

FOR SALE OR LEASE | 23,892 SF AVAILABLE

1000 CALLE SOMBRA

SAN CLEMENTE, CA 92673



PROPERTY HIGHLIGHTS

1000 Calle Sombra | San Clemente

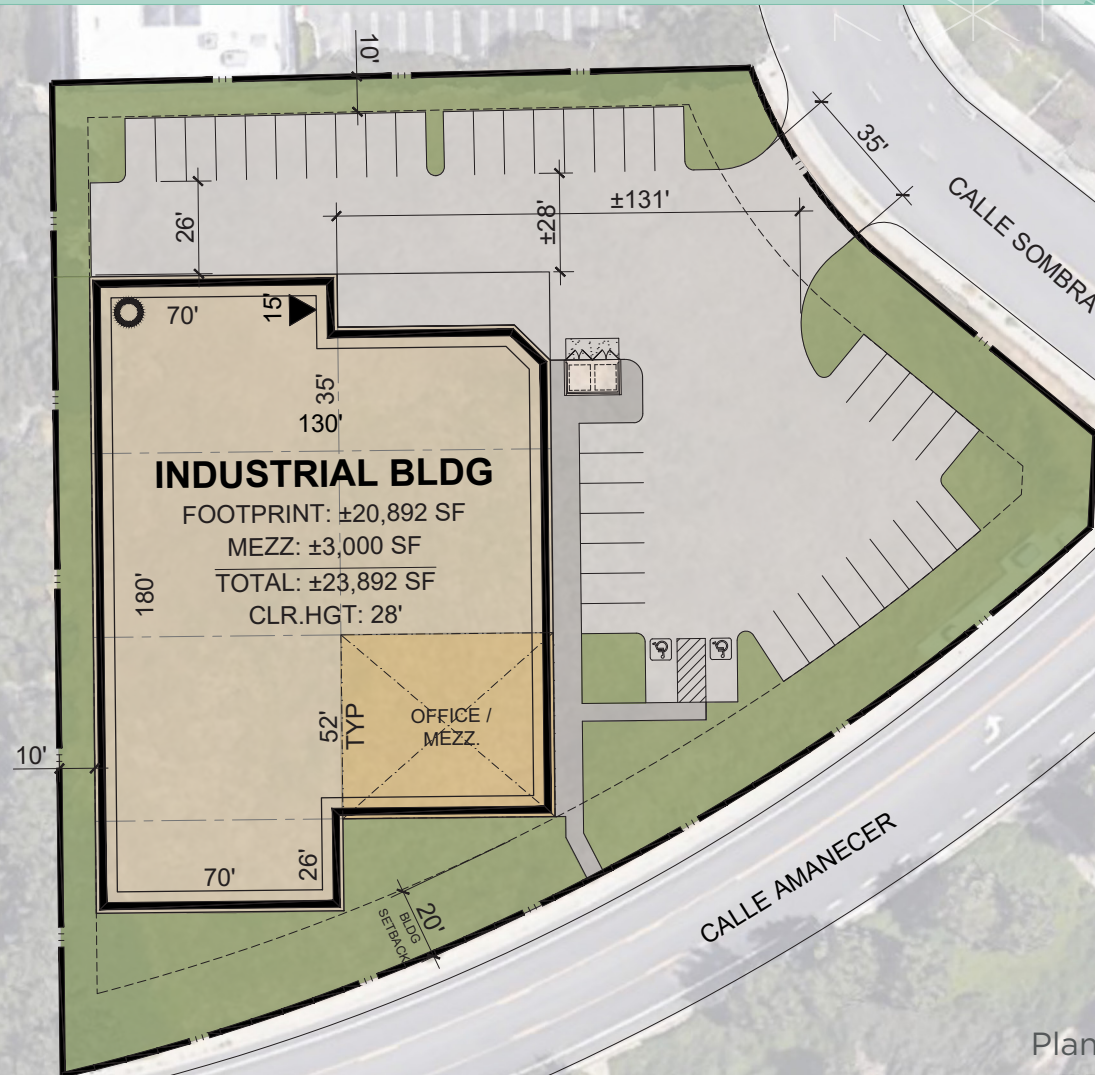
1000 CALLE SOMBRA, SAN CLEMENTE

Site Area:	1.36 AC/ 59,195 SF
Building SF:	23,892 SF
Clear Height:	28'
Use:	17,892 SF Warehouse 6,000 SF Two Story Office
Parking:	40 stalls @1.67/1000 SF
Dock-High Doors:	1
Grade-Level Doors:	1



SITE PLAN

1000 Calle Sombra | San Clemente



Planned building designed by
WARE MALCOMB



1.36 AC
SITE AREA



3,000 SF
OFFICE/MEZZ



28'
CLEAR HEIGHT

AERIAL MAP

1000 Calle Sombra | San Clemente



1. 24 Hour Fitness
2. Pavillions
3. Board & Brew
4. Walmart

5. Michaels
6. Lowe's Home Improvement
7. Albertsons
8. Starbucks

9. Denny's
10. In-N-Out
11. Holiday Inn
12. Outlets at San Clemente



FOR MORE INFORMATION, CONTACT:

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