

1,316 Square Foot

OFFICE CONDO

FOR SALE

940 Calle Negocio, Suite 130 & 135
San Clemente, CA



JOHNSTON PACIFIC COMMERCIAL REAL ESTATE, INC.



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
- 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
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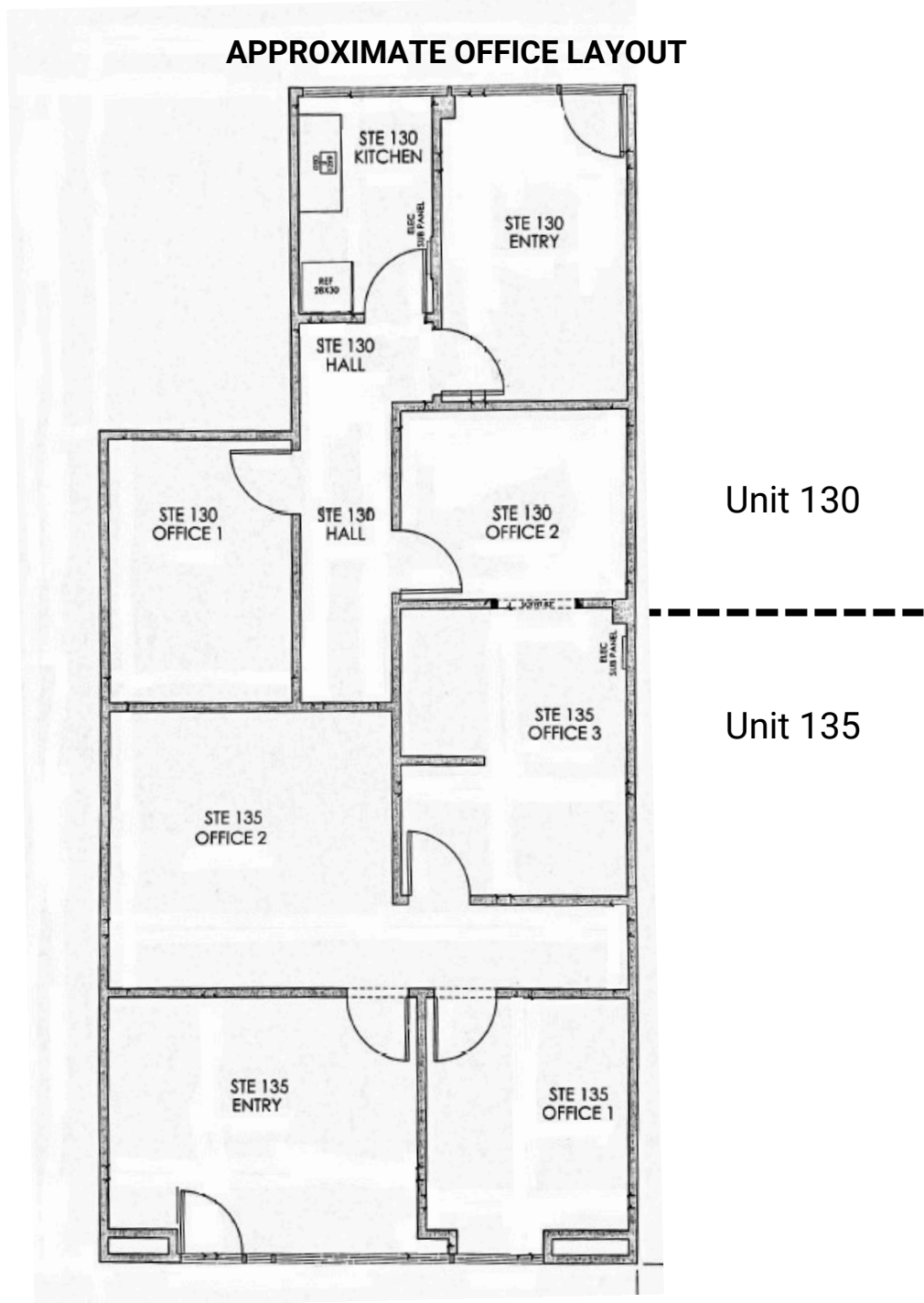
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APPROXIMATE OFFICE LAYOUT



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1305 Calle Avanzado, San Clemente, CA 92673
26240 Enterprise Court, Lake Forest, CA 92630
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OFFICE CONDO SALE COMPARABLES

Sale Comps

Property	Sale Date	Price/ Price Per Square Foot	Size	Market Insight
 940 Calle Negocio #105-A	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
None At This Time				

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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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