

971 CALLE AMANECER

SAN CLEMENTE, CA 92673



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FINANCIAL SUMMARY

- Price: \$6,655,880 (\$385/SF)
- Current NOI: \$143,523.60
- Vacancy: ±47% (One Unit)
- Fully Stabilized NOI at Market: ±\$331,776
- Mark to Market CAP: 5.26%

INVESTMENT HIGHLIGHTS

- High-image & very functional single-story industrial buildings in a supply constrained Submarket
- Submarket vacancy @ 3.7%
- Upgraded improvements including polished concrete floors, metal ductwork, exposed ceilings and upgraded lighting
- One (1) of four (4) true single-story industrial buildings >15,000 SF SF in the Rancho San Clemente Business Park (Not including small incubator properties)

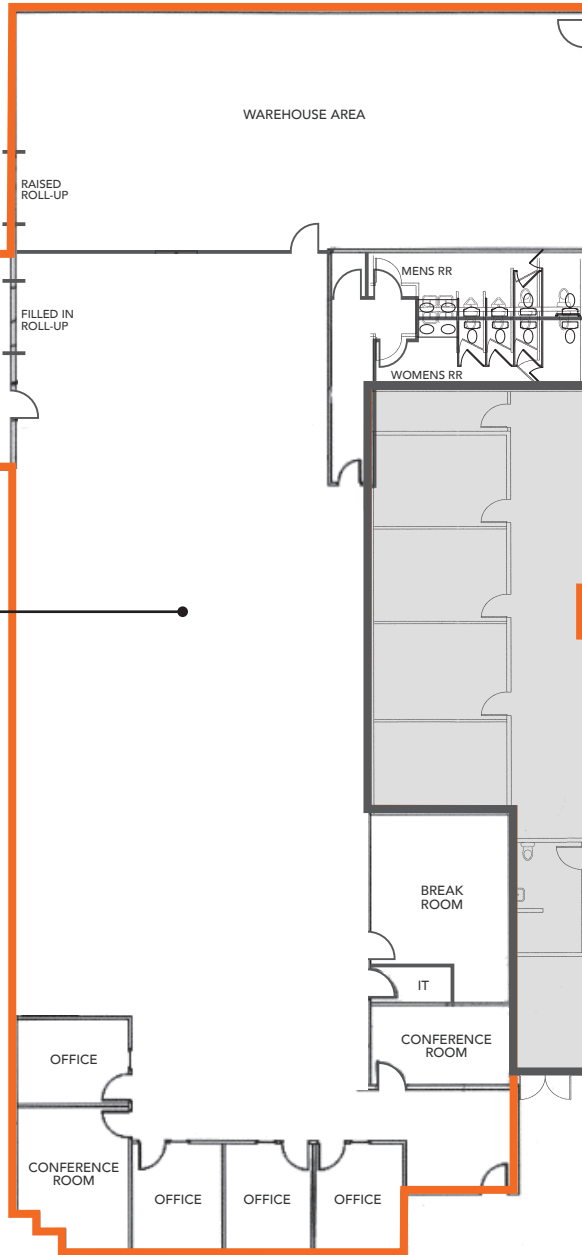








UNIT B



CLIMATE CONTROLLED SPACE WITH APPROXIMATELY 20" OF CLEARANCE. CAN BE UTILIZED AS WAREHOUSE/ STORAGE OR OFFICE

UNIT A



UNIT A

SIZE: ±9,130 SF

OFFICE: 6,800 SF

WAREHOUSE: ±1,248 SF

COMMENTS:

Creative office space with polished concrete flooring & metal HVAC ductwork. Can easily be reconverted to warehouse once tenant vacates.

UNIT B

SIZE: ±8,150 SF

OFFICE/R&D: ±6,420 SF

WAREHOUSE: ±1,730 SF

COMMENTS:

Office can be reduced by up to 100%

PROPERTY DETAILS

BUILDING SIZE	±17,280 SF
OFFICE/R&D AREA	±13,220 SF (Reducible by 100%)
WAREHOUSE	±4,060 SF (Expandable by 100%)
PARKING	4:1,000
CLEAR HEIGHT	±20 FT
POWER	800 Amps
LOADING	1 GL/1DH
SPRINKLERED	Yes
YEAR BUILT	1990



TENANT INFORMATION



LEASE TERMS

SIZE:	±9,130 SF
TYPE:	NNN
COMMENCEMENT:	January 1, 2022
EXPIRATION:	December 31, 2026
OPTION	One (1) Option to Extend for Five (5) Years at Fair market value.

BASE RENT SCHEDULE

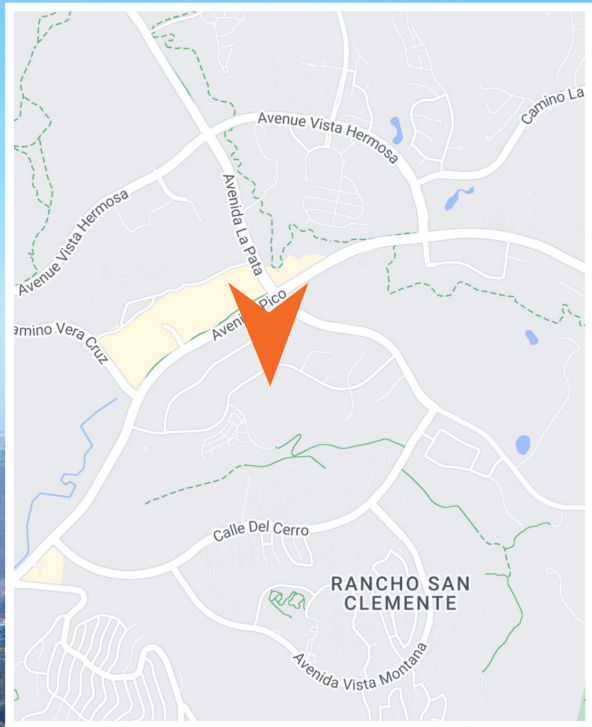
9/1/23-12/31/23	\$11,595.10/month (\$1.27 PSF, Net)
1/1/24-12/31/24	\$11,960.30/month (\$1.31 PSF Net)
1/1/25-12/31/25	\$12,234.20/month (\$1.34 PSF, Net)
1/1/26-12/31/26	\$12,599.40/month (\$1.38 PSF, Net)



From humble beginnings in a Laguna Beach garage, Crankbrothers has grown into a globally recognized and leading brand of pedals wheels, dropper posts, pumps, tools, and accessories.

Tested and proven by world-class athletes, Crankbrothers create products to improve every rider experience. Engineering mountain bike components that deliver superior function through disruptive design.

Our design philosophy is simple: start with a clean slate, and finish with a products that makes each ride better than the last.



BEACH

- CARL'S JR
- BANK OF AMERICA
- OFFICE DEPOT
- BAJA FISH
- BOARD AND BREW
- TACO BELL
- US BANK
- STARTBUCKS
- EL POLLO LOCO
- ALBERTSON
- SUPER CUTS
- LOWES



AVENIDA PICO

AVENIDA LA PATA

971
CALLE AMANECER
SAN CLEMENTE

CLOSE PROXIMITY TO
MANY AMMENITIES,
FREEWAY, & THE BEACH