

# AVAILABLE

## ± 20.17 ACRES



### BUSINESS PARK DEVELOPMENT SITE San Clemente, California



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**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

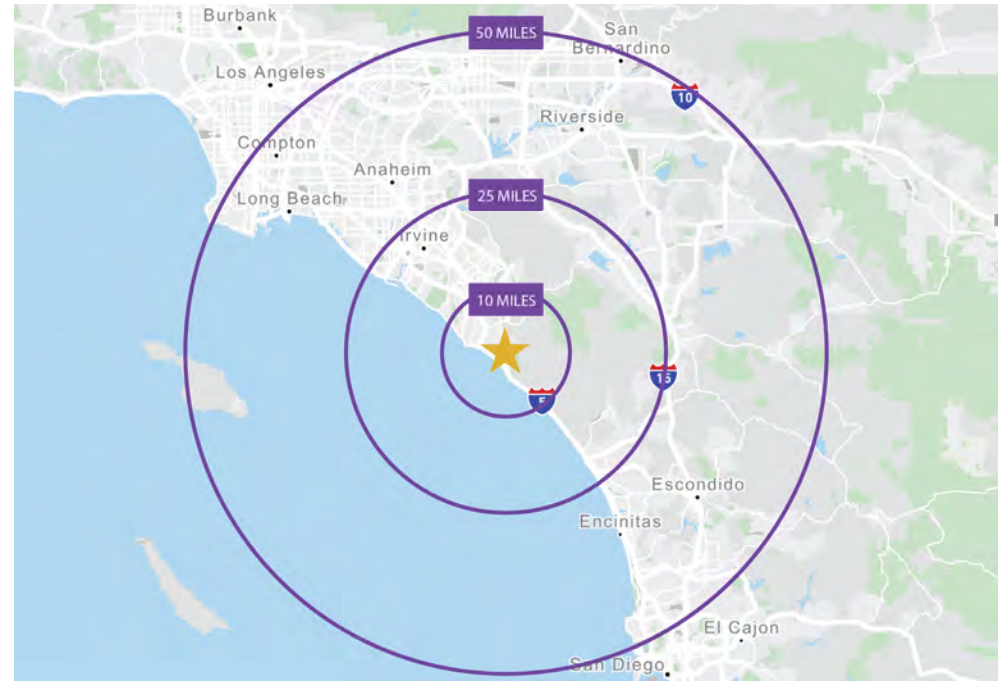


# PROPERTY HIGHLIGHTS

- ± 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

## WHO WE ARE

At Johnston Pacific Commercial Real Estate, Inc., our unwavering commitment to excellence drives everything we do. Our team of industry experts are dedicated to providing superior service, innovative solutions and tangible results to business owners, tenants, landlords and commercial real estate investors throughout Southern California.

Specializing in the sale and leasing of industrial, office, and land assets, we have built a reputation for success that spans over three decades. With over 2,000 satisfied clients and nearly \$1 billion in completed transactions, you can trust us to deliver the exceptional results you deserve.

## WHAT WE DO

- Landlord Representation
- Seller Representation
- Tenant Representation
- Buyer Representation
- Sale and Lease Comparables
- Lease Renewal Consulting
- Sale/Lease Back Analysis
- Leased Investment Proformas
- Portfolio Analysis
- Lease Renewal Representation
- Investment Acquisitions
- Provider of 1031 Exchange Options
- Facilities Solutions Checklist
- Association Budget Reviews
- Advisory Services (Portfolio Review)
- Post-closing Vendor Resources
- Lender Referrals
- Locating Tenants for Vacancies
- Land Acquisition
- First Time Buyer Ownership Analysis

## HOW TO REACH US

### TWO SOUTH ORANGE COUNTY OFFICES TO SERVE YOU

1305 CALLE AVANZADO  
San Clemente, CA 92673

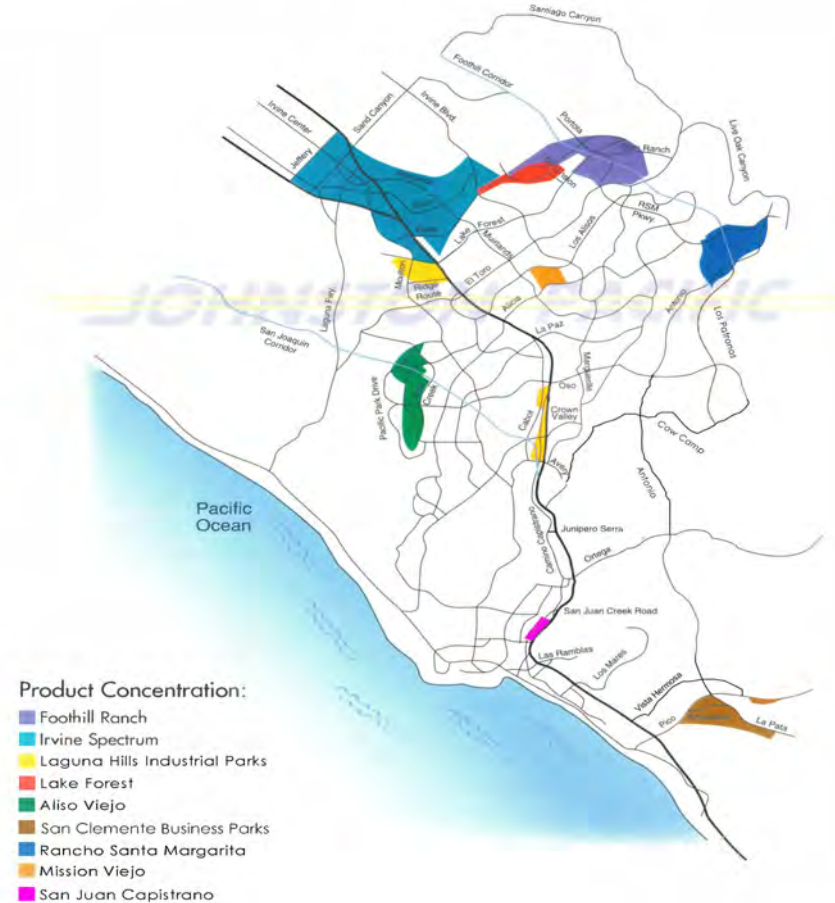
26240 ENTERPRISE COURT  
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## OUR AREA OF SPECIALIZATION

South Orange County's Commercial Real Estate Authority Since 1991



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