

SAN CLEMENTE COMMERCE CENTER



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940 Calle Negocio, San Clemente, CA 92673

An industrial project in a prime location offering modern office and warehouse units. The innovative property is immersed within new developments and in proximity to parks for outdoor recreation. Easy accessibility is a key component of San Clemente Commerce Center, being minutes away from the San Diego 5 Freeway and providing ample surface parking.

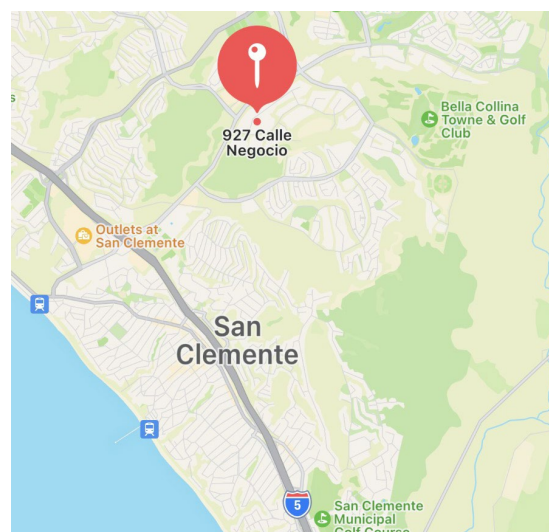
ACCESS AND AMENITIES

Prime location near transportation, shopping and dining, and the Talega Golf Community.

INDUSTRIAL BUSINESS PARK

Versatile suites built to maximize usable square footage, with full-height warehouses and ground-level truck doors.

LOCATION



- Walkable Dining Amenities
- 1.2 Miles to Lifetime Fitness
- Proximity to I-5 San Diego Fwy
- 2.2 Miles to Talega Golf Club
- Parking Ratio 3:1000



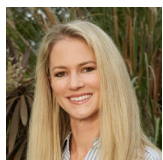
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LEASING WITH OLEN

Olen is a full service owner developer with over 50 years of management, construction and property expertise. Come to us with your needs and we'll take the steps to ensure they are met with expedience and discipline. To Learn more about current availability - reach out to our leasing director listed below.



LAURA PRESTON-FAYERMAN

Senior Leasing Director

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SITE PLAN



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