

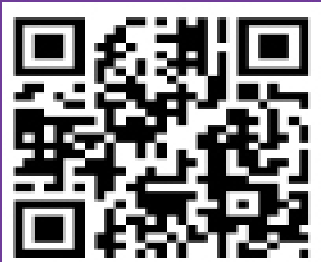
FOR SALE

232 AVENIDA FABRICANTE #100, SAN CLEMENTE

6,819 sq. ft. OFFICE / WAREHOUSE



JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.



WWW.JOHNSTON-PACIFIC.COM

949-366-2020

Rob Johnston

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License# 01121630

Louis Johnston

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Details for this Opportunity

- Approx. 6,819 sf. Total Size
- Approx. 5,964 sf. Office
- Approx. 855 sf. Warehouse
- 1 GL Door
- Amps - 400 (Verify)
- Low-Clear Warehouse
- 13 Reserved Parking Stalls
- Beautiful Views from the 2nd Floor
- Open Office Areas Throughout
- Unique Features Including Full Bathroom with Shower
- Offered at \$3,239,000

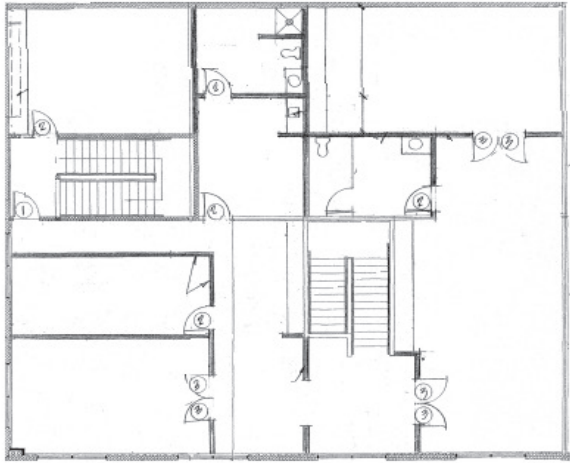


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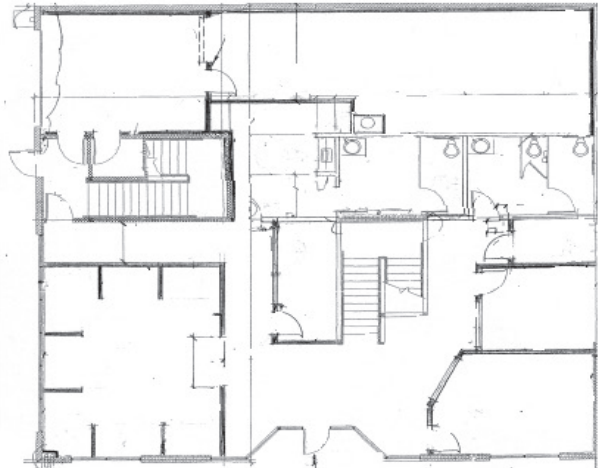
PROPERTY FLOOR PLAN

232 Avenida Fabricante #100
San Clemente, CA

2nd Floor



1st Floor





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COMMERCIAL REAL ESTATE, INC.

232 Avenida Fabricante #100, San Clemente

Why Investors own Commercial Property:

- An investment that produces Long-Term Retirement Income
- Collect escalating rental income as a hedge against inflation
- Diversify your financial portfolio away from stocks and bonds
- Receive substantial Tax Benefits, Including Depreciation

Why Business Owners own Commercial Property

- Avoid future rental increases
- Build Equity on a Monthly Basis
- Ability to Customize your property to perfectly fit your needs
- Receive substantial Tax Benefits, Including Depreciation



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FOR 34 YEARS

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Sale Comperables

PROPERTY	SALE DATE	SIZE	PRICE PSF	MARKET INSIGHTS
 232 Avenida Fabricante #110	May 14, 2024	4,106 SF	\$1,950,350 \$475 SF	This is a two-story industrial condo built in 2007 with approximately 50/50 office to warehouse ratio and is located within the same park as 232 Ave. Fabricante #100.
 236 Calle Pintoresco	Dec. 30, 2024	7,069 SF	\$3,301,223 \$467 SF	This is a single-story free-standing industrial building with approximately 40% office. Situated on its own fee simple parcel.
 1046 Calle Recodo #E	March 4, 2025	2,946 SF	\$1,384,620 \$470 SF	This is a two-story industrial condo located in the RSC Business Park. This condo features 40% office and was built in 1990.



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