

FOR LEASE



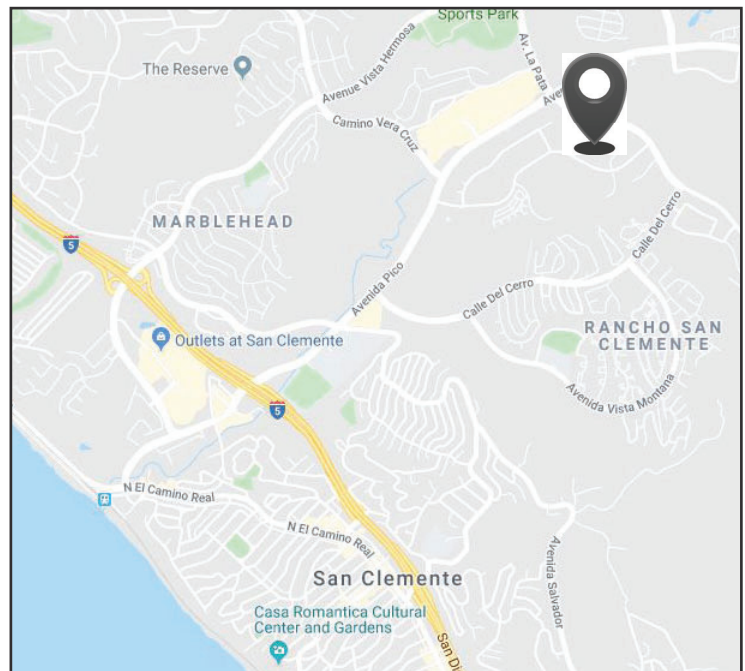
**1050
CALLE AMANECER
UNIT D**

SAN CLEMENTE, CA

PROPERTY FEATURES

- Total Size RSF $\pm$ 4,641 SF
- First Floor RSF $\pm$ 3,593 SF
- Mezzanine RSF $\pm$ 1,048
- Approximately 1,000 SF Office with 2 RR's and coffee bar
- Warehouse $\sim$ 2,600 SF
- 200 Amp electrical service
- Ample parking in front and behind building
- Ownership planning renovation of interior office with new flooring, lighting and restrooms
- Available 2/1/24
- Lease rate \$1.50 NNN + nets are $\sim$ \$0.35 or $\sim$ \$8,600 per month

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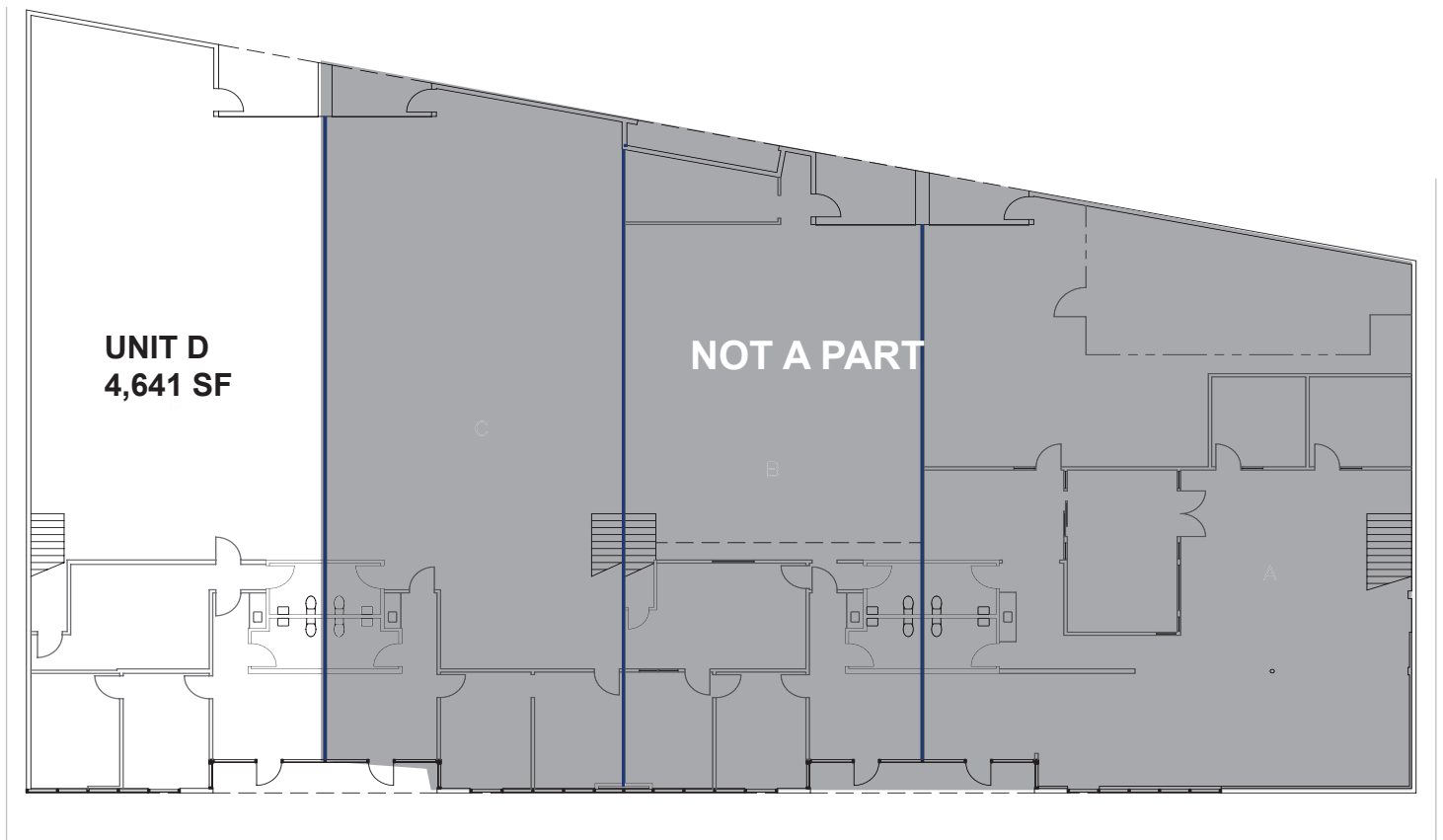
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UNIT D**

FLOOR PLAN

SAN CLEMENTE, CA



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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SAN CLEMENTE, CA

AERIAL



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