

1 2221 Las Palmas Drive

Portfolio of 2 Warehouse properties in Carlsbad, CA, having total size of 6,902 SF, and for sale at \$2,300,000 (\$333.24/SF)

Portfolio Information

Sale Price: **\$2,300,000**
Price/SF: **\$333.24**
Cap Rate: -
Sale Conditions: -
Sale Type: **Owner User**

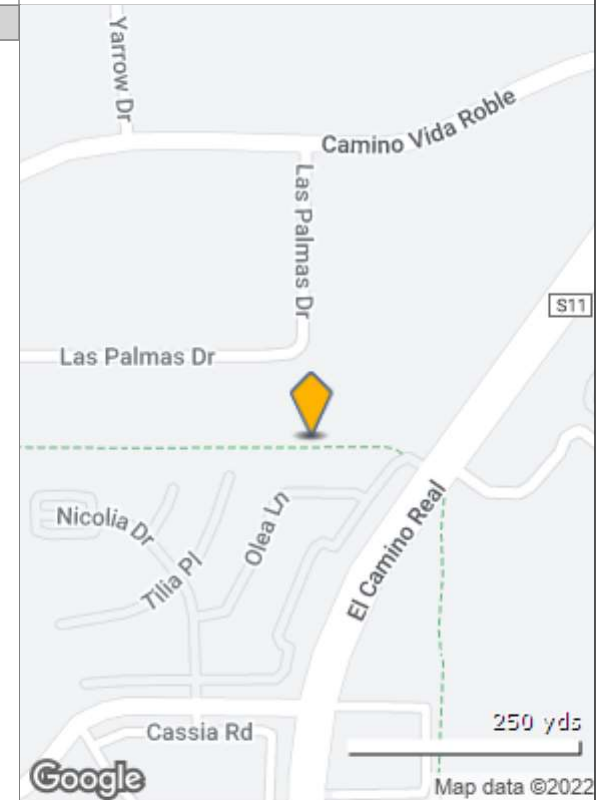
RBA: **6,902 SF**
Days On Market: **93**
Sale Status: **Active**

2 Properties in portfolio

Properties cannot be sold individually

Investment Notes

±6,569 SF Industrial/R&D Condo. Corner unit reception, 9 offices, conference room, 3 restrooms, kitchen. Two grade level roll-up doors (10' x 12').



2 2366 Auto Park Way

Escondido, CA 92029 - Escondido Ind Submarket
4,800 SF Class C Manufacturing Building Built in 1971
Property is for sale at \$1,500,000 (\$312.50/SF)

Investment Information

Sale Price: **\$1,500,000**
Price/SF: **\$312.50**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Days On Market: **43**

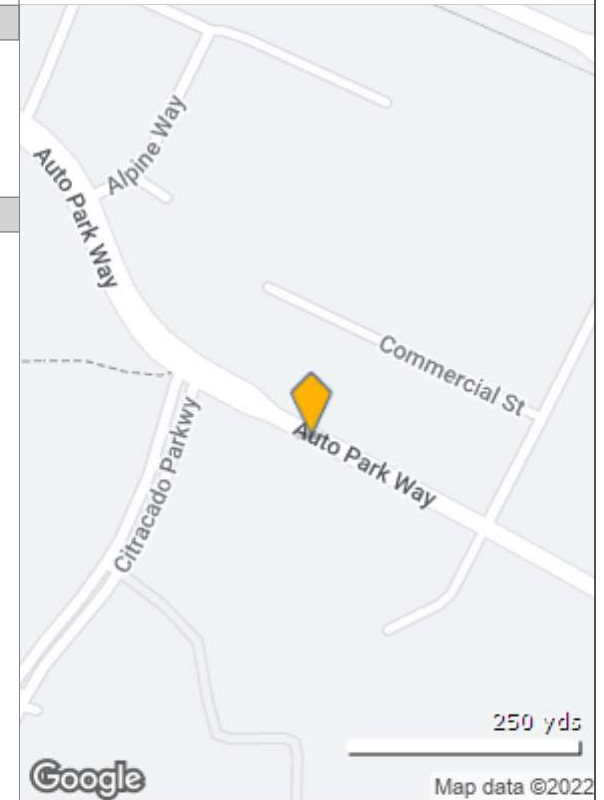


Investment Notes

2366 Auto Park Way is an approximate 4,800 square foot industrial building centrally located two blocks away from Escondido's auto mall. This building is in a great location with a functional building layout including a secured fence yard area and Auto Park Way frontage. Escondido's auto mall is within a block of the subject property, making this a prime location for any auto related uses, or any business servicing the Interstate 15 & Highway 78.

Building Information

Bldg Type: Manufacturing		RBA: 4,800 SF
Bldg Status: Built 1971		% Leased: 100.0%
Rent/SF/mo: For Sale	Stories: 1	Zoning: M1
Bldg Vacant: 0 SF	Building: 0.40	Owner Type: -
Warehouse Avail: 4,800 SF	CAM: -	Owner Occupied: Yes
Office Avail: 0 SF	Land Area: 11,861 SF	Tenancy: Single Tenant
Max Contig: 4,800 SF	Smallest Space: 4,800 SF	Lot Dimensions: 75x158
Ceiling Height: 14'0"	Crane: -	Cross Docks: -
Column Spacing: -	Loading Docks: None	Levelators: None
Const Mat: Metal	Drive Ins: 2 tot./12'0"w x 12'0"h	Sprinklers: -
Rail Spots: None	Rail Line: None	
Features: Fenced Lot, Signage, Skylights		
Parcel Number: 232-410-17		
Parking: 4 Surface Spaces are available; Ratio of 0.83/1,000 SF		



3 1220 Avenida Chelsea - Vista Business Park, Kendall Vista Business Park-Bldg E

Vista, CA 92081 - Vista Ind Submarket
5,060 SF Class B Warehouse Building Built in 1986
Property is for sale at \$1,644,500 (\$325.00/SF)

Investment Information

Sale Price: **\$1,644,500**
Price/SF: **\$325.00**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Days On Market: **9**

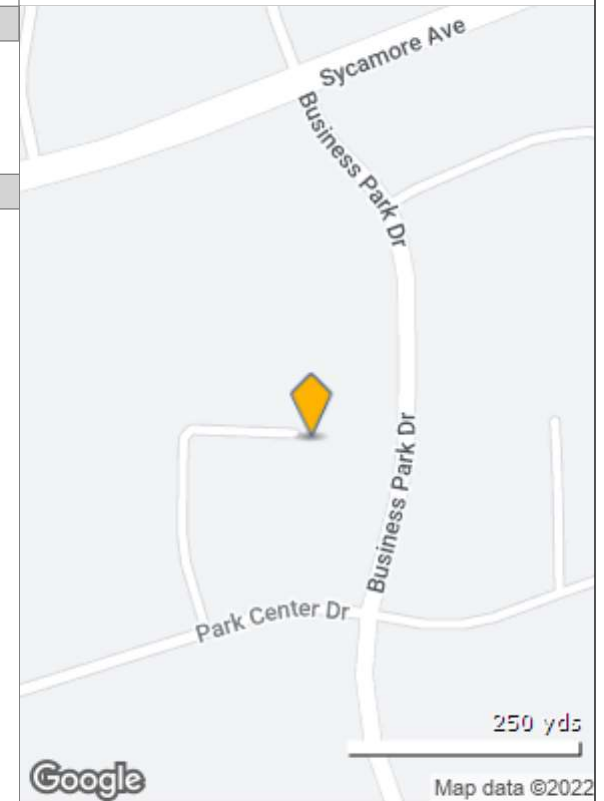


Investment Notes

- Rare offering of this size range in Vista submarket
- Current owner intends to vacate the property at close of escrow
- Minimal single-story office, ample parking, and drive around access
- Centrally located in highly desirable Vista Business Park and nearby HWY 78

Building Information

Bldg Type: Warehouse		RBA: 5,060 SF
Bldg Status: Built 1986		% Leased: 0.0%
Rent/SF/mo: For Sale	Stories: 1	Zoning: RLI, Vista
Bldg Vacant: 5,060 SF	Building: 0.29	Owner Type: No
Warehouse Avail: 5,060 SF	CAM: -	Owner Occupied: Yes
Office Avail: 0 SF	Land Area: 17,424 SF	Tenancy: Single Tenant
Max Contig: 5,060 SF	Smallest Space: 5,060 SF	Lot Dimensions: -
Ceiling Height: 21'0"	Crane: None	Cross Docks: -
Column Spacing: -	Loading Docks: None	Levelators: None
Const Mat: -	Drive Ins: 1 tot./12'0"w x 12'0"h	Sprinklers: -
Rail Spots: None	Rail Line: None	
Power: 800a/110-208v 3p 3w		
Utilities: Sewer - City, Water - City		
Parcel Number: 219-011-72		
Parking: Ratio of 2.42/1,000 SF		



4 120 Engel St

Escondido, CA 92029 - Escondido Ind Submarket
4,880 SF Class C Service Building Built in 1975
Property is for sale at \$1,895,000 (\$388.32/SF)

Investment Information

Sale Price: **\$1,895,000**
Price/SF: **\$388.32**
Cap Rate: **3.32%**

Sale Status: **Active**
Sale Conditions: **-**
Sale Type: **Investment Or Owner User**

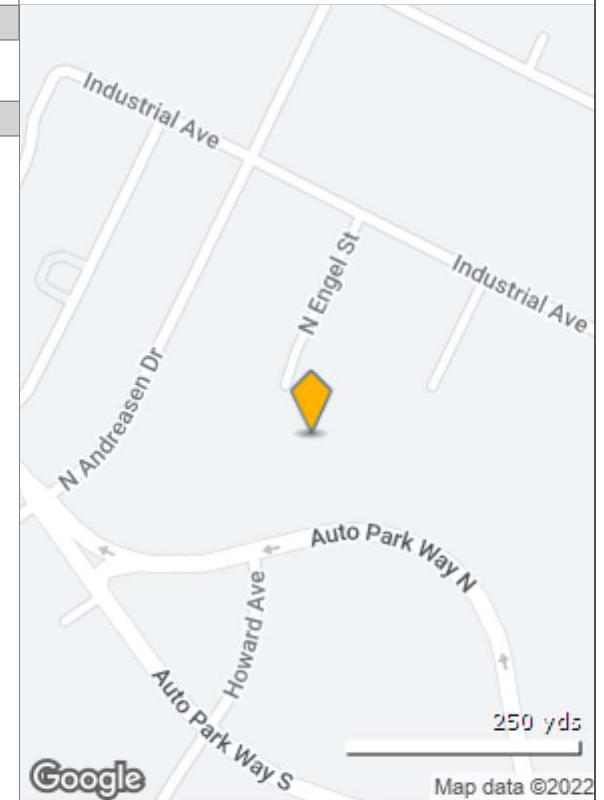
Days On Market: **28**

Investment Notes

Investment or owner/user; current tenant willing to relocate after close of escrow; approx 12 months to complete relocation.

Building Information

Bldg Type: Service	RBA: 4,880 SF
Bldg Status: Built 1975	% Leased: 100.0%
Rent/SF/mo: For Sale	Zoning: M-2
Bldg Vacant: 0 SF	Owner Type: -
Warehouse Avail: 4,880 SF	Owner Occupied: No
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 4,880 SF	Lot Dimensions: -
Stories: 1	
Building: 0.25	
CAM: -	
Land Area: 19,166 SF	
Smallest Space: 4,880 SF	
Ceiling Height: 18'0"	Crane: -
Column Spacing: -	Loading Docks: None
Const Mat: Metal	Drive Ins: 3 tot./10'0"w x 14'0"h
Rail Spots: None	Rail Line: None
	Cross Docks: -
	Levelators: None
	Sprinklers: -
Power: 200a/120-208v	
Utilities: Gas	
Features: Fenced Lot, Security System, Signage	
Parcel Number: 232-430-23	
Parking: 12 Surface Spaces are available; Ratio of 1.00/1,000 SF	



5 2560 Fortune Way

Vista, CA 92081 - Vista Ind Submarket
6,888 SF Class B Warehouse Building Built in 1998
Property is for sale at \$2,400,000 (\$348.43/SF)

Investment Information

Sale Price: **\$2,400,000**
Price/SF: **\$348.43**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: **Sale Leaseback**
Sale Type: **Investment**

Days On Market: **37**

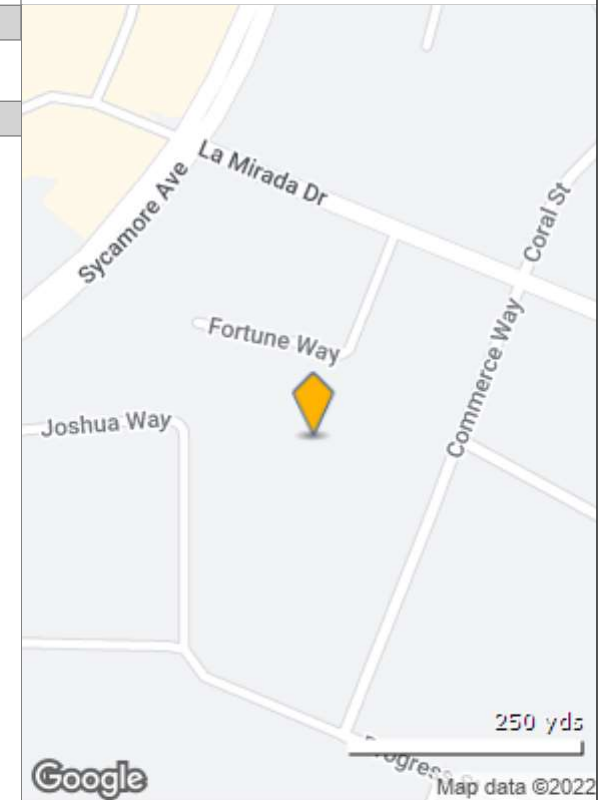


Investment Notes

Sale-Leaseback Investment Opportunity (Call Listing Agent for Details). Call Listing Agent for Tours.

Building Information

Bldg Type: Warehouse	RBA: 6,888 SF
Bldg Status: Built 1998	% Leased: 100.0%
Rent/SF/mo: For Sale	Zoning: RL-I, Vista
Bldg Vacant: 0 SF	Owner Type: No
Warehouse Avail: 0 SF	Owner Occupied: No
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 0 SF	Lot Dimensions: -
Stories: 1	
Building: 0.28	
CAM: -	
Land Area: 24,394 SF	
Smallest Space: 0 SF	
Ceiling Height: 22'0"	Crane: -
Column Spacing: -	Loading Docks: None
Const Mat: Masonry	Drive Ins: 3 tot./10'0"w x 10'0"h
Rail Spots: None	Rail Line: None
Power: 600a/480v	Cross Docks: -
Parcel Number: 219-031-28	Levelators: None
	Sprinklers: Yes
Parking: 13 Surface Spaces are available; Ratio of 1.89/1,000 SF	



6 2135 Industrial Ct - Vista Business Park, Sycamore Centre

Vista, CA 92081 - Vista Ind Submarket
11,278 SF Class B Industrial Building Built in 1978
Property is for sale at \$3,900,000 (\$345.81/SF)

Investment Information

Sale Price: **\$3,900,000**
Price/SF: **\$345.81**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **5**

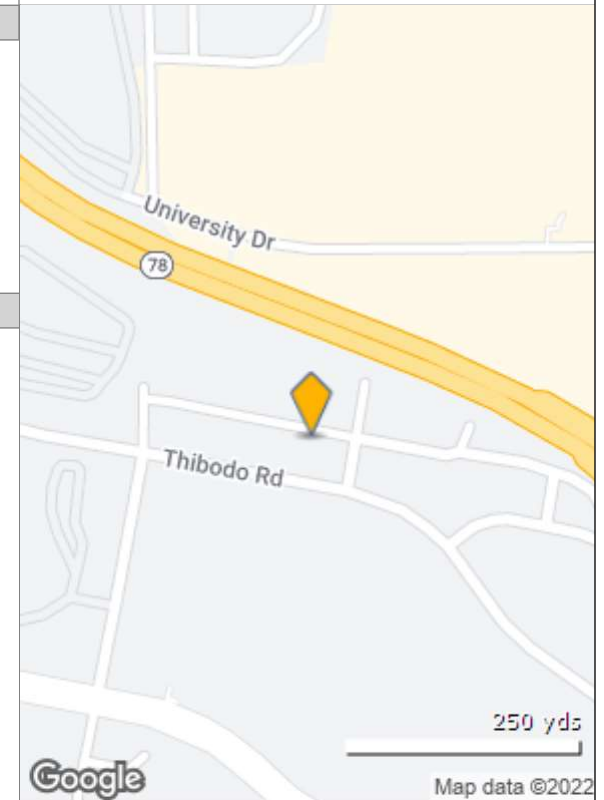


Investment Notes

- Available For Sale or Lease
- An Approximate 11,278 SF Industrial Building
 - Approximate 3,947 SF Office
 - 20' Clear Height
 - Grade Loading to Warehouse
 - Heavy Power
 - Terrific Signage & Visibility
 - Current Lease Expires June 30, 2023
 - Tour by Appointment Only

Building Information

Bldg Type: Industrial	Stories: 2	RBA: 11,278 SF
Bldg Status: Built 1978	Building 0.46	% Leased: 100.0%
Rent/SF/mo: For Sale	CAM: -	Zoning: LM, Vista
Bldg Vacant: 0 SF	Land Area: 24,394 SF	Owner Type: No
Warehouse Avail: 11,278 SF	Smallest Space: 11,278 SF	Owner Occupied: No
Office Avail: 0 SF		Tenancy: Single Tenant
Max Contig: 11,278 SF		Lot Dimensions: -
Ceiling Height: 20'0"	Crane: -	Cross Docks: -
Column Spacing: -	Loading Docks: -	Levelators: -
Const Mat: Reinforced Concrete	Drive Ins: 1 (total)	Sprinklers: Wet
Rail Spots: None	Rail Line: None	
Power: Heavy		
Features: Signage		
Parcel Number: 183-260-56		
Parking: Ratio of 2.93/1,000 SF		



7 2350 Oak Ridge Way - Vista Business Park, Oak Ridge Business Center

Vista, CA 92081 - Vista Ind Submarket
35,469 SF Class B Manufacturing Building Renovated in 2012 Built in 1999
Property is for sale at \$11,988,000 (\$337.99/SF)

Investment Information

Sale Price: **\$11,988,000**
Price/SF: **\$337.99**
Cap Rate: -

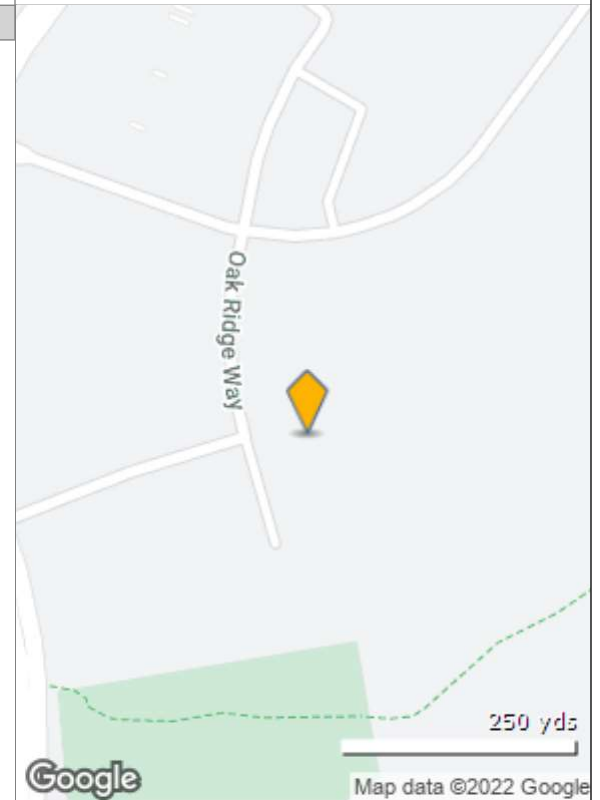
Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **35**



Building Information

Bldg Type:	Manufacturing	RBA:	35,469 SF
Bldg Status:	Built 1999, Renov 2012	% Leased:	100.0%
Rent/SF/mo:	For Sale	Zoning:	SP-VBP
Bldg Vacant:	0 SF	Owner Type:	No
Warehouse Avail:	35,469 SF	Owner Occupied:	Yes
Office Avail:	0 SF	Tenancy:	Single Tenant
Max Contig:	35,469 SF	Lot Dimensions:	-
Ceiling Height:	24'0"	Crane:	-
Column Spacing:	-	Loading Docks:	1 ext (bldg. total)
Const Mat:	-	Drive Ins:	2 tot./14'0"w x 14'0"h
Rail Spots:	None	Rail Line:	None
		Cross Docks:	No
		Levelators:	None
		Sprinklers:	-
Power:	1200a/277-480v		
Utilities:	Heating		
Parcel Number:	219-541-13		
Parking:	66 Surface Spaces are available; Ratio of 1.86/1,000 SF		



8 340 Rancheros Dr - San Marcos Plaza, Bldg B, Unit 168

San Marcos, CA 92069 - San Marcos Ind Submarket
90,000 SF Class B Warehouse Condominium Renovated in 1999 Built in 1979
Condominium for sale at \$1,200,000 (\$315.29/SF)

Condo Information

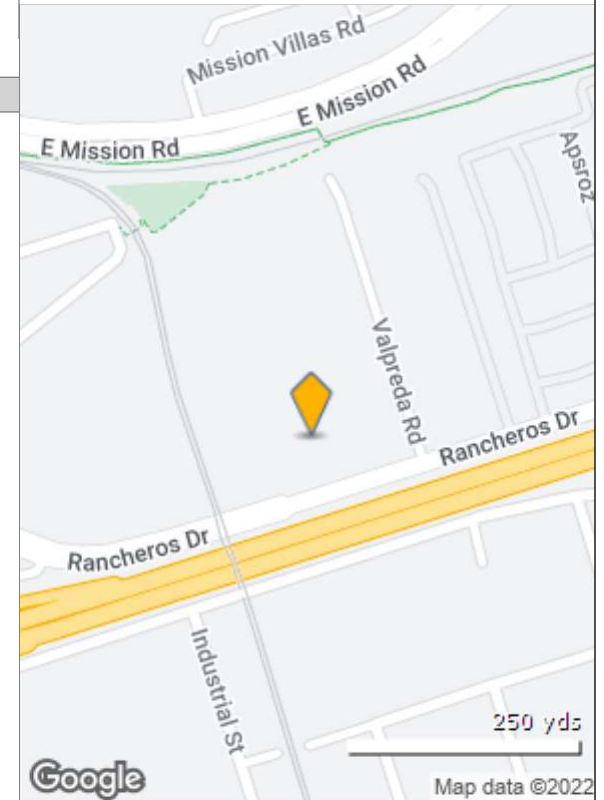
Sale Price: **\$1,200,000**
Unit SF: **3,806 SF**
Price/SF: **\$315.29**
Cap Rate: -

Sale Status: **Active**
Days On Market: **355**
Sale Type: **Owner User**
Sale Conditions: -

Floor #: **1**
Unit #: **168**

Building Information

Bldg Type:	Warehouse	RBA:	3,806 SF
Bldg Status:	Built 1979, Renov Aug 1999	% Leased:	78.7%
Rent/SF/mo:	Withheld	Zoning:	M
Bldg Vacant:	19,155 SF	Owner Type:	No
Warehouse Avail:	19,155 SF	Owner Occupied:	No
Office Avail:	0 SF	Lot Dimensions:	-
Max Contig:	7,593 SF	Ownership:	Condo
Ceiling Height:	20'0"	Tenancy:	Multiple Tenant
Column Spacing:	-	Cross Docks:	-
Const Mat:	Steel	Levelators:	None
Rail Spots:	None	Sprinklers:	-
Power:	200a 3p		
Utilities:	Sewer - City, Water - City		
Features:	Signage		
Parcel Number:	220-311-07		
Parking:	180 Surface Spaces are available; Ratio of 2.00/1,000 SF		



9 1449 Simpson Way

Escondido, CA 92029 - Escondido Ind Submarket
14,000 SF Class C Warehouse Building Built in 1971
Property is for sale at \$5,150,000 (\$367.86/SF)

Investment Information

Sale Price: **\$5,150,000**
Price/SF: **\$367.86**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **35**

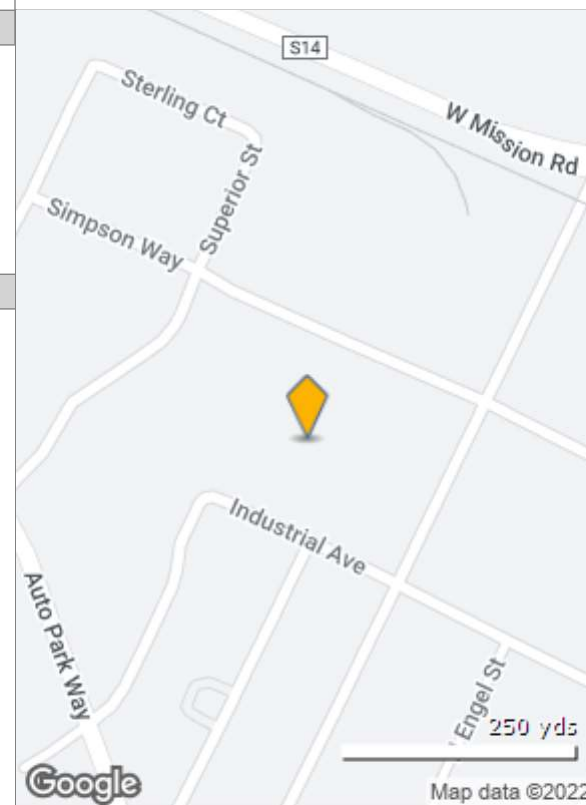


Investment Notes

- Approximate 14,000 SF Freestanding Building
- Approximately 1,800 SF Office
- Fenced Yard For Secure Parking & Storage
- Heavy Power: 400 Amps 277/480v, 3 Phase
- Gas Service at Building
- Loading - Two 10'x10' Dock Doors and One 14'x16' Grade Door
- 17' Clear Height in Warehouse
- M-2 Zoning Allows for Heavier Industrial Uses & Outside Storage

Building Information

Bldg Type: Warehouse	RBA: 14,000 SF
Bldg Status: Built 1971	% Leased: 100.0%
Rent/SF/mo: For Sale	Zoning: M-2
Bldg Vacant: 0 SF	Owner Type: No
Warehouse Avail: 14,000 SF	Owner Occupied: Yes
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 14,000 SF	Lot Dimensions: -
Ceiling Height: 16'0"-17'0"	Cross Docks: No
Column Spacing: -	Levelators: -
Const Mat: Reinforced Concrete	Sprinklers: Wet
Rail Spots: None	
Power: 400a/277-480v	
Features: Yard	
Parcel Number: 232-450-11	



10 521 State Pl, Unit 521

Escondido, CA 92029 - Escondido Ind Submarket
2,368 SF Class C Warehouse Condominium Built in 1982
Condominium for sale at \$745,920 (\$315.00/SF)

Condo Information

Sale Price: **\$745,920**
Unit SF: **2,368 SF**
Price/SF: **\$315.00**
Cap Rate: -

Current Owner: **Jay W Hegemann**

Sale Status: **Active**
Days On Market: **119**
Sale Type: **Investment**
Sale Conditions: -

Floor #: **1**
Unit #: **521**

Building Information

Bldg Type:	Warehouse	RBA:	2,368 SF
Bldg Status:	Built 1982	% Leased:	100.0%
Rent/SF/mo:	Withheld	Zoning:	M-2
Bldg Vacant:	0 SF	Stories:	1
Warehouse Avail:	0 SF	Building:	1.00
Office Avail:	0 SF	CAM:	-
Max Contig:	0 SF	Land Area:	2,370 SF
		Smallest Space:	0 SF
Ceiling Height:	16'0"	Crane:	-
Column Spacing:	-	Loading Docks:	None
Const Mat:	Reinforced Concrete	Drive Ins:	2 tot./10'0"w x 12'0"h
Rail Spots:	None	Rail Line:	None
		Tenancy:	Single Tenant
		Cross Docks:	-
		Levelators:	None
		Sprinklers:	None

Parcel Number: **232-440-48**

Parking: **12 Surface Spaces are available; Ratio of 5.29/1,000 SF**

