

2195 Britannia Blvd | San Diego, CA | OFFERING MEMORANDUM

For Sale



Presented By

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American Real Estate Group



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The information in in this Offering Memorandum has been obtained from sources that we believe to be reliable, but we make no warranties or representations whatsoever as to the accuracy or completeness of the information. All interested parties must take appropriate measures to verify the information in this Offering Memorandum.

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HIGHLIGHTS

PRICE | \$2,799,000

- **Functional 8,000 SF Industrial Condo**
Efficient warehouse layout well suited for logistics, distribution, and light manufacturing users. 8,000 SF of rentable area
- **Modern Industrial Specifications**
Dock-high and grade-level loading, approximately **28' clear height**, 3-phase power, fire sprinklers, skylights, AC, and 24-hour access. Stabilized Net Operating Income
- **High-Demand Otay Mesa Location (92154)**
Core industrial submarket serving cross-border trade with consistently low vacancy. Prime Hoover retail corridor with high traffic counts
- **Scarce Industrial Condo Ownership**
Limited supply of industrial condos in San Diego County supports long-term value and liquidity.

PROPERTY OVERVIEW

| | |
|-----------------|---|
| Address: | 2195 Britannia Blvd STE C San Diego, CA 92154 |
| Sale Price: | \$2,799,000 |
| Cap Rate: | 6% |
| Operation Type: | Investment |
| NOI: | \$397,000.00 |
| Class: | Retail Center |
| Zoning: | Retail |
| Lot Size: | 2.55 AC / 110,947 SF |
| Building Size: | 8,001=0 SF |
| No. Units: | 1 |
| No. Stories: | 1 |
| Parking Ratio | Shared Parking Lot |
| Year Built: | 2004 |
| Year Renovated: | |
| Occupancy Rate: | 100% |

2195 BRITANNIA BLVD



PROPERTY CHARACTERISTICS: BUILDING



Building # 1

| | | | | |
|-------------------------------------|-------------------------|------------------------------|-------|-------|
| Type | Industrial Condominiums | Condition | Units | 1 |
| Effective Year Built | 2006 | Stories | | |
| BRs | | Baths | F H | Rooms |
| Total Sq. Ft. | 8,000 | | | |
| Building Square Feet (Living Space) | | Building Square Feet (Other) | | |

- CONSTRUCTION

| | |
|--------------------|-------------------|
| Quality | Roof Framing |
| Shape | Roof Cover Deck |
| Partitions | Cabinet Millwork |
| Common Wall | Floor Finish |
| Foundation | Interior Finish |
| Floor System | Air Conditioning |
| Exterior Wall | Heat Type |
| Structural Framing | Bathroom Tile |
| Fireplace | Plumbing Fixtures |

- OTHER

| | |
|-----------|----------------------|
| Occupancy | Building Data Source |
|-----------|----------------------|

PROPERTY CHARACTERISTICS: EXTRA FEATURES



No extra features were found for this parcel.

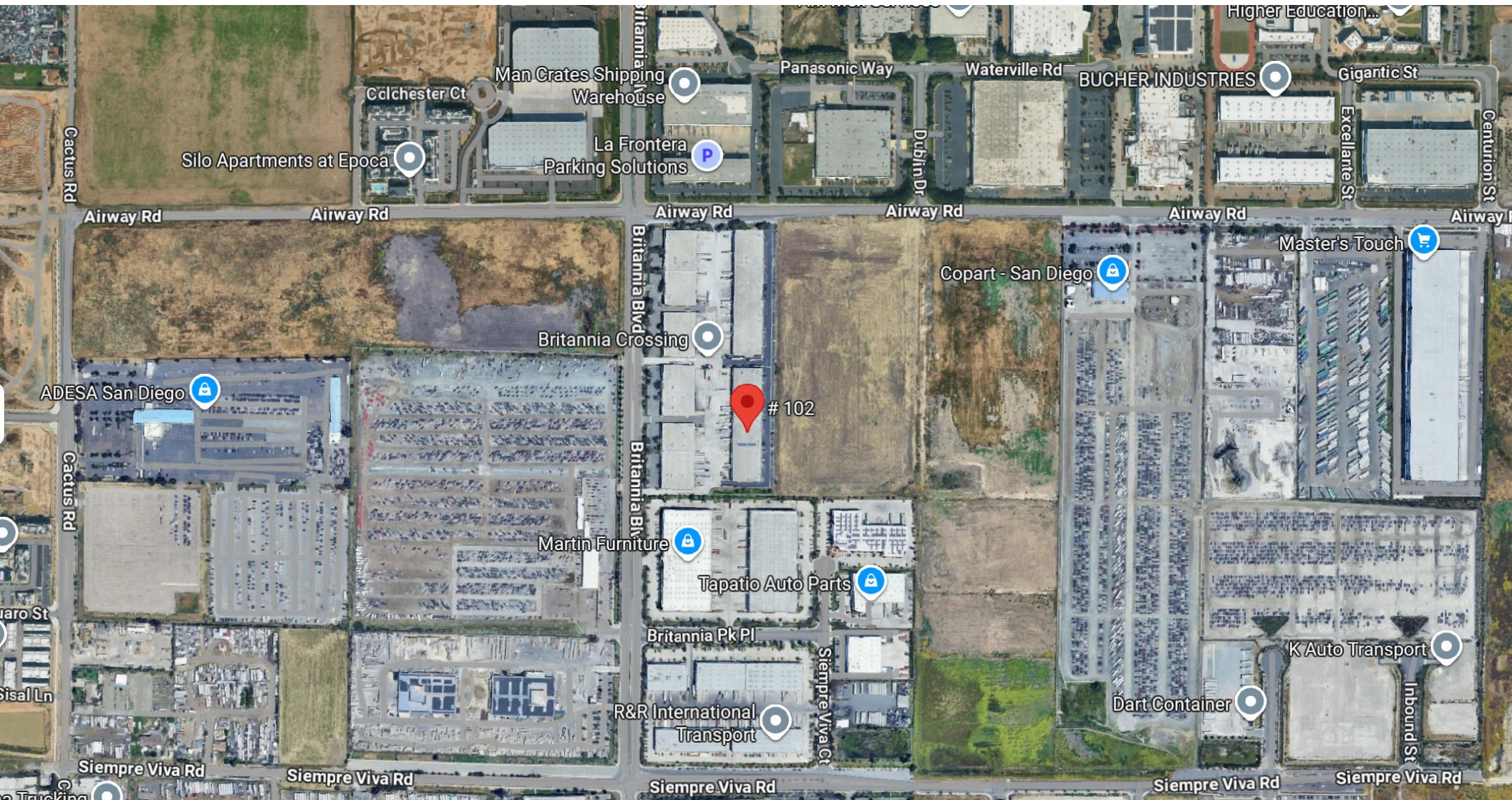
PROPERTY CHARACTERISTICS: LOT

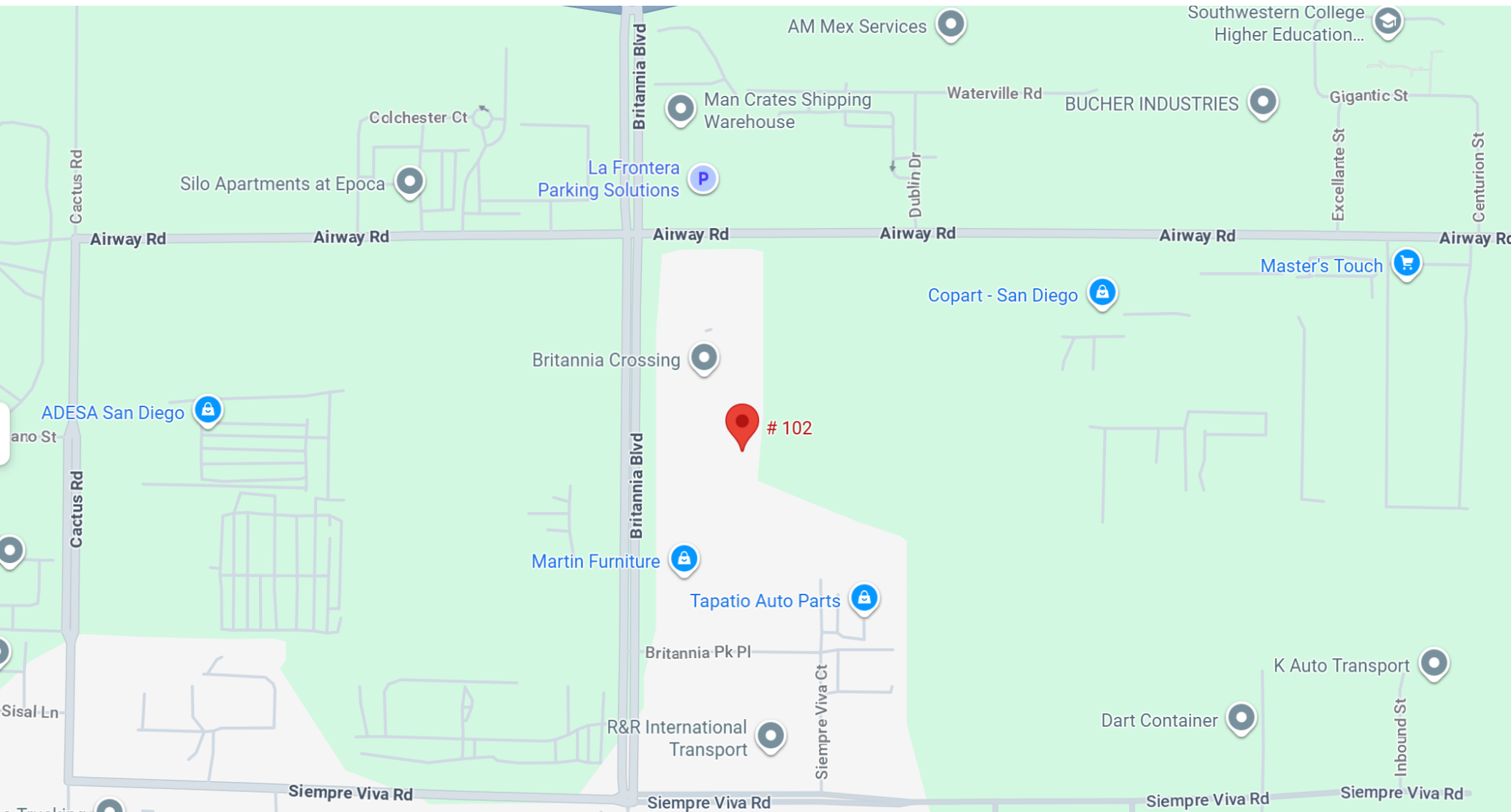


| | | | |
|--------------------|-------------------------|-----------------|---------|
| Land Use | Industrial Condominiums | Lot Dimensions | |
| Block/Lot | | Lot Square Feet | 183,685 |
| Latitude/Longitude | 32.557879°/-116.978113° | Acreage | 4.22 |









| TENANT NAME | SIZE (SF) | % OF GLA | BASE RENT | NNN | EXPIRES | OPTIONS | ANNUAL INCREASE | ANNUAL RENT |
|----------------|-----------|----------|-------------|------------|-----------|-----------|-----------------|--------------|
| SHIP AMIGO | 8,000 | 100.00% | \$11,453.00 | \$1,755.00 | 9/30/2029 | 1 x 5 Yrs | 3% | \$158,496 |
| TOTAL VACANT | 0 | 0% | | | | | | |
| TOTAL OCCUPIED | 8,000 | 100% | | | | | | |
| TOTAL | 8,000 | 100% | \$11,453.00 | \$1,755.00 | | | | \$158,496.00 |

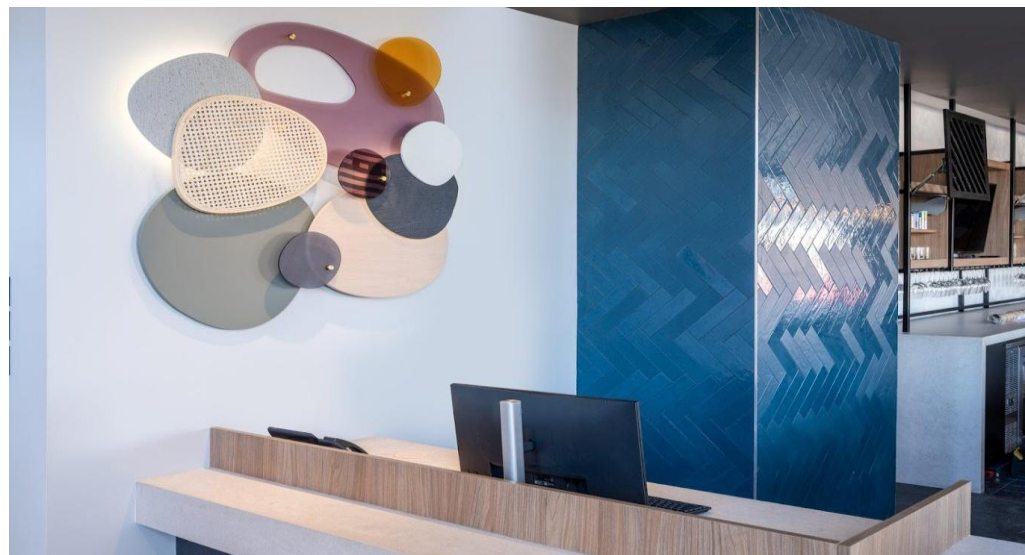
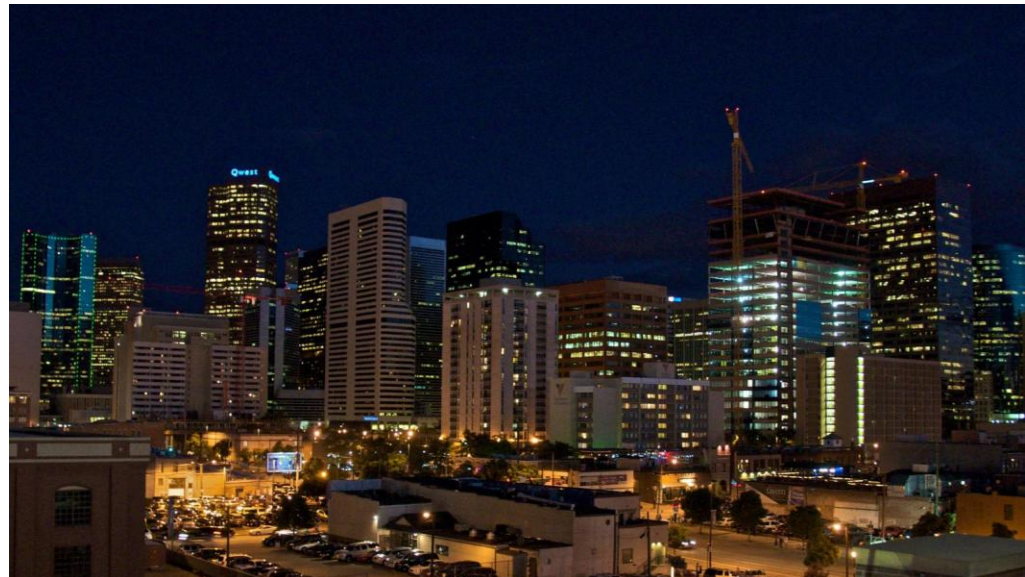
Otay Mesa, CA - 92154

The **92154 Otay Mesa** submarket is one of **San Diego County's most strategic and supply-constrained industrial corridors**, serving as a critical hub for **cross-border trade, logistics, manufacturing, and distribution**. Located immediately north of the **U.S.–Mexico border**, Otay Mesa benefits from direct access to major transportation routes, international commerce, and a large regional labor pool.

Otay Mesa is home to the **Otay Mesa Port of Entry**, one of the busiest commercial land border crossings in the United States, supporting consistent demand from import/export, freight forwarding, e-commerce, and light manufacturing users. Proximity to **SR-905, I-805, and I-5** provides efficient connectivity throughout San Diego County and into Baja California.

Industrial vacancy in Otay Mesa remains **historically low**, driven by limited developable land, high barriers to entry, and strong tenant demand. New industrial construction has been constrained by zoning limitations, entitlement timelines, and rising construction costs, reinforcing long-term value and rent growth for existing assets.

The submarket continues to attract institutional capital and owner-users seeking **functional industrial space with long-term fundamentals**, making Otay Mesa one of the most resilient and in-demand industrial locations in Southern California.



Industry & Business Attractions – 92154 Otay Mesa

The 92154 Otay Mesa submarket is one of San Diego County's most strategically important industrial hubs, attracting a wide range of national and international businesses due to its location, infrastructure, and long-term growth fundamentals.

Key Industry & Business Drivers

- **Cross-Border Trade & Logistics:** Home to the Otay Mesa Port of Entry, one of the busiest commercial land border crossings in the United States, supporting import/export, freight forwarding, and customs-related operations.
- **Transportation & Distribution Hub:** Immediate access to SR-905, I-805, and I-5 provides efficient regional and international connectivity for logistics and last-mile distribution.
- **Industrial & Manufacturing Base:** Strong concentration of light manufacturing, assembly, packaging, and industrial service businesses requiring functional warehouse space.
- **E-Commerce & Fulfillment Demand:** Increasing demand from e-commerce operators seeking proximity to population centers and cross-border supply chains.
- **Foreign Trade Zone (FTZ) Benefits:** Availability of FTZ programs offering tariff deferral and cost savings for qualifying businesses engaged in international trade.
- **Skilled Labor Force:** Access to a large bi-national workforce supporting manufacturing, logistics, and industrial operations.
- **Limited Industrial Supply:** Constrained land availability, entitlement challenges, and high construction costs limit new supply, supporting long-term rent growth and asset values.
- **Institutional & Owner-User Demand:** Strong interest from institutional investors, private capital, and owner-users seeking durable industrial assets in a core Southern California market.

Otay Mesa's role as a gateway for international trade, combined with low vacancy, limited new supply, and continued infrastructure investment, positions the 92154 submarket as one of the most resilient and attractive industrial locations in San Diego County.



DENVER INTERNATIONAL AIRPORT (DIA)

One of the world's busiest airports, DIA serves as a major hub, connecting millions of travelers to Denver each year. Hotels near the airport benefit from high occupancy rates, driven by both business and leisure travelers seeking convenience.

ROCKY MOUNTAINS PROXIMITY

Denver's location as the gateway to the Rockies attracts outdoor enthusiasts year-round. Hotels here are ideal for visitors looking to explore nearby hiking trails, ski resorts, and national parks, supporting consistent occupancy.

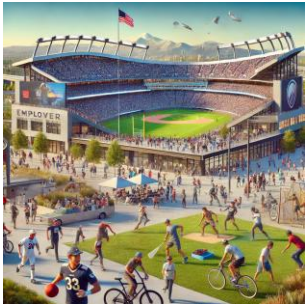


THRIVING CONVENTION & BUSINESS HUB

Denver hosts major conferences, trade shows, and industry events, drawing business travelers from across the globe. The strong business sector, including industries like tech and energy, fuels demand for hotels with meeting facilities and amenities for corporate guests.

DOWNTOWN ENTERTAINMENT & CULTURE

With attractions like the Denver Art Museum, Union Station, and Coors Field, downtown Denver offers ample leisure options. Hotels nearby draw tourists interested in a mix of history, nightlife, dining, and local culture.



SPORTS & RECREATION

Denver has multiple pro sports teams, including the Denver Broncos, Nuggets, and Rockies. The city's active sports culture attracts fans year-round, increasing hotel stays during games, tournaments, and sports events.

YEAR-ROUND TOURISM APPEAL

Denver's mix of seasonal events, festivals, and outdoor activities keeps tourism strong in all seasons. The city's appeal as a four-season destination helps hotels maintain high occupancy rates, regardless of the time of year.



San Diego County (South)--San Diego City (South/Otay Mesa & South Bay) PUMA, CA

PUMA in: [California, United States](#)

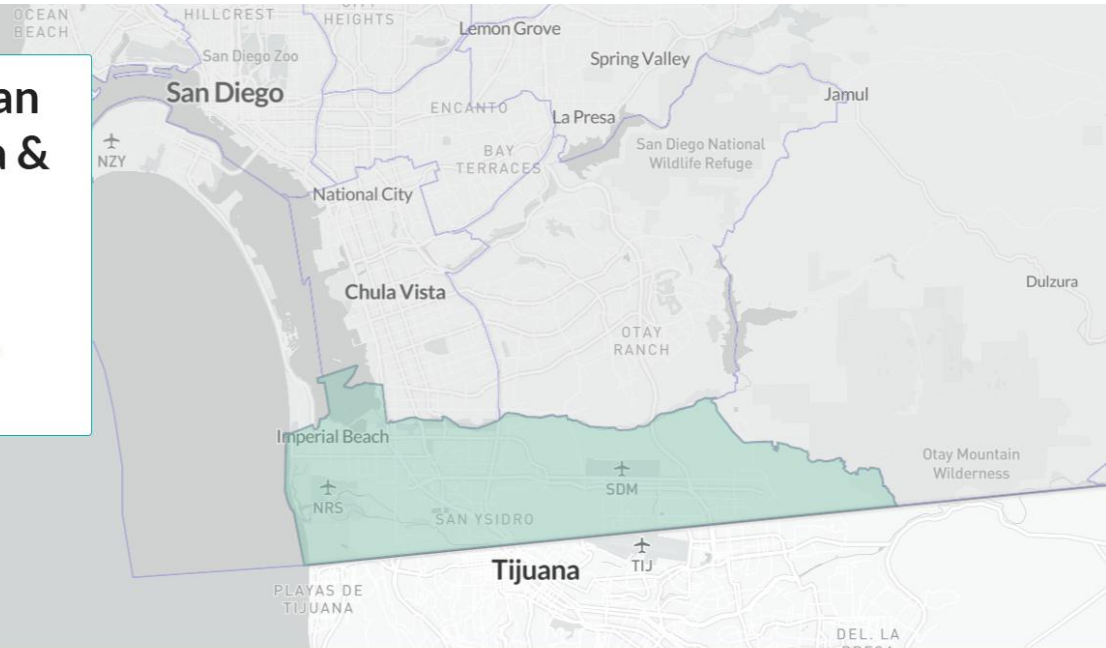
134,276

Population

45.6 square miles

2,942.3 people per square mile

Census data: ACS 2024 1-year unless noted



Find data for this place

Search by table or column name...

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

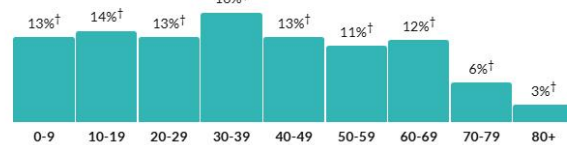
37

Median age

a little less than the figure in California: 38.4

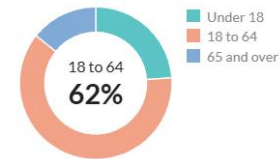
a little less than the figure in United States: 39.2

Population by age range



[Show data](#) / [Embed](#)

Population by age category



[Hide data](#) / [Embed](#)

Population by age category (Table B01001) [View table](#)

| Column | San Diego County (South)--San Diego City (South/Otay Mesa & South Bay) PUMA | | | | California | | United States | | |
|-------------|---|-------|--------|----------|------------|-----|---------------|-----------|-------|
| Under 18 | 23.9% | ±2.3% | 32,065 | ±3,748.4 | 21.3% | ±0% | 8,411,338 | ±28,715.7 | 21.4% |
| 18 to 64 | 61.8% | ±5.8% | 83,015 | ±5,127 | 62.1% | ±0% | 24,495,064 | ±52,425.9 | 60.6% |
| 65 and over | 14.3% | ±1.3% | 19,196 | ±2,193.9 | 16.6% | ±0% | 6,524,861 | ±34,663.3 | 18% |

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

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Income

\$32,252

Per capita income

about two-thirds of the amount in California: \$49,934

about two-thirds of the amount in United States: \$45,256

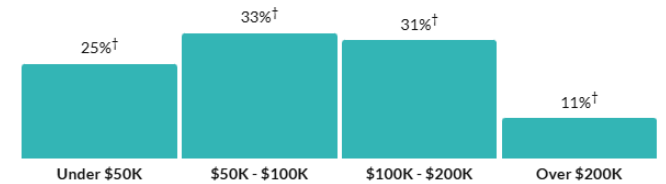
\$89,075

Median household income

about 90 percent of the amount in California: \$100,149

about 10 percent higher than the amount in United States: \$81,604

Household income



[Show data](#) / [Embed](#)

Poverty

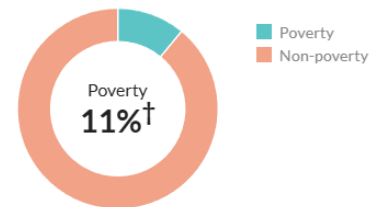
10.1%

Persons below poverty line

about 90 percent of the rate in California: 11.8%

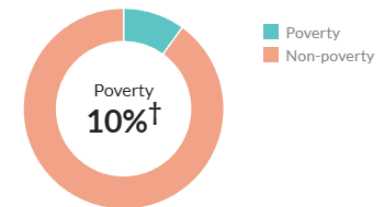
about 80 percent of the rate in United States: 12.2%

Children (Under 18)



[Show data](#) / [Embed](#)

Seniors (65 and over)



[Show data](#) / [Embed](#)

Transportation to work

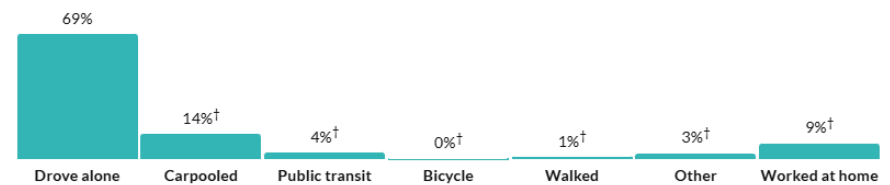
29 minutes

Mean travel time to work

about the same as the figure in California: 29.7

about 10 percent higher than the figure in United States: 27.2

Means of transportation to work



* Universe: Workers 16 years and over

[Show data](#) / [Embed](#)

Families

Households

40,468

Number of households

California: 13,797,638

United States: 132,737,144

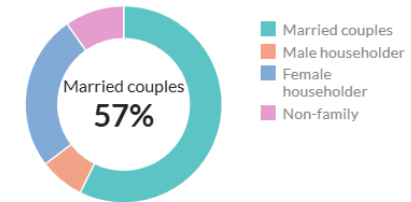
3.2

Persons per household

about 20 percent higher than the figure in
California: 2.8

about 1.3 times the figure in United States: 2.5

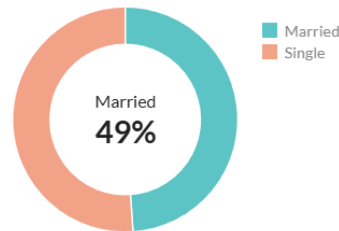
Population by household type



[Show data / Embed](#)

Marital status

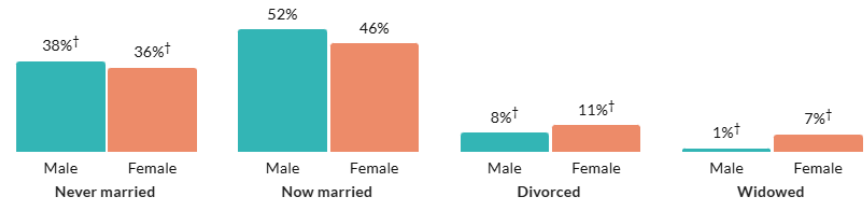
† Margin of error is at least 10 percent of the total value. Take care with this statistic.



* Universe: Population 15 years and over

[Show data / Embed](#)

Marital status, by sex



[Show data / Embed](#)

Fertility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

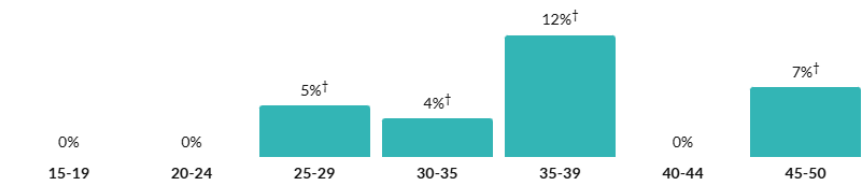
4.6%

Women 15-50 who gave birth during past year

about the same as the rate in California: 4.5%

about 90 percent of the rate in United States: 5%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

[Show data / Embed](#)

Economy

The economy of San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA

employs N/A people. In N/A, the largest industries in San Diego County (Southwest)–Chula Vista (West) &

National City Cities PUMA, CA were N/A, and the highest paying industries were N/A.

EMPLOYMENT

Workforce Diversity

MEASURE

Workforce

N/A

N/A

WOMEN

MEN

N/A%

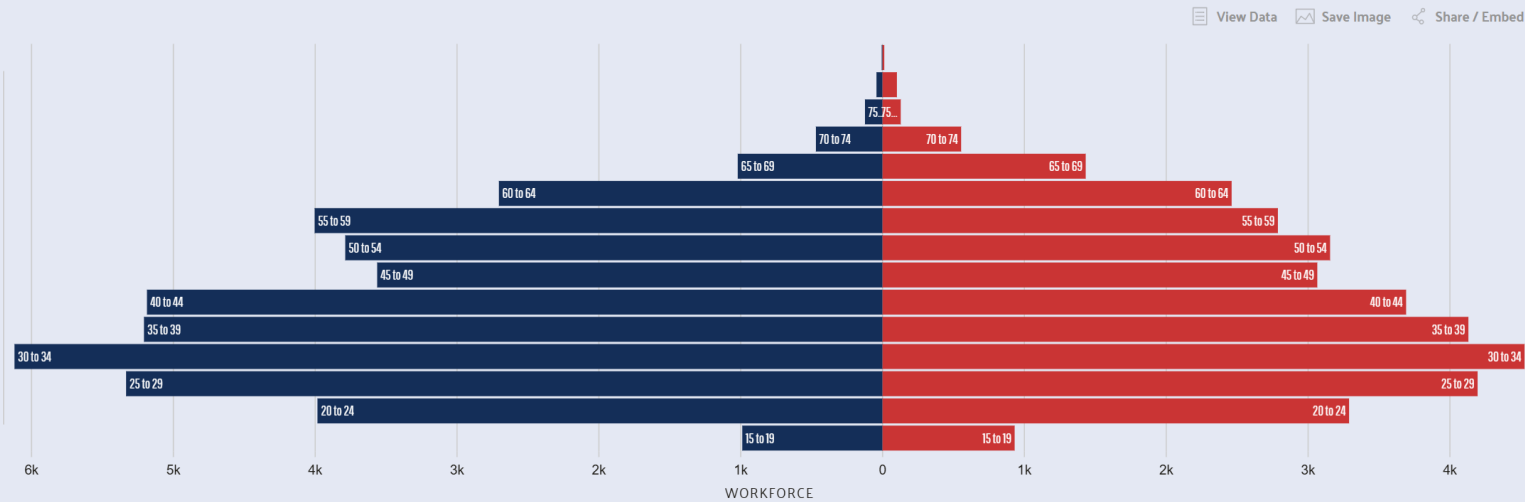
N/A%

The workforce of San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA in N/A was N/A people, with N/A% woman, and N/A% men.

The visualization shows the distribution of the workforce by gender and age in San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA.

With the upper buttons you can see the distribution of the average salary and add a filter by race.

Data from the [Census Bureau ACS PUMS 5-Year Estimate](#).



DEMOGRAPHICS

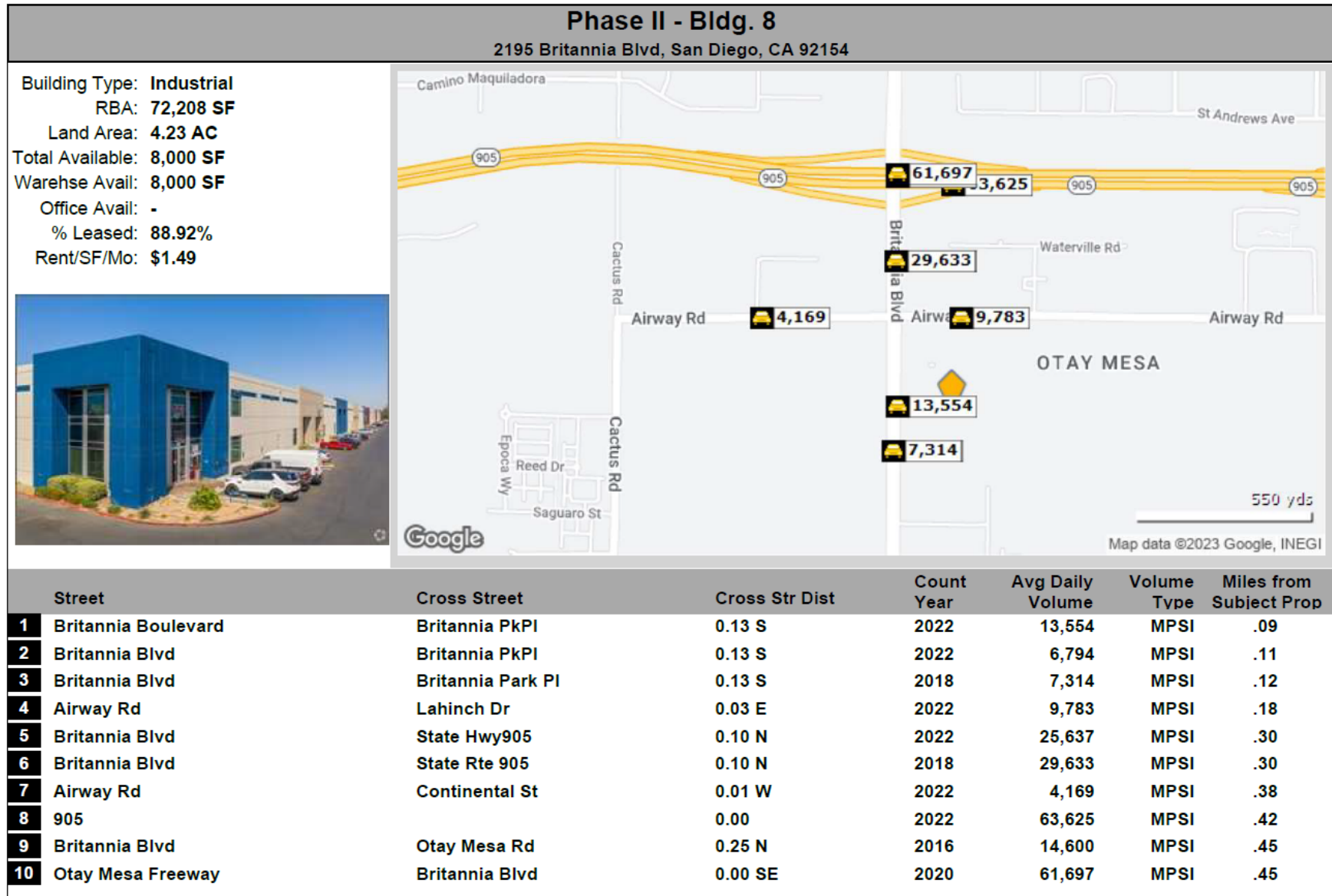
2195 BRITANNIA BLVD INDUSTRIAL SPACE FOR LEASE

| Radius | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|--------|---------|
| Population | | | |
| 2028 Projection | 66 | 16,536 | 137,131 |
| 2023 Estimate | 64 | 16,273 | 135,719 |
| 2010 Census | 50 | 13,108 | 111,745 |
| Growth 2023 - 2028 | 3.13% | 1.62% | 1.04% |
| Growth 2010 - 2023 | 28.00% | 24.15% | 21.45% |

| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------------|------------------|------------------|------------------|
| 2023 Households by HH Income | 15 | 3,002 | 35,654 |
| <\$25,000 | 0 0.00% | 183 6.10% | 3,973 11.14% |
| \$25,000 - \$50,000 | 0 0.00% | 256 8.53% | 3,938 11.05% |
| \$50,000 - \$75,000 | 2 13.33% | 460 15.32% | 5,055 14.18% |
| \$75,000 - \$100,000 | 1 6.67% | 542 18.05% | 5,483 15.38% |
| \$100,000 - \$125,000 | 3 20.00% | 483 16.09% | 5,100 14.30% |
| \$125,000 - \$150,000 | 3 20.00% | 341 11.36% | 4,042 11.34% |
| \$150,000 - \$200,000 | 2 13.33% | 380 12.66% | 4,344 12.18% |
| \$200,000+ | 4 26.67% | 357 11.89% | 3,719 10.43% |
| 2023 Avg Household Income | \$170,000 | \$122,699 | \$113,446 |
| 2023 Med Household Income | \$137,500 | \$103,105 | \$97,163 |


TRAFFIC COUNT REPORT

2195 BRITANNIA BLVD INDUSTRIAL SPACE FOR LEASE



LEASING COMPS (Active)

2195 BRITANNIA BLVD INDUSTRIAL SPACE FOR LEASE

| Address or Location | | For Lease | Industrial + 1 | 4K - 20K SF | ☆☆☆☆☆ | | Clear | | Filters 4 | Sort | Save | Reports |
|---------------------------|--------------------------|-------------|----------------|---|--------------|-----------------|---------|----------|----------------------|----------------|-----------|----------------|
| Properties | Spaces | Lease Comps | Sale Comps | Owners | Demographics | Changes | News | | | | | |
| Address | Building Name | Type | Star Rating | Green Rating | Class | Status | RBA/GLA | SF Avail | Rent/SF/mo | Secondary Type | Market | Submarket |
| ✓ 1405 30th St | | Industrial | ★★★★★ | | C | Existing | 32,005 | 7,249 | \$1.33 | Warehouse | San Diego | San Ysidro/Imp |
| ✓ 2195 Britannia Blvd | Phase II - Bldg. 8 | Industrial | ★★★★★ | | B | Existing | 72,208 | 8,000 | \$1.49 | Distribution | San Diego | Otay Mesa |
| ✓ 2350 Marconi Pl | | Industrial | ★★★★★ | | B | Existing | 33,598 | 23,124 | \$1.50 - 1.75 | Warehouse | San Diego | Otay Mesa |
| ✓ 1515-1539 Olivella Way | Bldg A | Industrial | ★★★★★ | | B | Existing | 12,446 | 12,064 | \$1.50 | Warehouse | San Diego | Otay Mesa |
| ✓ 9295 Siempre Viva Rd | Building 8 | Industrial | ★★★★★ | | C | Existing | 36,266 | 29,946 | \$1.25 - 1.35 | Manufacturing | San Diego | Otay Mesa |
| ✓ 2323 Avenida Costa Este | Bldg B | Industrial | ★★★★★ |  | B | Existing | 106,607 | 17,733 | \$0.74 - 0.91 (Est.) | Warehouse | San Diego | Otay Mesa |
| ✓ 6825 Gateway Park Dr | Lot 8 | Industrial | ★★★★★ | | C | Existing | 29,164 | 13,000 | \$0.83 - 1.01 (Est.) | Manufacturing | San Diego | Otay Mesa |
| ✓ 7510 Airway Rd | | Industrial | ★★★★★ | | B | Existing | 44,840 | 10,217 | \$1.35 | Distribution | San Diego | Otay Mesa |
| ✓ 7880 Airway Rd | Bldg B | Industrial | ★★★★★ | | B | Existing | 57,751 | 15,575 | \$1.35 - 3.00 | Manufacturing | San Diego | Otay Mesa |
| ✓ 7920 Airway Rd | Bldg A | Industrial | ★★★★★ | | B | Existing | 74,916 | 6,031 | \$1.35 | Manufacturing | San Diego | Otay Mesa |
| ✓ 1840 Dornoch Ct | | Industrial | ★★★★★ | | B | Existing | 77,760 | 9,767 | \$0.85 | Manufacturing | San Diego | Otay Mesa |
| ✓ 1855 Dornoch Ct | Dornoch II | Industrial | ★★★★★ | | B | Existing | 210,156 | 85,120 | \$1.15 | Distribution | San Diego | Otay Mesa |
| ✓ 2325 Michael Faraday Dr | | Industrial | ★★★★★ | | B | Existing | 16,351 | 6,189 | \$1.75 | Warehouse | San Diego | Otay Mesa |
| ✓ 1641 Pacific Rim Ct | Pacific Rim Trade Center | Industrial | ★★★★★ | | C | Existing | 13,458 | 9,000 | \$1.75 | Manufacturing | San Diego | Otay Mesa |
| ✓ 2055 Sanyo Ave | Building 2 | Industrial | ★★★★★ | | B | Existing | 208,692 | 18,500 | \$1.20 | Warehouse | San Diego | Otay Mesa |
| ✓ La Media Road | | Industrial | ★★★★★ | | A | Under Constr... | 256,789 | 256,789 | \$0.84 - 1.03 (Est.) | Warehouse | San Diego | Otay Mesa |
| ✓ 9802 Lone Star Rd | | Industrial | ★★★★★ | | B | Existing | 20,000 | 20,000 | \$0.79 - 0.97 (Est.) | Warehouse | San Diego | Otay Mesa |

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2195 BRITANNIA BLVD