



SUITE L | FOR SALE

8580 AVENIDA DE LA FUENTE

SAN DIEGO, CA 92154



EXCLUSIVELY LISTED BY

JACKSON POLLOCK

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BROKER OF RECORD

David Harrington

License # 02168060 (CA)

DEAL SUMMARY



\$200,000
LIST PRICE



±500 SF
SQUARE FOOTAGE



OWNER/USER OR INVESTOR
OPPORTUNITY

CLOSE PROXIMITY TO OTAY MESA BORDER CROSSING

MONTH-TO-MONTH TENANT

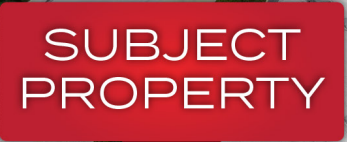


SUBJECT PROPERTY

PROPERTY OVERVIEW

Address	8580 Avenida De La Fuente, Suite L, San Diego, CA 92154
APN	622-111-53-05
Suite L RBA	±500 SF 100% Office
Total Building Size	±31,695 SF
Year Built	2004
Construction	Reinforced Concrete
# of Restrooms	1





AVENIDA DE LA FUERZA



LOADING DOCK

A

B

C

D

E

F

G

H

I

J

K

L

AVENIDA DE LA FUENTE

SAN DIEGO, CA

DEMOGRAPHIC HIGHLIGHTS WITHIN
5 MILES OF THE PRIMARY TRADE AREA



\$139.4k

AVG HH INCOME



\$187.1M

2024 CONSUMER SPEND



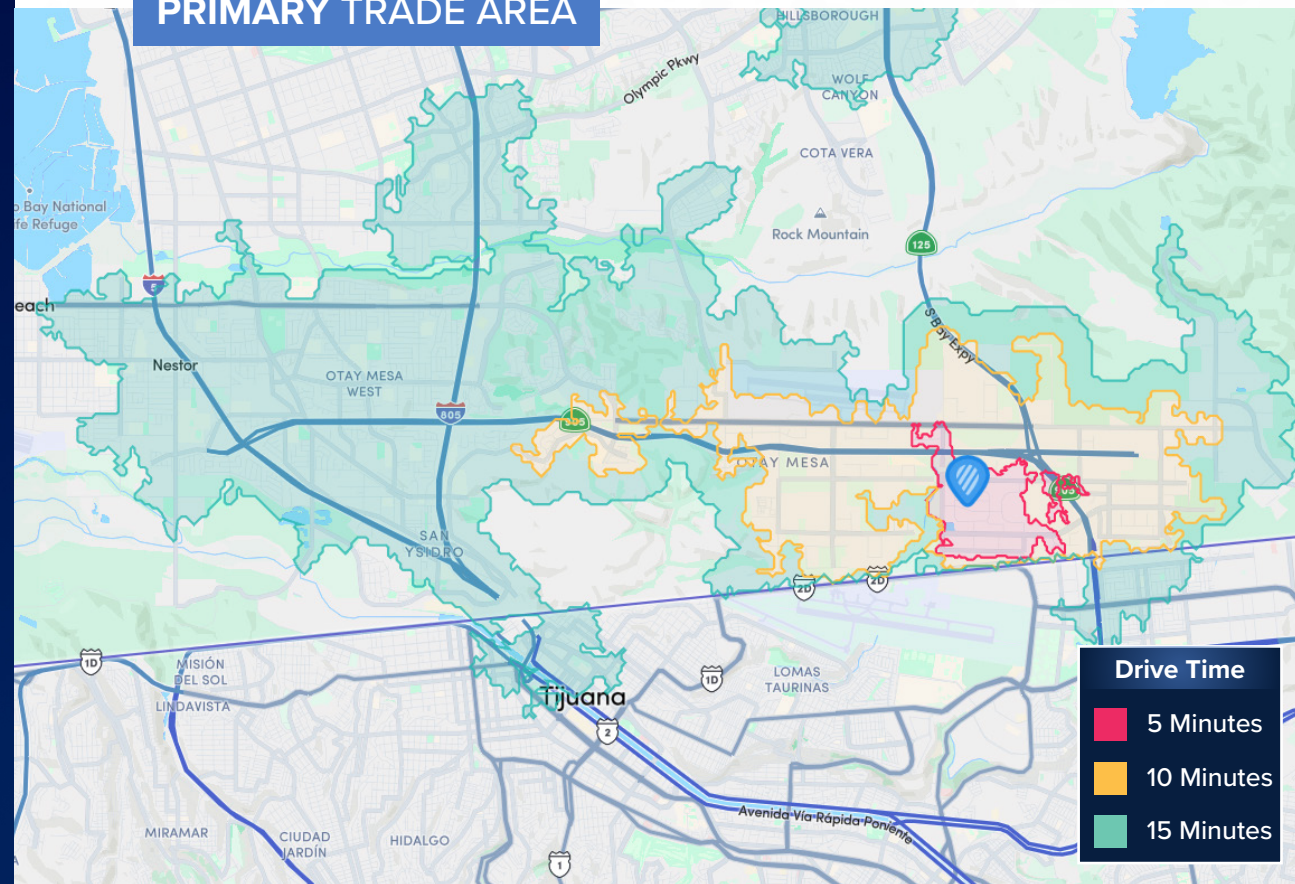
27,659

HOUSEHOLDS

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	4,237	70,164	437,149
HOUSEHOLD	3-MILE	5-MILE	10-MILE
2025 Households	78	18,605	129,224
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$92,256	\$132,316	\$109,250

PRIMARY TRADE AREA



SAN DIEGO INDUSTRY

A photograph of the San Diego skyline at sunset, with various skyscrapers and buildings reflected in the water in the foreground. The sky is a mix of orange, pink, and purple.

\$261.7B

2023 GDP



\$13.8B

CONTRIBUTED IN 2023 BY
PORT OF SAN DIEGO



\$31.4B

VALUE OF
EXPORTED GOODS



#1

BUSIEST LAND BORDER CROSSING
IN THE WESTERN HEMISPHERE

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8580 Avenida De La Fuente, Suite L, San Diego, CA 92154** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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