

FOR SALE

232 AVENIDA FABRICANTE #100, SAN CLEMENTE

6,819 sq. ft. OFFICE / WAREHOUSE



JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

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
- **Lease w/option to purchase available. \$1.50 / sf Gross**



WWW.JOHNSTON-PACIFIC.COM

949-366-2020

Rob Johnston

Rob@Johnston-Pacific.com

License# 01121630

Louis Johnston

Louis@Johnston-Pacific.com

License# 02054162

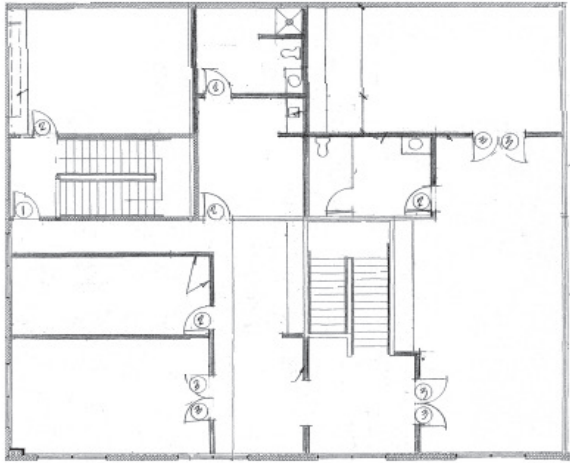


The information obtained above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it, make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All information is subject to change without notice.

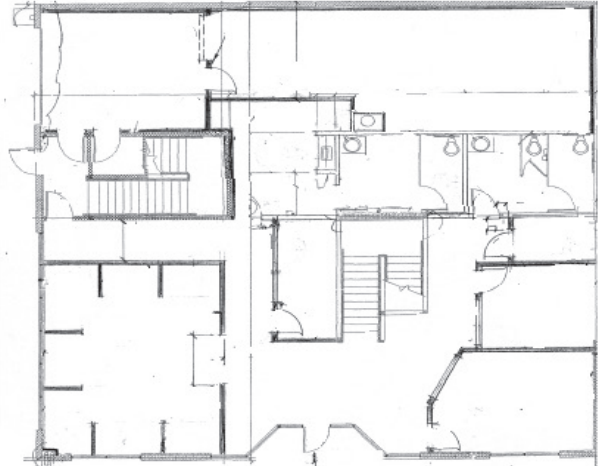
PROPERTY FLOOR PLAN

232 Avenida Fabricante #100
San Clemente, CA

2nd Floor



1st Floor





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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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Sale Comparables

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 freestanding 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.
 244 Calle Pintoresco	Approx. May 1, 2025	4,644 SF	In Escrow at Approximately \$2,230,000 \$480 SF	This is an owner/user building that features approximately 25% office and 75% warehouse. It is a freestanding building with approximately 9 parking stalls.



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Sale Comparables

PROPERTY	SALE DATE	SIZE	PRICE PSF	MARKET INSIGHTS
 1050 Calle Amanecer #A	May 1, 2025	5,947 SF	\$2,850,040 \$479 SF	End-cap industrial condo with 76% office build-out and 2nd floor mezzanine space.

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