

## NEW LISTING

### BIG OPPORTUNITY. SMALL FOOTPRINT.

This **1,579 SF** industrial condo delivers the perfect mix of professional office and functional warehouse space in the heart of San Clemente.



WELL-DESIGNED SPACES  
DISAPPEAR FAST.  
**DON'T MISS THIS ONE.**



**1315 CALLE AVANZADO**  
SAN CLEMENTE, CA

LEASE RATE:  
**\$2.00/SF**  
GROSS

### AN EFFICIENT SPACE THAT WORKS AS HARD AS YOU DO.

Ideal for contractors, e-commerce businesses, light manufacturers, and growing companies looking to own or lease quality space in San Clemente.



**474 SF**  
PROFESSIONAL OFFICE



**8.5'**  
WAREHOUSE  
CLEARANCE



**1,105 SF**  
WAREHOUSE



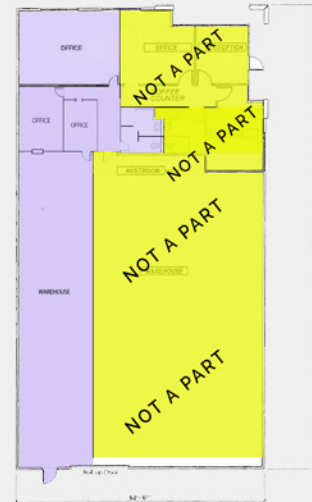
PRIVATE  
RESTROOM



**3**  
PRIVATE OFFICES



**2**  
RESERVED  
PARKING SPACES



### STRATEGIC LOCATION. SMART MOVE.

Minutes from I-5 and the 73 Toll Road in one of South Orange County's most desirable business markets.

QUALITY SMALL INDUSTRIAL SPACES DON'T LAST.

**ACT NOW.**  
BEFORE SOMEONE ELSE DOES.

YOUR SOUTH ORANGE COUNTY  
INDUSTRIAL REAL ESTATE EXPERTS  
**EXPERIENCE. RELATIONSHIPS. RESULTS.**



**3,000+**  
SATISFIED CLIENTS



**\$1 BILLION+**  
IN TRANSACTIONS



**35 YEARS**  
OF EXCELLENCE



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