

**FOR SALE**  
**NE CORNER OF SYCAMORE AVENUE & LA MIRADA DRIVE**  
**VISTA, CA 92083**



## PROPERTY HIGHLIGHTS

An approximately 1.89 acre industrial lot with plans to build an estimated 30,156 square foot industrial building

30,165 square foot building with 12.5% office HVAC area

Brand new construction - this building can be delivered in 18 months or less

**LAND PRICE: \$3,293,000 (\$40 PSF)**



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**BUILT-TO-SUITE PRO-FORMA**

	SF	\$		
Shell Building	30165	\$130.00	\$3,921,450	
Tenant Improvements	4000	\$135.00	540,000	
Warehouse Improvements	26165	\$0.00	0	
Architectural/Engineering	30165	\$7.95	239,812	
Permits	30165	\$8.50	256,403	
FBA's	150.825	0	0	
Land	1.89	82328	\$40.00	3,293,120
Interest Carry (paid directly to Bank)		4.00%	271,952	
Property Taxes during Construction (paid to County)		1.027%	54,307	
Bank Fees (paid directly to Bank)		1.50%	127,841	
Closing Costs (to appraiser, etc.)			12,000	
<b>Brokerage</b>		<b>5.00%</b>	<b>235,063</b>	
<b>Total Cost of Facility</b>			<b>\$8,951,949</b>	
<b>Cost per Square foot</b>			<b>\$296.77</b>	
		<b>Rate</b>	<b>% Cost</b>	
Bank Interest		3.50%	50.00%	
SBA Interest		3.50%	40.00%	
Required Downpayment		10.00%		
Amortization Term		25 years		
Small Business Administration Loan			\$8,056,754	
Required Down Payment			895,195	
Monthly Payment			36,301	
<b>NNN Rent Equivalent</b>			<b>\$1.203</b>	

This is an estimate only

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\*These cost estimates were done on June 2, 2022 and are subject to change with the specific requirements of each individual user, as well as market changes and the cost of materials.