighting as well. If you are currently using HID lamps in your high-bays, we can either replace those fixtures with a new LED high bay or convert your existing fixtures to LED by utilizing an LED retrofit kit. No more warm up time, LEDs go on/off instantly! Interested in new technology? The new lighting control options are endless! With a new controls system, you can schedule and adjust your lighting from the convenience of your iPhone. With daylight harvesting controls, we can set up your lighting to automatically dim and conserve energy based on the light levels coming in through your windows.

Exterior and Parking Lot:

C.R.I. also provides lighting retrofit services for parking lots, landscape lighting, and exterior lighting. Once again, LED technology will use about 50% less energy here, and nearly eliminate your ongoing maintenance costs.

Rebates and Incentives:

C.R.I. works closely with Southern California Edison, San Diego Gas and Electric and Illuminate California to make sense of the confusing rebate landscape on your behalf.

Based on your current energy usage and scope of work of the project, you may qualify for significant rebates that go towards the cost of your upgrade, further increasing your ROI. Many projects also qualify for On Bill Financing, which is no fee, 0% loan through your utility company, with loan repayment made via your monthly electric bill.

Get in Touch:

My team and I would be honored to provide you with a no cost audit and proposal for your lighting project. Please feel free to check out our website www.california-retrofit.com for more information, or shoot me an email at Lindsey@california-retrofit.com to get the ball rolling.

May your 2023 be Bright! Lindsey Mitten 800-332-LITE



AVAILABILITIES

FOR LEASE



FOR LEASE
1001 Calle Amanecer
 14,479 sq. ft.
 Freestanding Office or
 Industrial Building
 Call for Pricing

FOR SALE



FOR SALE
27372 Calle Arroyo,
San Juan Capistrano
 7,297 sq. ft.
 Freestanding
 Office or Medical
 Building
 Offered At:
 \$455 / sf

FOR SALE



FOR SALE
232 Avenida Fabricante #111
 4,070 sq. ft. Industrial
 Condo Offered At:
 \$465 /sf



FOR SALE
1397 Calle Avanzado
 3,838 sq. ft.
 Freestanding
 Industrial Building
 Offered At:
 \$443 / sf

RECENT TRANSACTIONS

LEASED



LEASED
915 Calle Amanecer #N-O
 3,898 sq. ft.
 Industrial Unit
 Offered At: \$1.85 per sq. ft. +
 \$0.10 per sq. ft. CAM

SOLD



SOLD
27282 Calle Arroyo,
San Juan Capistrano
 4,447 sq. ft.
 Office Building
 Offered At:
 \$465 per sq. ft.
 Sold January 2023



LEASED
1391 Calle Avanzado
 800 sq. ft.
 Office Unit
 Offered At: \$2.40 per sq. ft.
 Leased February 2023



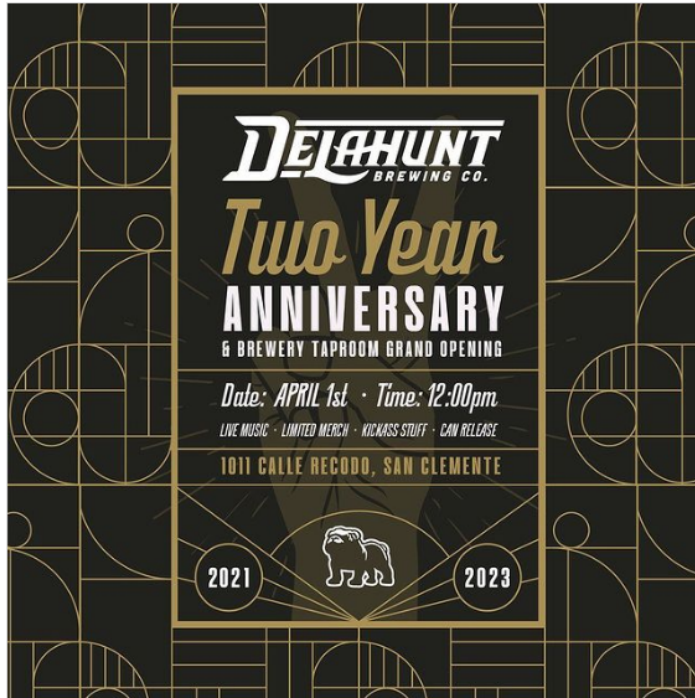
SOLD
35 Musick, Irvine
 4,400 sq. ft.
 Industrial Condo
 Offered At:
 \$510 per sq. ft.
 Sold March 2023

DELAHUNT BREWING COMPANY

Life isn't perfect, but your beer can be!



You are invited to Delahunt Brewery for a Grand Opening of their new Tasting Room at 1011 Calle Recodo in the Rancho San Clemente Business Park. The Grand Opening kick off is Saturday April 1st! Unlimited tastings start at 12 pm and go till 4 pm! They have two great bands playing until 7 pm and several breweries joining them! Great beers, great music and good times.... We hope to see you there!



ABOUT US

Johnston Pacific Commercial Real Estate, Inc. was established in 1991 as San Clemente's premier Commercial Real Estate firm. During the past 3 decades we have provided superior service, expert property solutions, and positive results to commercial real estate clients conducting business in San Clemente and South Orange County. During the past 32 years, our team has helped thousands of business owners, landlords, developers, and investors create stunning wealth by owning, selling, or leasing commercial real estate. We have remained committed to becoming the most effective - not the largest - brokerage firm in Southern California. We believe our outstanding local expertise provides us with a competitive advantage over our competition and directly benefits our clients' bottom line. Join us in defusing the myth that commercial property is complicated, stressful, and confusing. Our expert team provides you the in-house knowledge, data, and assistance you need to make qualified, no-pressure, informed decisions. From selling or leasing your asset to potential buyers or tenants, finding space for your growing company to own or lease, or adding the latest commercial investment to your portfolio, we have you covered.

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