

# FOR SALE 6950 - 6960 CAMINO MAQUILADORA

± 2,036 SF Available

± 1,942 SF Available

## OWNER-USER INDUSTRIAL CONDOS

Take a Property Tour  
VIEW VIDEO



\*Photo Enhanced for Marketing Purposes.

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**PACIFIC COAST  
COMMERCIAL**  
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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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# 6950-6960 Camino Maquiladora



## PROPERTY ADDRESS

6950-6960 Camino Maquiladora, San Diego, CA 92154



## AVAILABILITY

### SUITE 6950-D

± 1,942 SF

### SUITE 6960-J

± 2,036 SF

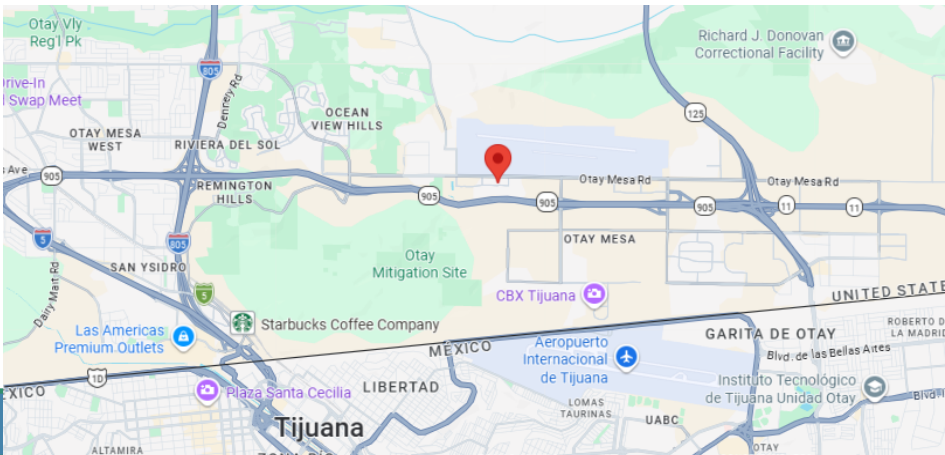


## ZONING

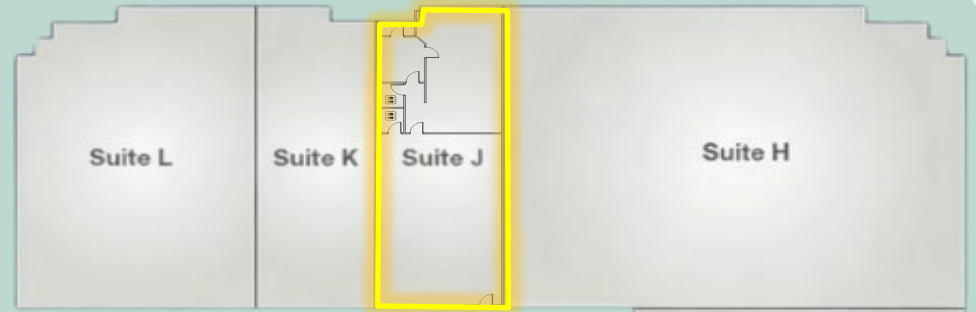
IBT-1-1 ([View Link](#))

## PROPERTY HIGHLIGHTS

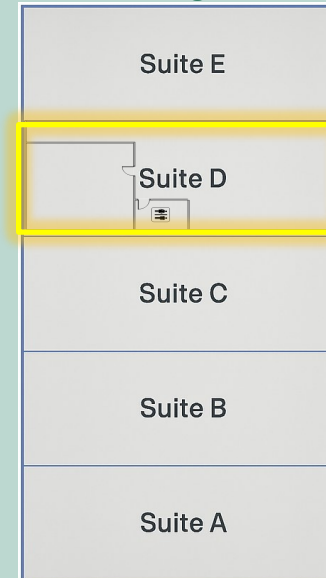
- 18' Clear Height with Office Buildout Options
- Shared Dockwell for Efficient Loading Operations
- Flexible Industrial Uses including Warehouse, Distribution, and Light Manufacturing
- Grade Level Loading Doors with 12' Clear Height
- Skylights & Fire Sprinklers
- 120/208V, 3-Phase-Power
- Freeway Access: SR-905, SR-125, & I-805



## SITE PLAN



Building 6960



Building 6950



Site Plan Not Fit to Scale; for Reference Purposes Only.

6950-6960 Camino Maquiladora

# FLOOR PLAN

## SUITE HIGHLIGHTS

- Approx. 1,942 Sq. Ft.
- Open Office/Reception
- Warehouse with +/- 18 Foot Clear Height
- 12 x 14 Grade Level Door
- Private Restroom
- Recently Remodeled
- Sale Price: \$695,000
- HOA Covers Exterior Maintenance (Roof) & Landscaping

**Take a Property Tour**  
VIEW VIDEO



**SUITE 6950-D: ±1,942 SQ. FT.**



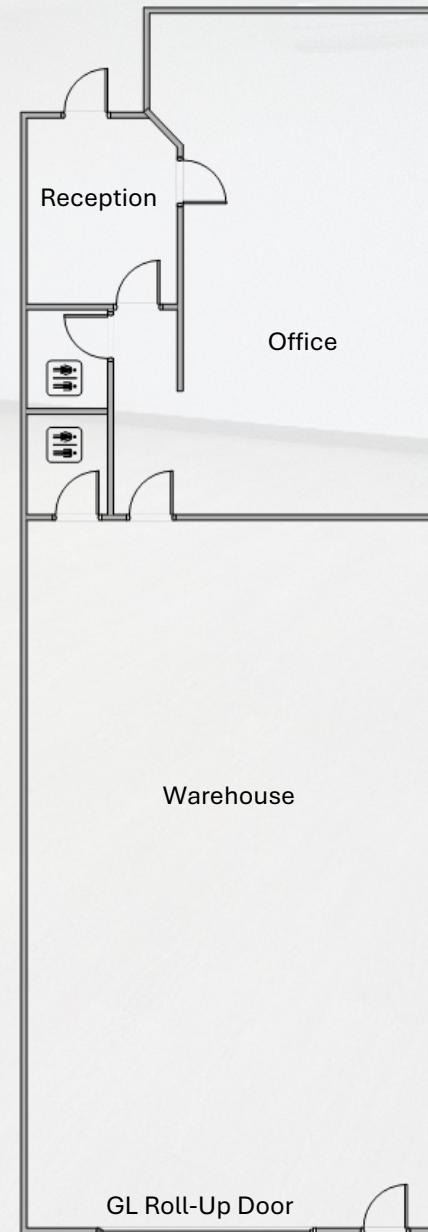
Floor Plan Not Fit to Scale; for Reference Purposes Only.

# FLOOR PLAN

## SUITE HIGHLIGHTS

- Approx. 2,036 Sq. Ft.
- Reception
- Large Open Office
- Warehouse with +/- 18 Foot Clear Height
- 12 x 14 Grade Level Door
- Two Restrooms
- Recently Remodeled
- Sale Price: \$699,500
- HOA Covers Exterior Maintenance (Roof) & Landscaping

## SUITE 6960-J: ± 2,036 SQ. FT.



Floor Plan Not Fit to Scale; for Reference Purposes Only.

# OWN VS LEASE

## SUITE 6950-D

OWN			LEASE		
<b>Purchase Assumptions</b>			<b>Lease Assumptions</b>		
Size (Square Feet)	1,942		Size (Square Feet)	1,942	
Price per square foot	\$358		Lease rate per sq ft/mth NNN	\$1.35	
Total Project Cost	\$695,000		NNN	\$0.50	
			Monthly Lease	3,593	
<b>Start-Up Costs:</b>			<b>Start-Up Costs</b>		
10% Down Payment	\$69,500		Prepaid Rent	\$3,593	
Loan Fee/Costs	\$7,367		Security Deposit	\$3,593	
<b>Total Start-Up Costs</b>	<b>\$76,867</b>		<b>Total Start-Up Costs</b>	<b>\$7,185</b>	
<b>Monthly Costs</b>			<b>Monthly Costs</b>		
	Per Sq. ft.			Per Sq. ft.	
Mortgage Payment (P&I)	\$2.18	\$4,236	Lease Payment	\$1.35	\$2,622
Operating Expenses	\$0.50	\$971	Operating Expense (NNN)	\$0.50	\$971
HOA	\$0.15	\$283			
<b>Total Monthly Costs</b>		<b>\$5,490</b>	<b>Total Monthly Costs</b>		<b>\$3,593</b>
<b>Monthly Ownership Benefits (Estimated)</b>			<b>Monthly Lease Benefits (Estimated)</b>		
<b>Tax Benefits</b>			<b>Tax Benefits</b>		
Depreciation Benefit		\$475	Depreciation Benefit		n/a
Operating Expense Deduction		\$0	Operating Expense Deduction		\$0
Property Tax Deduction		\$0	Lease Deduction		\$1,437
Interest Deduction (7 yr Avg.)		\$3,125	Interest Deduction		n/a
<b>Other Benefits</b>			<b>Other Benefits</b>		
Rental Income		\$0	Rental Income		\$0
Avg. Appreciation	2.0%	\$1,158	Avg. Appreciation		n/a
<b>Total Ownership Benefits</b>		<b>\$4,759</b>	<b>Total Lease Benefits</b>		<b>\$1,437</b>
<b>TOTAL EFFECTIVE MONTHLY COST:</b>		<b>\$732</b>	<b>TOTAL EFFECTIVE MONTHLY COST:</b>		<b>\$2,156</b>

### Ownership Analysis Summary

Annual Effective Cost Difference	\$17,089
Average Annual Principal Pay down	\$108,845
<b>Annual Wealth Creation</b>	<b>\$125,934</b>
<b>15 Year Wealth Creation</b>	<b>\$1,889,015</b>

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SUITE 6960-J



SUITE 6950-D



SUITE 6960-J



SUITE 6960-J



SUITE 6950-D

## DEMOGRAPHIC



**44,969**

5-Mile Employees



**203,779**

5-Mile Total Population



**\$132,396**

5-Mile Avg. HH Income



**\$726,781**

5-Mile Median Home Value



**\$2.3B**

5-Mile Consumer Spending

## LOCAL MARKET OVERVIEW

San Diego stands out as one of California's most sought-after and economically dynamic metropolitan regions. Its coastal setting, mild year-round climate, and blend of urban energy with natural beauty continue to draw new residents, companies, and investors. The city's strategic position near the U.S.–Mexico border strengthens its role as a key center for international trade, supported by well-developed infrastructure and global connectivity.

The regional economy benefits from a diverse foundation of high-impact industries, including biotechnology, defense, software, higher education, and tourism. World-class research institutions and major universities fuel a strong innovation ecosystem that drives sustained economic expansion and long-term employment opportunities. A highly educated workforce and a culture of entrepreneurship further reinforce San Diego's competitive edge.

Within the industrial sector, the market remains defined by tight supply, persistent demand, and advantageous access to major transportation routes. These factors position San Diego as an essential logistics and distribution gateway for both regional and cross-border commerce.





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