

Property Summary Report

6955 Consolidated Way

San Diego, CA 92121 - Mira Mesa/Miramar Submarket



BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Single
Year Built	1975
RBA	82,781 SF
Stories	1
Typical Floor	82,781 SF
Ceiling Ht	22'
Columns	50'w x 44'd
Construction	Reinforced Concrete

LAND

Land Acres	3.57 AC
Zoning	IL-3-1
Parcels	343-050-68

POWER & UTILITIES

Power	400 - 2,000a/120 - 480v Heavy
-------	-------------------------------

LOADING

Docks	12 ext	Drive Ins	1 tot.
Cross Docks	Yes	Cranes	None
Rail Spots	None		

AMENITIES

- Fenced Lot
- Signage

SALE

Sold Price	\$15,114,000 (\$182.58/SF)
Date	Nov 2020
Sale Type	Investment
Cap Rate	7.56%
Financing	Down Payment of \$4,103,246 (27.15%) Unknown: Private Lender

TRANSPORTATION

Parking	95 available (Surface);Ratio of 1.15/1,000 SF
Commuter Rail	9 min drive to Sorrento Valley Commuter Rail (Coaster)
Airport	24 min drive to San Diego International Airport
Walk Score®	Car-Dependent (47)
Transit Score®	Minimal Transit (20)

TENANTS

Granite Factory Direct	82,781 SF
------------------------	-----------

Property Summary Report

6955 Consolidated Way



San Diego, CA 92121 - Mira Mesa/Miramar Submarket

PROPERTY CONTACTS

True Owner	Elion 3323 NE 163rd St North Miami Beach, FL 33160 (305) 933-3538 (p) (305) 933-3539 (f)
	
Recorded Owner	EV 6955 LLC 3323 NE 163rd St Miami, FL 33160
Previous True Owner	RAF Pacifica Group, Inc. 687 S Coast Hwy Encinitas, CA 92024 (858) 314-3116 (p)
	
Previous True Owner	Ingold Family Investments LLC 304 N Orange Ave Fallbrook, CA 92028 (760) 728-8393 (p)

Fund Name	Elion Industrial Fund I
Previous True Owner	K Associates, GP 9350 Wilshire Blvd Beverly Hills, CA 90212
	
Previous True Owner	Michael Kaplan 9350 Wilshire Blvd Beverly Hills, CA 90212
Previous True Owner	Sempra Energy 488 8th San Diego, CA 92101 (619) 696-2000 (p) (619) 696-2374 (f)
	