1,316 GUARDE FOOT OFFICE CONDO FICE CON



WWW.JOHNSTON-PACIFIC.COM 949-366-2020

- Two adjacent office condos totaling 1,316 sf (#130 is 514 sf., #135 is 802 sf.)
- Private Offices, Kitchen
- Storage Area
- Newly renovated landscape, and common area restrooms
- Works as an investment as you can occupy one unit and lease the other
- Minutes from I-5 Freeway

IOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

THE COMM

- Located in the RSC Business
 Park
- Close to numerous dining & shopping amenities

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.



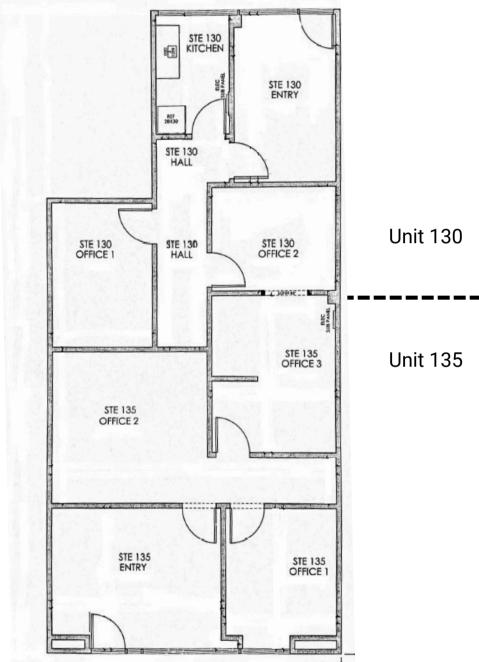
1,316 Square Foot

FOR SALE 940 Calle Negocio, Suite 130 & 135

San Clemente, CA

OFFICE CONDO

APPROXIMATE OFFICE LAYOUT





Rob Johnston Liscense# 01121630

Louis Johnston Rob@Johnston-Pacific.com Louis@johnston-pacific.com Liscense# 02054162

1305 Calle Avanzado, San Clemente, CA 92673 26240 Enterprise Court, Lake Forest, CA 92630 www.Johnston-Pacific.com



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OFFICE CONDO SALE COMPARABLES

Sale Comps

Property	Sale Date	Price/ Price Per Square Foot	Size	Market Insight
Image: Participation of the second	February 1, 2023	\$400,000.00 \$555.00	719 sq.ft.	This is the last office condo to sell in the RSC Business Park. It happens to be in the same building as the current property for sale. It is slightly smaller than the subject property for sale, hence the higher price per sq. ft.

Similar Availability in the Business Park

Property	Size	Price/ Price Per Square Foot	Price	Market Insight
N	one /	At Thi	s Tin	ıe



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EXPERIENCE THE BENEFITS OF **OWNING** COMMERCIAL PROPERTY

- Pay Yourself Rent
- No Future Rental Increases
- Build Equity on a Monthly Basis
- Long-Term Retirement Income
- Be Your Own Landlord
- Make Interior Modifications without Landlord Restrictions
- Receive Attractive Tax Benefits Including Depreciation
- **Diversify Your Investment Portfolio**
- 90% Financing Available for Qualified Owner-Users

To receive a free copy of Rob's book on how you as a business owner can create a fortune owning commercial property, please give us a call.



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