

FOR SALE - 100% LEASED INVESTMENT

11,500 SF Multi-Tenant Commercial / Warehouse

4149 CARTAGENA DRIVE, SAN DIEGO, CA 92115

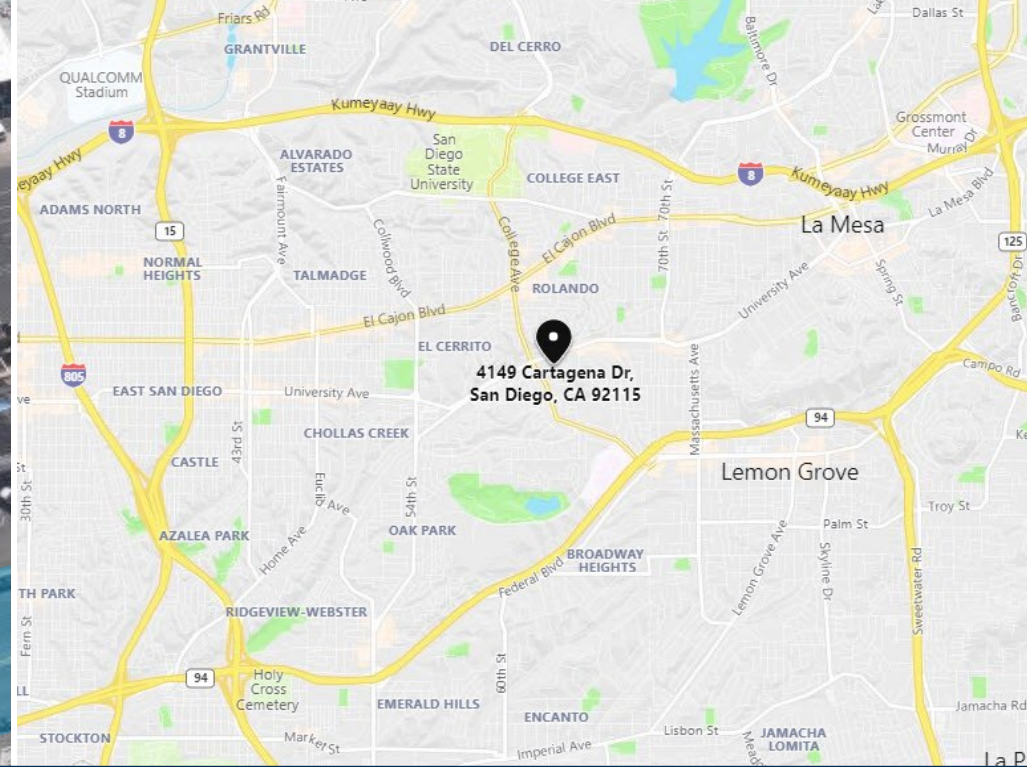


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Property Features

ADDRESS:	4149 Cartagena Drive, San Diego, CA 92115
BUILDING SIZE:	± 11,500 SF Commercial Warehouse with ± 1,000 SF Bonus Office Mezzanine and ± 900 SF Bonus Storage Mezzanine
LOT SIZE:	0.51 Acres
SUITES:	Suite A ± 2,500 SF - Seller Lease Back Suite B & C ± 4,500 SF - Seller Lease Back Suite D ± 4,500 SF - Leased (Carquest)
SALE PRICE:	\$2,125,000
CAP RATE	6.0%
RENOVATIONS	New Roof and Paving Prior to COE

YEAR BUILT:	1988
CEILING HEIGHT:	16' - 18'
GRADE LEVEL DOORS:	(4) 12' x 14'
POWER:	500 amps 110/240V 3 Phase Four (4) Meters
PARKING:	Fenced Yard
APN #:	473-220-35
ZONED:	CC-5-3, San Diego (click for details)
ALLOWABLE USES INCLUDE:	Light Industrial/R&D, Vehicle Repair & Service, Vehicle Sales & Rentals, Contractors, Retail Sales, Moving & Storage <u>Additional Uses with Limitation or CUP:</u> Impound Storage Yards, Recycling Facility, Recyclable Processing, Construction Storage Yard, Live/Work
RESIDENTIAL DEVELOPMENT ALLOWED:	<ul style="list-style-type: none"> 1 Dwelling Unit Per 1,500 SF Lot Area 100 Ft. Height Limit

Investment Summary

PROPERTY TYPE:	Office / Warehouse / Fenced Yard
ADDRESS:	4149 Cartagena Drive, San Diego, CA 92115
BUILDING SIZE	11,500 SF with additional bonus mezzanine
TOTAL LOT SIZE:	0.51 Acres
PARKING:	Front Parking Lot, fenced & lit for Security
APN'S:	473-220-35-00
PRICE:	\$2,125,000
CAP RATE:	6.0%
TENANTS:	<p>The property is 100% leased to two (2) tenants.</p> <p>Carquest Auto Parts occupies 4,500 SF of warehouse space. Carquest has been a tenant for over 25 years.</p> <p>Skyhook Metal Designs occupies 7,000 SF office and warehouse.</p>



100% Leased



Low Maintenance



National and Local Tenants



Below Replacement Cost



Central San Diego Location

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Financial Summary

PURCHASE PRICE: \$2,125,000

PRICE PER SF: \$185

INCOME: \$157,800

EXPENSES:

PROPERTY TAXES: \$26,138

INSURANCE: \$2,101

REPAIRS: \$950

WATER/SEWER \$1,150

TOTAL: \$30,338

NOI: \$127,463

CAP RATE: 6.0%

RENT SUMMARY:

TENANT	LEASE EXPIRES	SQ. FT.	LEASE RATE
SkyHook	7/31/23*	7,000	\$7,500
Carquest Auto Parts	5/31/2022**	4,500	\$5,650
		11,500	\$13,150/ Month

*3 Years from COE

**3 Year Option at \$6,386/Month

Investment Offering

Pacific Coast Commercial is pleased to present this 100% leased Multi-Tenant Investment. Located in Central San Diego, this property has a long and successful operating history.

The property is located within close proximity to the Interstate 8 and Hwy 94. The property offers investors the opportunity to acquire a stabilized asset, below replacement cost, with minimal owner responsibilities. Mix of National and Local Tenants. Flexible zoning for light industrial, commercial and residential development.

The Central San Diego submarket has historically low vacancy rates with industrial vacancy of 2.3 %. This area and asset class has proven to be one of the most resilient in San Diego County.

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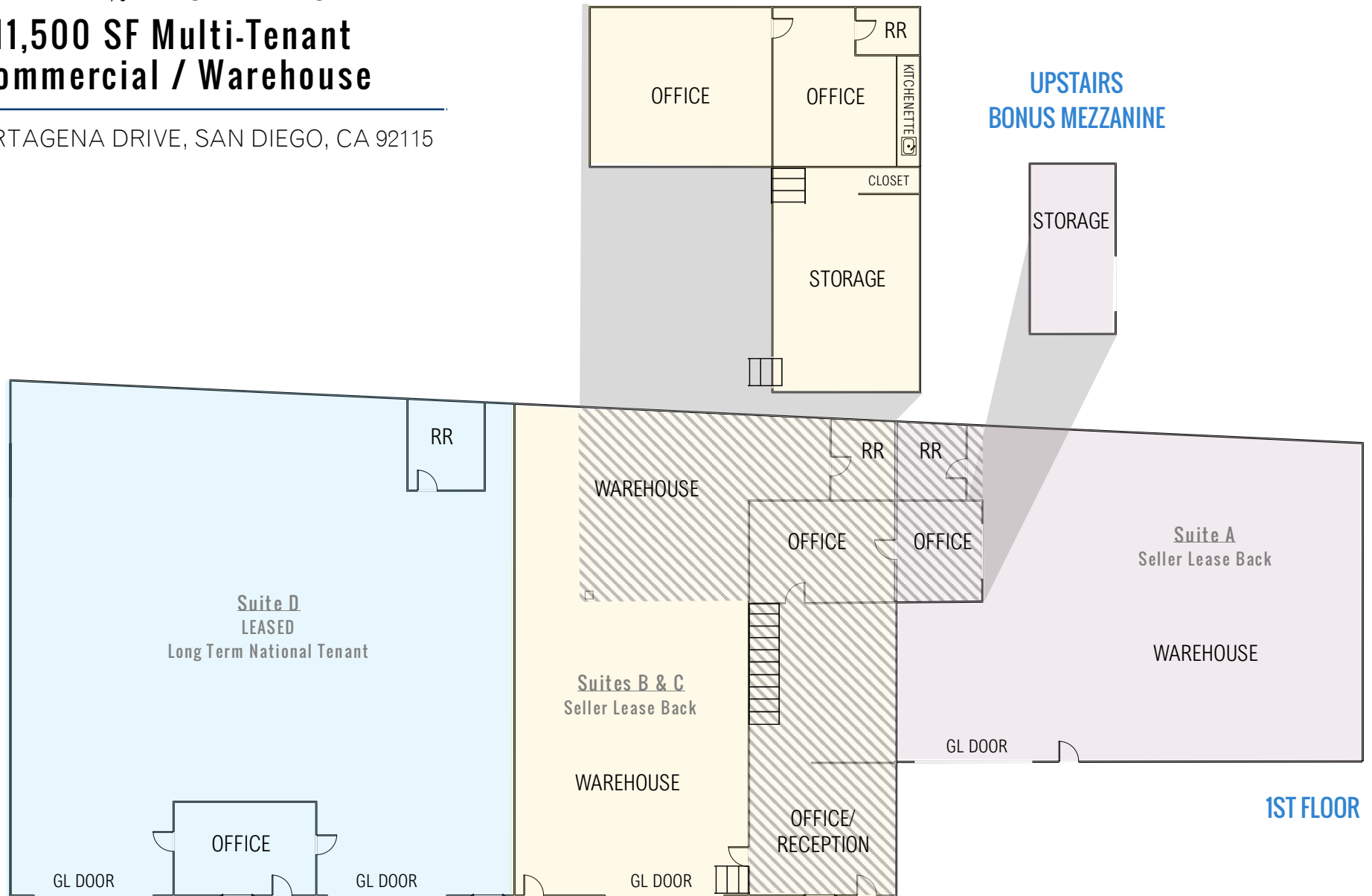


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CONTACT INFORMATION

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