

RARE INDUSTRIAL OUTSIDE STORAGE PROPERTY

FOR SALE

LEASED INVESTMENT | 469 East Mission Avenue | San Marcos



Colliers

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.**Tucker Hohenstein, sior**

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SAN DIEGO - NORTH

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Executive Summary

The property is comprised of a 2,924 square foot industrial building on 0.66 acres of flat and fenced industrial outside storage land. The convenient site location provides quick access to HWY-78 via Woodland Pkwy. and N Twin Oaks Valley Rd. exits.

The property is leased at \$12,000 Industrial Gross with 2 years remaining on the term. The tenant is a public company with a \$7.65B market cap (MasTec, Inc – NYSE: MTZ). The lease expires February 28, 2025.

Market demand for outside storage properties has increased significantly over the last 10 years, and because of the scarcity, there is pent up demand from users and corporate tenants including building products, contractors, fleet storage and truck sales, equipment rental yards, and home improvement centers.



The Property



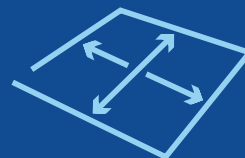
PRO FORMA

Gross Annual Income:	\$144,000
Property Taxes:	(\$9,140)
Insurance:	(\$4,711)
Net Operating Income	\$130,149
Sale Price:	\$2,169,150 (6% cap rate)

PROPERTY DETAILS



2,924 SF
Industrial building



0.66
acres



100% leased
to public company
(MASTEC)

San Marcos

DEMOGRAPHICS



3.03 Persons

Average Household

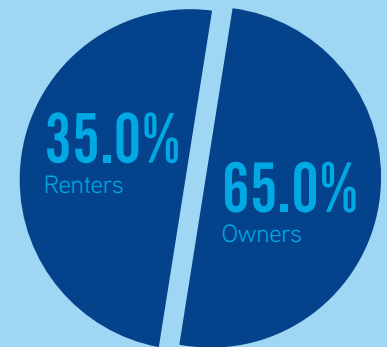


30,943

Total No. of Households

31,332

Expected Households in 2027



96,062

2022 Population



97,292

2027 Population

1.30% increase projected



34.8

Median Age



\$133,836

Avg. Household Income



469 E.
MISSION

BORDEN RD

MISSION AVE



MARCOS BLVD





35 MINUTES
ORANGE COUNTY



14 MINUTES
I-5



3 MINUTES
HIGHWAY 78



6 MINUTES
I-15

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50 MINUTES
MEXICO BORDER



35 MINUTES
DOWNTOWN SD

**469 E.
MISSION**



SAN DIEGO - NORTH

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UNITED STATES OF
MEXICO