

AVAILABLE

± 20.17 ACRES



BUSINESS PARK DEVELOPMENT SITE San Clemente, California



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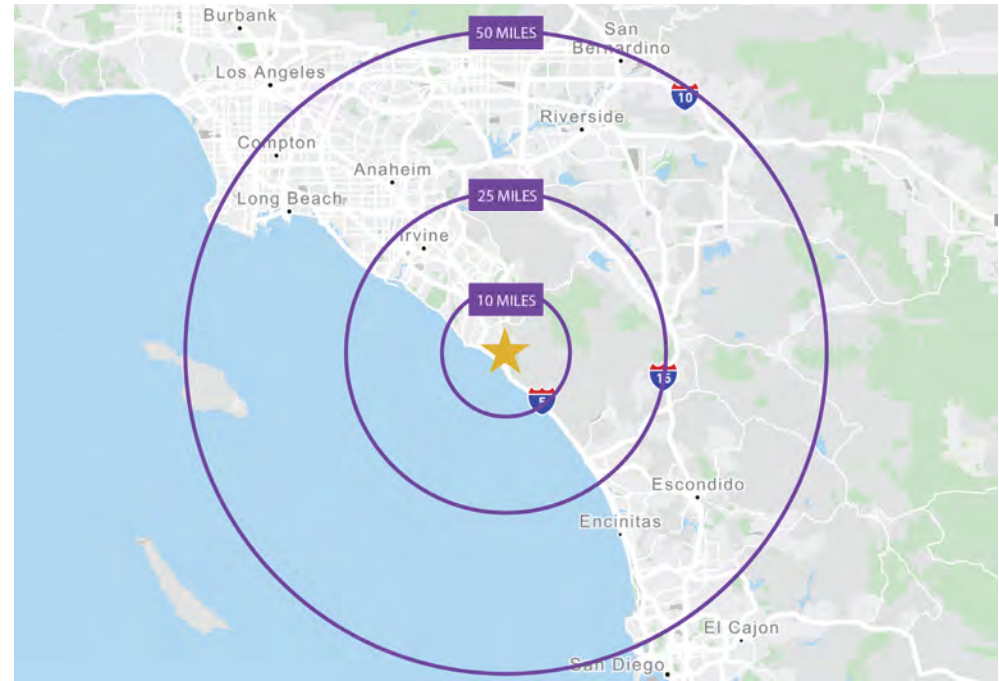
JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

PROPERTY HIGHLIGHTS

- ± 20.17 Acres with Direct I-5 Freeway access
- Strategically located in South Orange County, halfway between San Diego and Los Angeles
- Opportunity to develop a large ocean-view business park parcel in South Orange County
- Located in the Rancho San Clemente Business Park where industrial vacancy rates have been less than 1.5 % for the last 3 years
- Rare chance for a developer to provide needed industrial/office space to a product starved sub-market
- Quintessential campus location for a single user corporation seeking an idyllic location in Southern California
- Close proximity to all major shopping, entertainment and transportation centers in Southern California
- At the doorstep to many residential coastal communities



LOCATION MAP



KEY DISTANCES

| | |
|-----------------------------------|----------|
| I-5 Freeway | ±2.0 MI |
| John Wayne Airport | ±22.0 MI |
| Long Beach Airport | ±41.0 MI |
| Los Angeles Airport | ±58.0 MI |
| San Diego Airport | ±55.0 MI |
| Ports of Los Angeles & Long Beach | ±43.0 MI |

SAN CLEMENTE

Direct Access to a dense population of 9.6 million residents