

1565 La Mirada Dr

Warehouse - San Marcos
Submarket
San Marcos, CA 92078

31,264 SF RBA 1975 Built \$14.4M Sale Price \$235.05 Price/SF



1545-1565 La Mirada Drive: 2 Properties For Sale

\$14.4M Sale Price \$235.05 Price/SF 61,264 Total Size (SF) 194 days On Market

For Sale

Price \$14,400,000
Price/SF \$235.05
Sale Type Investment
Status Active
Investment Type Core

On Market
Last Updated
194 Days
Oct 24, 2022
[Update](#)

Portfolio

Portfolio Name 1545-1565 La Mirada Drive
of Properties 2
Total Size 61,264 SF
Total Land Area 3.29 AC
Total Land Area 143,312 SF

Properties

Address	Property Name	City	State	Property
1545-1555 La Mirada Dr		San Marcos	CA	Industrial
1565 La Mirada Dr		San Marcos	CA	Industrial

Sale Highlights

- Rare 100% Leased Investment
- Highly Desirable Low Finish Industrial Property
- Outside Storage Capability
- Extensive Recent Capital Improvements
- Below Market Rents
- Sticky Anchor Tenants

Sale Notes

\$600,000 PRICE REDUCTION | 1545, 1555, 1565 La Mirada Drive, San Marcos, CA

INVESTMENT HIGHLIGHTS

- Rare 100% Leased Investment
- Highly Desirable Low Finish Industrial Property
- Outside Storage Capability
- Extensive Recent Capital Improvements
- Below Market Rents
- High Demand Infill Market
- Sticky Anchor Tenants
- Strong Market Fundamentals

PROPERTY FEATURES

- Building SF: ±62,112
- Loading: 21 Total Grade Level Roll Up Doors
- Year Built/Renovated: 1977/2022
- % Office: 0%-10% per unit
- Occupancy: 100%
- Number of Tenants: 7
- Suite Size Range: 1,800-13444 SF
- Clear Height: 14' - 20'

Income & Expenses

1545-1555 La Mirada Dr



Expenses Taxes 2021 \$75,249 Per SF \$2.51

Source: CoStar Research

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