

SCRIPPS POWAY BUSINESS PARK
13851 DANIELSON STREET
POWAY, CA 92064



OWNER/USER OR INVESTMENT OPPORTUNITY • 11,050 SF INDUSTRIAL BUILDING FOR SALE

ROB KERR CCIM, AACI | Senior Director
Lic. # 01402162 | 858.354.5722 | rkerr@intersectioncre.com



■ EXECUTIVE SUMMARY

Intersection, as agent for the Seller, is pleased to present qualified owner-users or investors with the opportunity to purchase **13851 Danielson Street** (the "Building"), an 11,050 square foot industrial building situated within the Scripps Poway Business Park (the "Project") strategically located off the I-15 and Scripps Poway Parkway.

The building features highly upgraded office interiors, a high-tech security system with motion detectors and door contacts for all doors including roll-ups, two fiber lines, voice and data wiring, and newly installed LED lighting throughout. In 2018, the building underwent a roof replacement with skylights, accompanied by a transferable warranty valid through 2028. The exterior includes a loading dock, plus grade level loading on the north side, a shaded patio near the entrance on the south side, and prime corner building signage opportunities visible from Scripps Poway Parkway.

The project exudes prominence and a corporate image amid the headquarters of nationally and internationally recognized companies such as General Atomics, Sysco Foods, and Geico Direct. Everyday eateries and a San Diego County Credit Union branch located within steps of the building on the adjacent property, and nearby high-volume retailers like Costco and Home Depot offer unparalleled convenience.

OFFERING PRICE: \$4,420,000 (\$400 PSF)

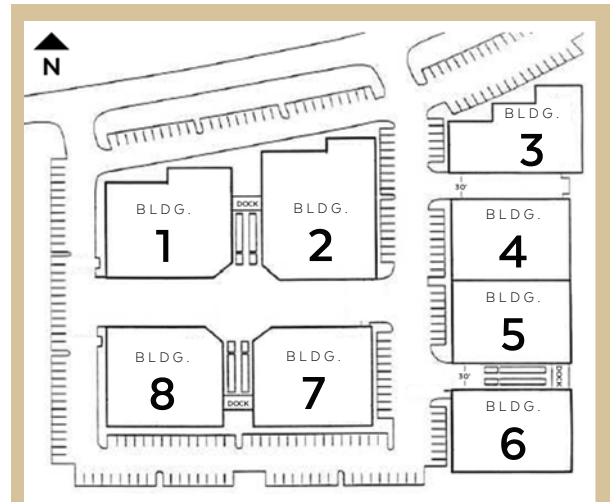


BUILDING SIZE:	11,050 SF
BUILDING TYPE:	Freestanding Class B Industrial
STORIES:	One (with 970 SF Mezzanine)
PARKING:	23 total spaces 17 exclusive, 6 non-exclusive
DOCKS:	One (with 12' x 14' loading door)
GRADE LEVEL DOORS:	One (12' x 14')
CONSTRUCTION:	Masonry
YEAR BUILT:	1998
ROOF/SKYLIGHTS:	Replaced in 2018 transferable warranty through 2028
CLEAR HEIGHT:	22'
SPRINKLERED:	Yes
POWER:	800a/277-480v 3p 3w
ZONING	PC-7-LI (Light Industrial)
UTILITIES:	Water, Sewer
HOA:	\$779/month

■ SITE PLAN

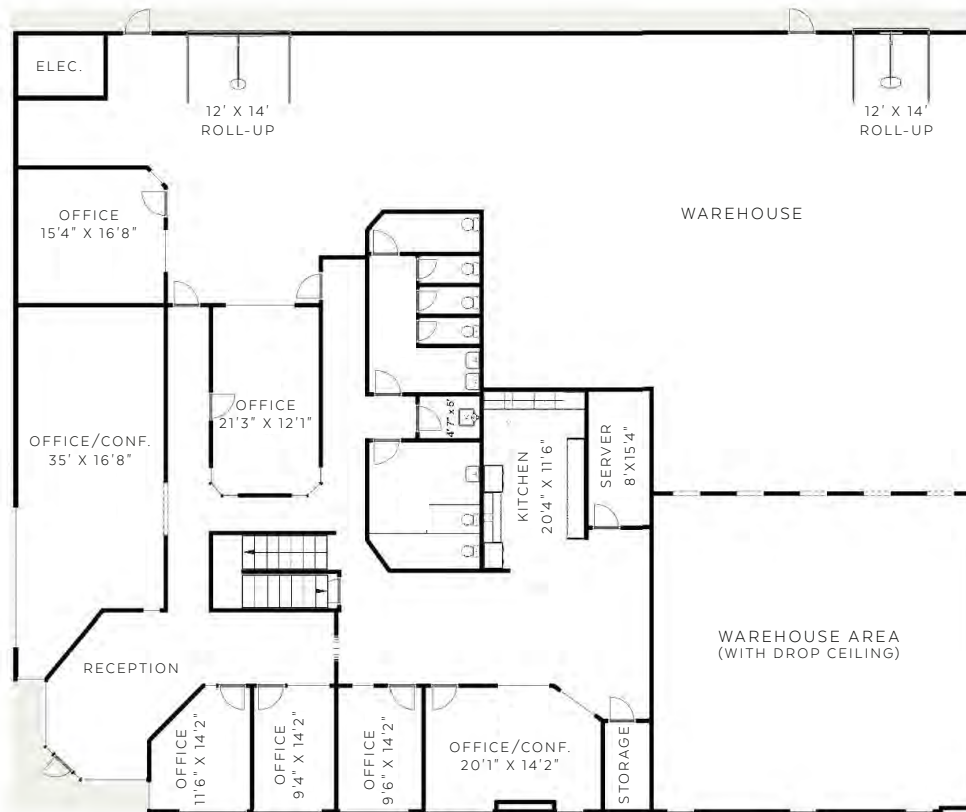


Land Use: LI - Light Industrial
Click or scan for use matrix



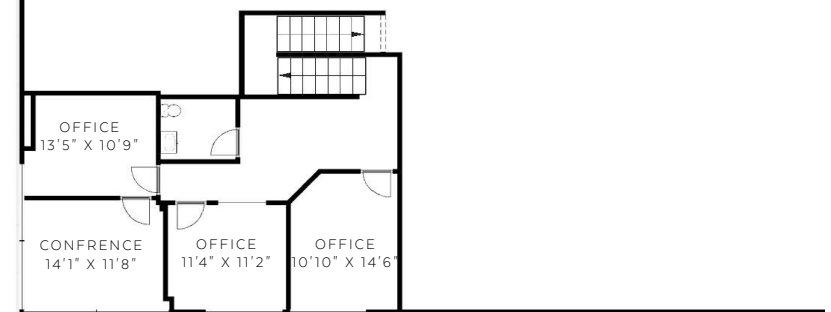
- 1. Discount Tire
- 2. Aztec Washer Co.
- 3. Deputy Sheriff's Association
- 4. DF Grafix
- 5. Skyhook Stairs & Rails
- 6. AVAILABLE
- 7. Big Hammer Wines
- 8. McBride Door & Hardware

SPACE PLAN



FEATURES

- Ten private offices
- Reception area with built-in reception desk
- One large training room or conference room
- Substantial kitchen with ample cabinet storage
- Three restrooms - two multi-stalled and one dual-use
- Large open work area
- Storage room
- Server room
- 22' clear height in warehouse (*except where notated*)
- Warehouse area with drop ceiling can readily convert into additional office or be removed to increase clear height



FIRST FLOOR - 10,080 SF

MEZZANINE - 970 SF

*Space plans are not drawn to scale, and all room measurements are approximate.



OFFICE INTERIOR





WAREHOUSE INTERIOR



■ SAMPLE FINANCING

SBA 504 Program

Customer: **TBD**
 Address: **13851 Danielson St, Poway, CA 92064**
 Phone: **[REDACTED]**
 Branch Officer: **Renee Hinton 619-494-1891**

Purchase price	4,420,000	10 yr Treas	4.29%		
Down Payment	10% 442,000	Margin	2.75%		
Combined Loan Amount	3,978,000	Rate	7.04%	Term 25	Payment \$15,676.26
California Bank & Trust 1st TD	50% 2,210,000				
Interim 2nd TD	1,768,000				
Plus: CDC/SBA Loan Fees/Costs	41,000				
Total Permanent SBA loan	1,809,000	Rate	6.35%	Term 25	Payment \$12,046.61
					\$27,722.87

Amount of construction loan		Taxes	
Construction Interest @60%		Insurance	
Construction Fee	0	Total Estimated Payment	\$27,722.87
Construction Inspections			
Total Construction Costs	0		

CB&T 1st mortgage fee	1.000%	22,100	(0.50% paid to SBA)
Interim 2nd TD Loan Fee		1,000	
Appraisal (estimate)		4,000	
Environmental (estimate)		2,000	
Total estimated Loan Costs		29,100	

Down Payment	442,000
Total Down Payment including Loan Costs	471,100

Bank's Prepayment Penalty:
 Declining 5%.....1%

SBA's Prepayment Penalty: 10 years -- contact CDC for prepayment information

Other rates and terms available, please call for details

This form is a rough estimate for general information only and is not consider to be accurate for final cost and rates.
All rates, fees, terms and programs are subject to change without notice

Maximum Loan to Value (LTV)	General Real Estate	90%
	Special Purpose	85%

Rick Wheeler
 619-667-2816
Rick.Wheeler@calbt.com





COMMUNITY PROFILE

Poway offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, and 76 miles of trails. Poway benefits from the lowest crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state.

As part of the South Poway Planned Community, the 700-acre Poway Business Park offers tenants high-quality infrastructure, numerous amenities, and plenty of open space in keeping with the city's rural surroundings. The project was specifically designed to meet the needs of light industrial and manufacturing, warehousing and distribution, and research and development businesses, including Amazon, General Atomics and Geico Direct Insurance.

DEMOGRAPHIC SNAPSHOT

POPULATION	1 MILE	3 MILE	5 MILE
2023 Total Population	908	45,016	116,257
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Total Households	273	14,762	40,678
INCOME	1 MILE	3 MILE	5 MILE
2023 Avg. Household Income	\$202,480	\$155,206	\$152,465
2023 Median Household Income	\$186,585	\$130,562	\$126,567



Stowe Drive

Stowe Drive

Blaisdell Place

Danielson Street

Crosthwaite Cir

Danielson Street

Stowe Drive

Parkway Center Drive

Scripps Poway Parkway

Scripps Poway Parkway

Parkway Center Drive

Stowe Drive



SCRIPPS POWAY BUSINESS PARK

13851 DANIELSON STREET

POWAY, CA 92064

EXCLUSIVELY LISTED BY



Rob Kerr, CCIM, AACI
Senior Director
858.354.5722
rkerr@intersectioncre.com
Lic. # 01402162

Intersection
110 W. A Street, Suite 1125
San Diego, CA 92101
619.239.1788
www.intersectioncre.com

Disclaimer

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.