

110 Venture St | San Marcos, CA 92078



Description	A 5,440 SF single tenant, free standing, concrete tilt, industrial building on 43,560 SF of land- Lease expires 10/31/23.
Approximate 2022 NOI	\$46,400.21
Market Lease Rate	\$1.40 NNN (excess land)
Proforma NOI (mark to market)	\$91,392.00
Investment Sale Price	\$1,661,672.73 (\$305 PSF based on a 5.5% cap rate on proforma rent)
Owner/User Sale Price	\$1,768,000 (\$325 PSF- There is very high demand for free standing single story industrial buildings with low site coverage)