

A photograph of a modern, multi-story office building with a glass facade. The building is surrounded by palm trees and other tropical landscaping. The sky is blue with some clouds. The image is overlaid with a semi-transparent green and orange gradient.

961

Calle Negocio

SAN CLEMENTE, CALIFORNIA

CONFIDENTIAL
OFFERING MEMORANDUM

CBRE

961
**AVAILABLE
FOR SALE**

±17,505 SF

961

Calle Negocio

SAN CLEMENTE, CALIFORNIA

04
INVESTMENT OVERVIEW

10
PROPERTY OVERVIEW

18
AREA OVERVIEW

EXCLUSIVE CONTACTS

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CBRE

04

INVESTMENT
OVERVIEW

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Calle Negocio

SAN CLEMENTE, CALIFORNIA

INVESTMENT OVERVIEW

AVAILABLE FOR SALE



Address:

961 Calle Negocio
San Clemente, California 92673



**Total Building
Area:**

±17,505 SF



Offering Price:

\$6,500,000 (±371 PSF)



Benefits of Owning and Occupying

There are significant advantages to owning and occupying your own building versus continuing to lease and creating wealth for your Landlord. Build your own wealth and control your real estate costs.

Term Stability

For stable businesses with strong balance sheets, the time is right to purchase industrial space.

Favorable Financing

The current low interest rates and government-sponsored SBA programs allow the purchase of a building for only 10% down at historical record-low rates.

Inflation Protection

Purchasing a building enables you to control your real estate costs from potential increases in the future.

Portfolio Enhancement

Add real estate to your retirement nest egg. Benefits include real estate appreciation and the tax advantages of depreciation.



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PROPERTY
OVERVIEW

961
Calle Negocio

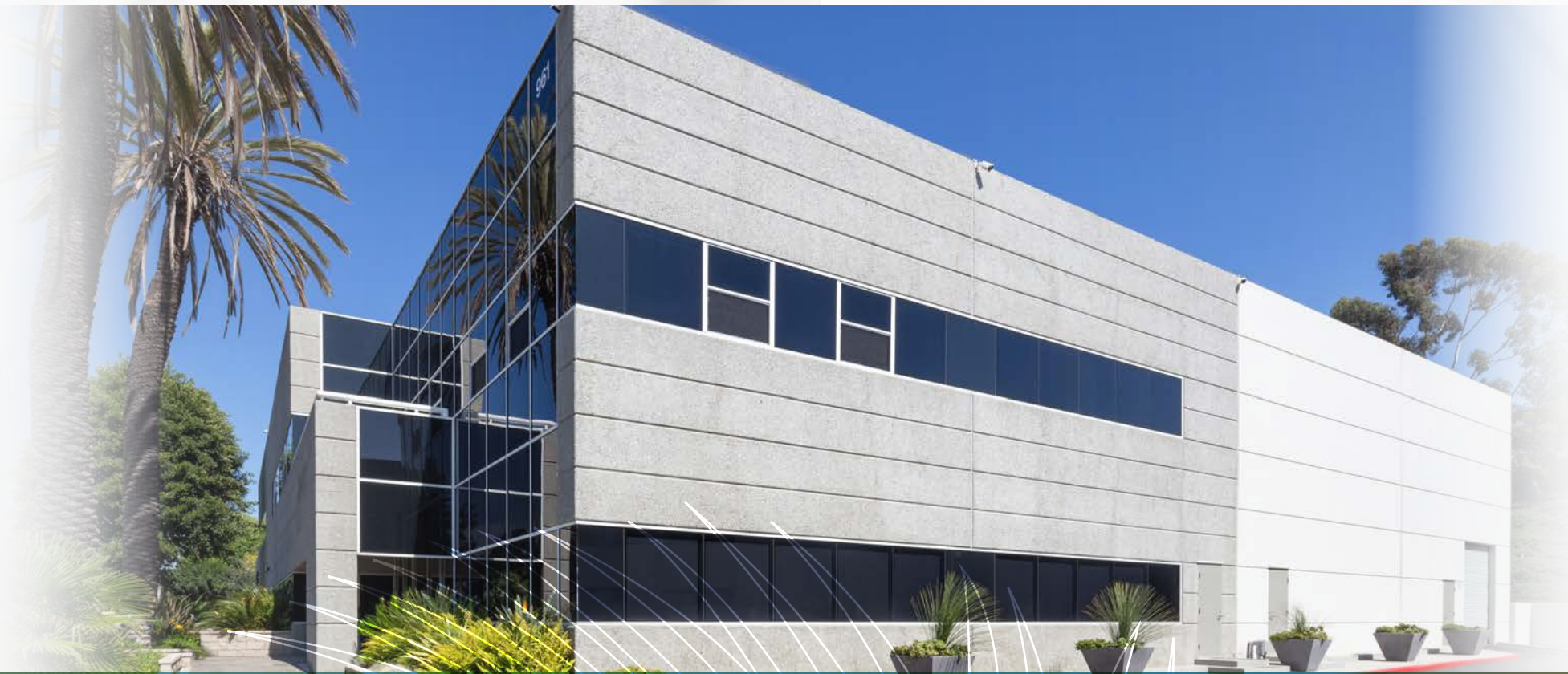
SAN CLEMENTE, CALIFORNIA

PROPERTY OVERVIEW

- Approximately 17,505 Square Feet
- Renovated entirely in 2019
- ±9,000 Square Feet of Highly Improved Office Area
- Two (2) Ground Level Doors
- 2.5:1,000 Parking Ratio
- ±22' Minimum Warehouse Clearance
- Warehouse Racking Available
- Built in 1989
- Lush Landscaping with Mature Palm Trees
- Outdoor Break Area with Concrete Tables & Benches
- Security System in Place with 20+ Cameras
- LED Lighting Throughout
- Functional Opening Windows
- Custom Millwork and Cabinetry Throughout
- Furniture and Appliances Available



- Professionally Maintained
- Close Proximity to Retail Amenities
- Easy Access to the 5 Freeway
- Reclaimed Wood Interior Accent Walls
- Brick Interior Accent Walls
- New Interior and Exterior Paint
- White Roof in 2015
- HVAC in 2016
- Custom Hardscape & Landscape with Full Drip System
- Epoxy on Warehouse Flooring
- New Air Copper Piping, Air Dryer and Compressors in Warehouse
- Water Drain in Warehouse
- Electric Roll-Up Doors with Safety Fences in Warehouse
- Tiled Restrooms, Stainless Stalls, Slate Countertops & Hammered Sinks
- Stained Flooring in Lower Level
- New Granite in Downstairs Kitchen and Partial Upstairs
- Stainless Sinks in Kitchens
- Filtration Water Systems in Kitchens
- LVT Flooring in Upstairs Level
- New Water Heater



FLOOR PLANS

1

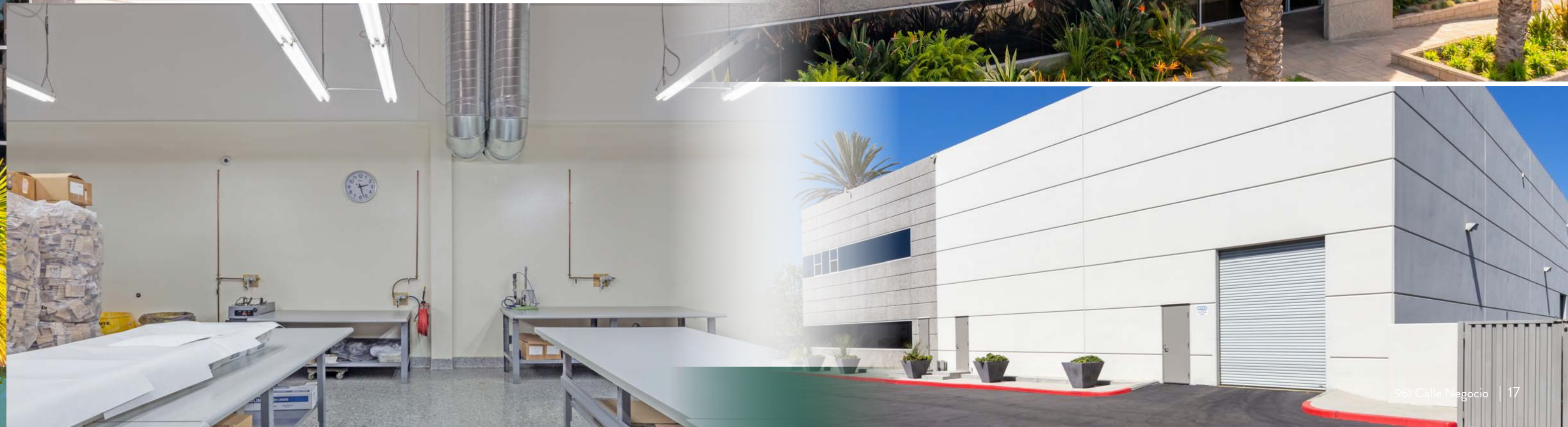
961 Calle Negocio
First Floor



2

961 Calle Negocio
Second Floor





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AREA
OVERVIEW

961

Calle Negocio

SAN CLEMENTE, CALIFORNIA

AREA OVERVIEW



John Wayne Airport
27.9 miles



73 Toll Road
6.8 miles



5 Freeway
2 miles



San Clemente
Transportation Center
27.9 miles



961
Calle Negocio

SAN CLEMENTE

at a glance.

San Clemente was among the first master planned communities built from totally open land in the United States. Before erecting a single structure on the rolling coastal hills, Ole Hanson laid out an expansive plan based on the Spanish Colonial architectural style including restaurants, a clubhouse, residences, public parks, a public pool, a fishing pier, and even equestrian trails.

People indeed love beautiful places and the boom in San Clemente's population, this year reaching 67,892 in this 80 year-old community, reflects the popularity of San Clemente and the development that has transformed all of Orange County in the past century.

As San Clemente grows, people increasingly look to the past to anchor their sense of local identity. Historic homeowners must abide by city codes that protect the aesthetic spirit and style of early San Clemente. New development east of the 5 freeway now elevates Spanish Colonial Revival architecture to new interpretations, incorporating red roofs, balconies, and promenades as the demographics of San Clemente shift and new residents are drawn to the Mediterranean charm of this community. City development officials have leveraged new growth to funnel money into programs that reinvigorate and restore the historic downtown.



Population Nearly
70,000

Consistently Rated as One of the
SAFEST
Cities in the U.S.



1 Min Drive from
Pacific Ocean



65 Miles Southwest of
Downtown Los Angeles

FREEWAYS



TRANSPORTATION



LARGEST CORPORATE EMPLOYERS



ORANGE COUNTY

at a glance.

3.2M
Population

6th
Largest County
in U.S.A.

2nd
Highest density
in California

42.7%
College-Educated
Population

33.1%
in U.S.A.

38
Median Age

\$97,972
Median Household Income

1.63M
Number of Employees

6.9%
Growth (2020-2021)

\$1,089,292
Median Property Value

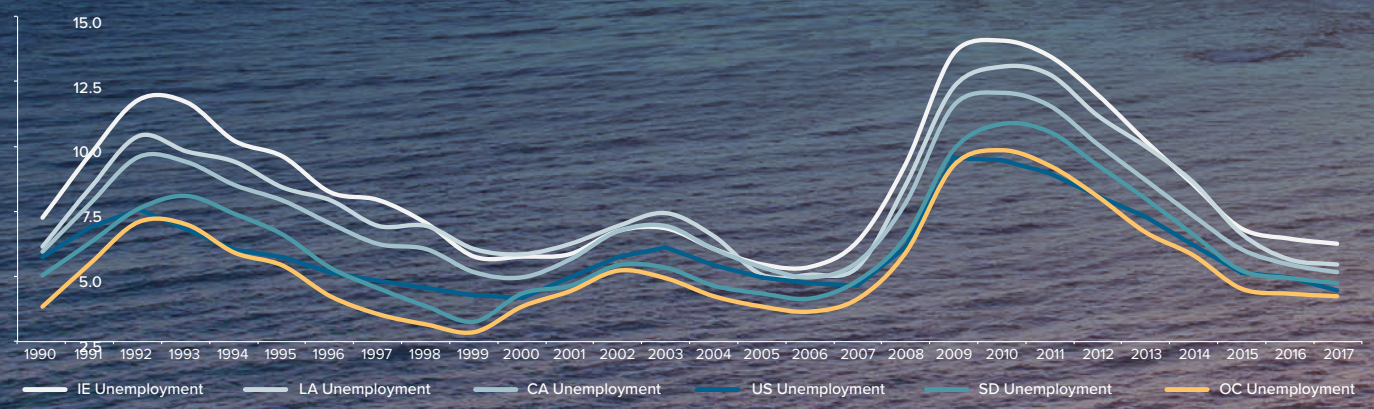
22%
Growth (2020-2021)

\$259.5M
OC GDP 2020

-2.48%
Growth (2019-2020)

Sources: OCBC, 2021 OC Community Indicators Report; CAE EDD, December 2021; OC Register, 2021; CA Association of Realtors; U.S. Census Bureau, 2019

Unemployment Rate



Orange County (OC) is a 948-square-mile coastal community centrally located within Southern California and widely celebrated as the “California Riviera.” Encompassing 34 incorporated cities, this coastline county is one of the most desirable markets in the country. Orange County offers pro-business communities, a robust and entrepreneurial regional economy, an exceptional labor pool supported by first-class universities, a broad infrastructure network

and world-class amenities—all the qualities make it a highly sought after commercial location and a great place to live. Orange County’s well-diversified economy, high-quality labor force and “quality-of-life” desirability, superior education and multi-modal transportation systems, and strategic location on the Pacific Rim provide an excellent locational advantage for commercial properties.

UNRIVALED WORLD-CLASS AMENITIES

42 miles of coastal living filled with sun-soaked Mediterranean weather year-round, Orange County is a destination with endless possibilities. Its natural landscape and breath-taking views provide the backdrop for some of the most iconic real estate in the country.

- Inter-Modal Transportation**
70 Bus Lines, 12 Freeways, 2 Rail Lines, 1 Airport
- 20**
College and Universities
- Attractions**
20 Sport Venues
7 Professional Sport Teams
- Outdoors**
15,000 Acres of Parkland, 180 Miles of trails, 6 beaches
- Arts & Entertainment**
103 Cultural Institutions
17 Mega-malls
- Leisure**
18 AAA’s Diamond Resorts/
Restaurants 4 Top 100 Golf Courses in CA

ECONOMIC POWERHOUSE/ OC BY THE NUMBERS

- 1st**
Medical Device Manufacturing in the U.S.
- 1st**
Transportation innovation & master planned communities in the U.S.
- 2nd**
Largest workforce in California
- 3rd**
Most diverse Tech Sector in the U.S.
- 3.7%**
Unemployment Rate
- 5th**
Medical Device Manufacturing in the U.S.
- 5th**
Largest County by Population in the U.S.

Source: Labor Market Information Division of the California Employment Development Department (EDD), 2017; Orange County Business Council, Economic Powerhouse, 2017.



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CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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