

2195 Britannia Blvd | San Diego, CA | OFFERING MEMORANDUM

For Sale



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Presented By

American Real Estate Group



TABLE OF CONTENTS

DISCLAIMER	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
PHOTOS	7
RENT ROLL	11
ABOUT THE CITY	12
IN THE AREA	13
DEMOGRAPHICS	15
CONTACT US	20

Confidentiality and Disclaimer

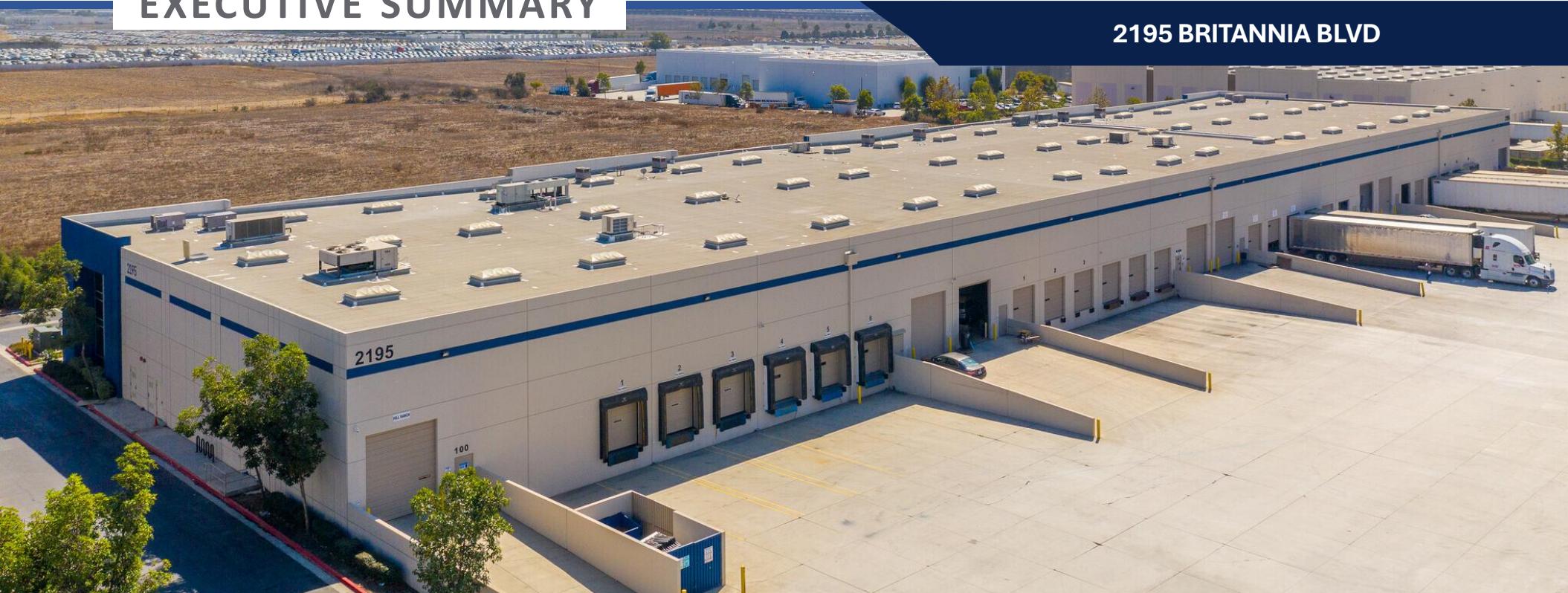
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HIGHLIGHTS

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

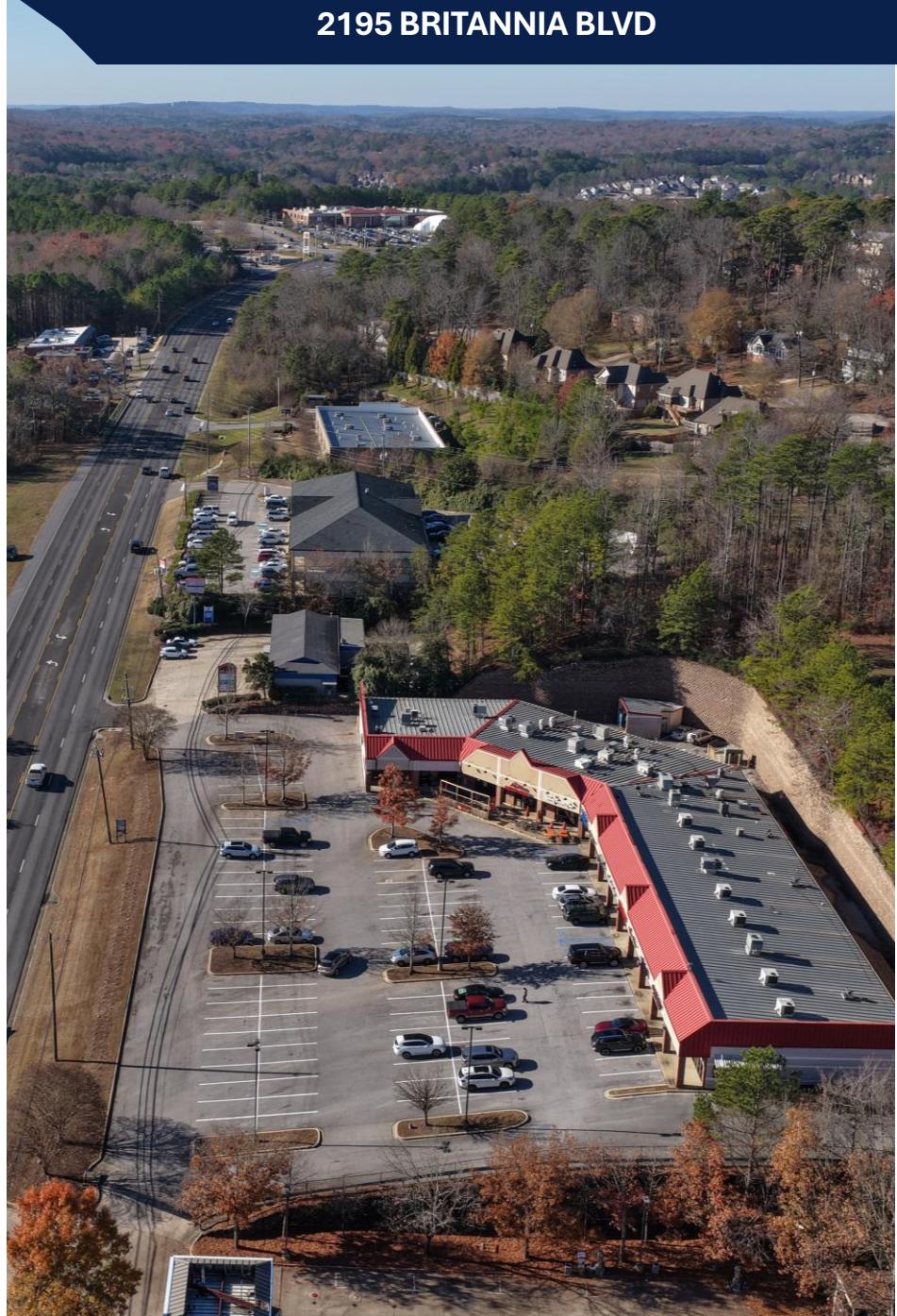
- **Scarce Industrial Condo Ownership**

Limited supply of industrial condos in San Diego County supports long-term value and liquidity.

PROPERTY OVERVIEW

2195 BRITANNIA BLVD

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%



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
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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

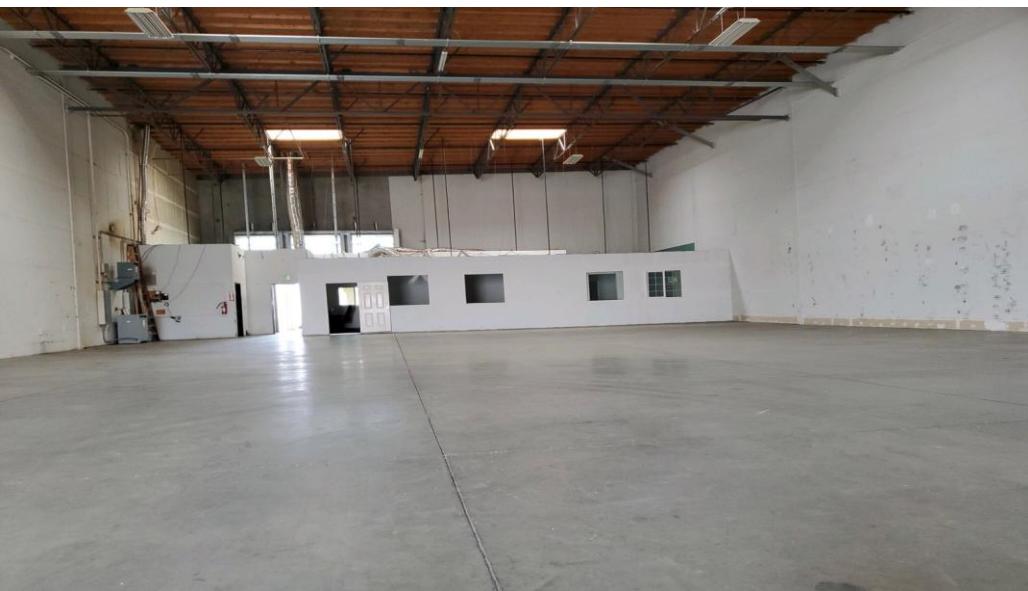
PHOTOS

2195 BRITANNIA BLVD



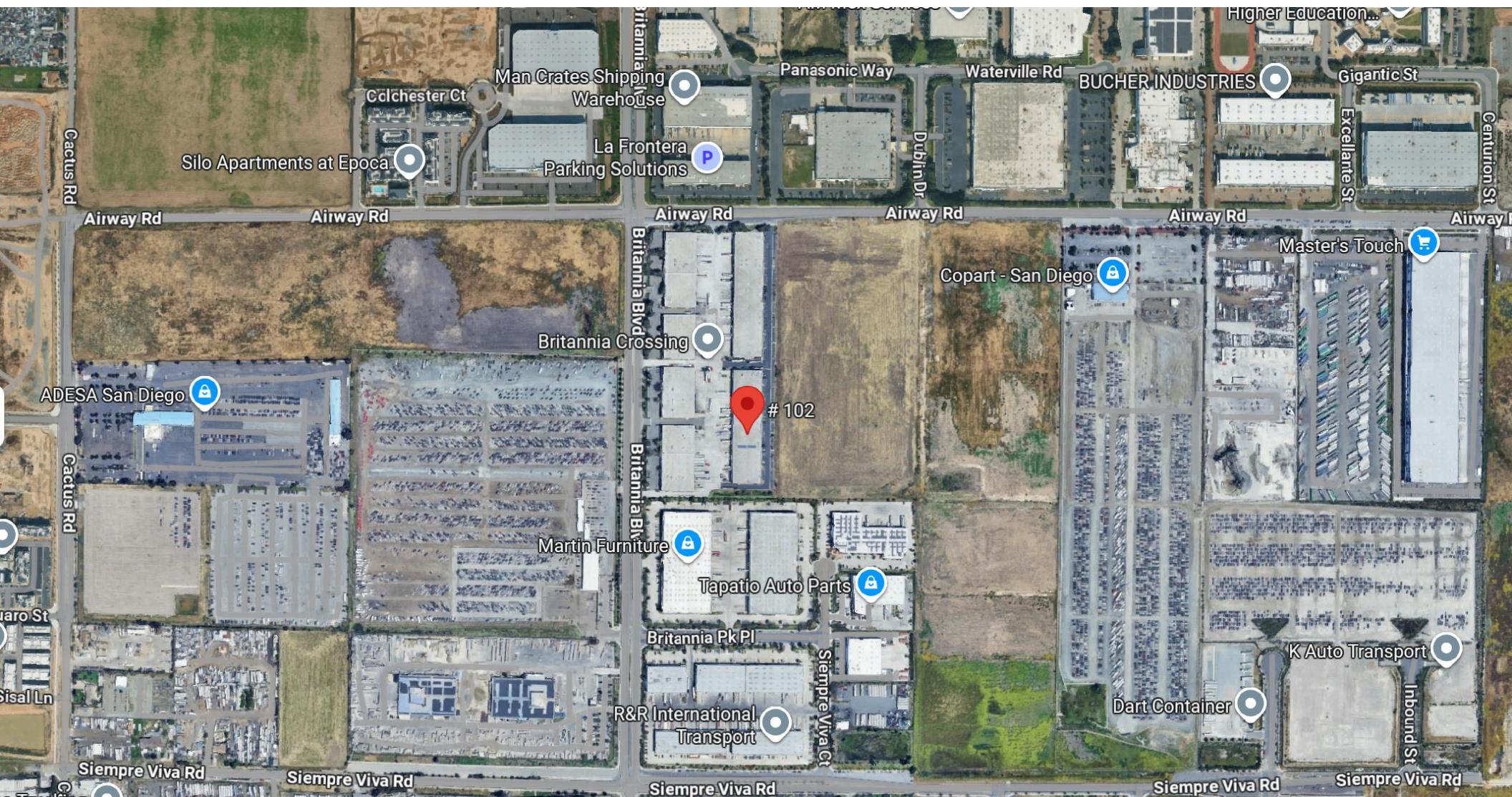
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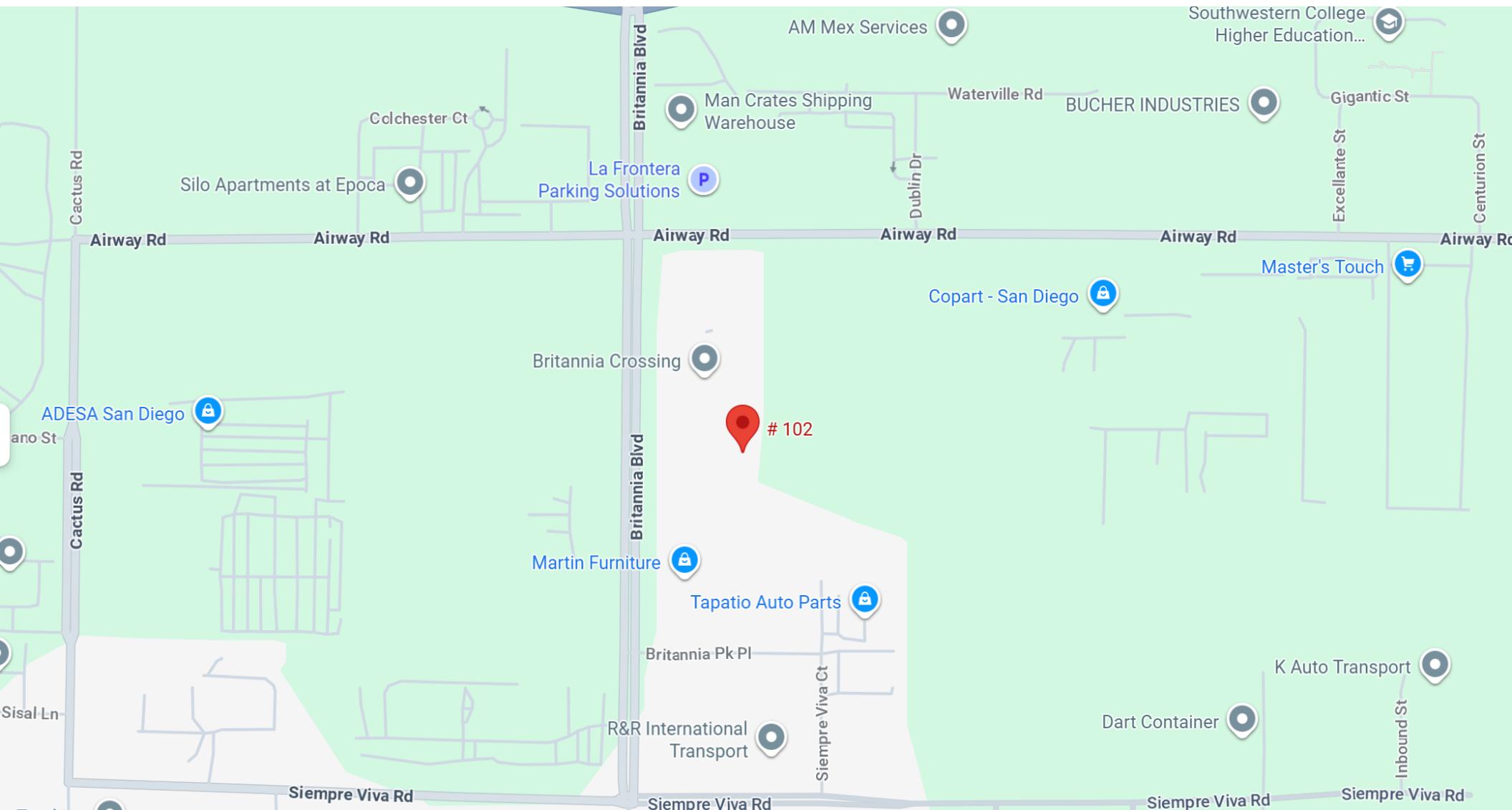
2195 BRITANNIA BLVD



AERIAL MAP

2195 BRITANNIA BLVD





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

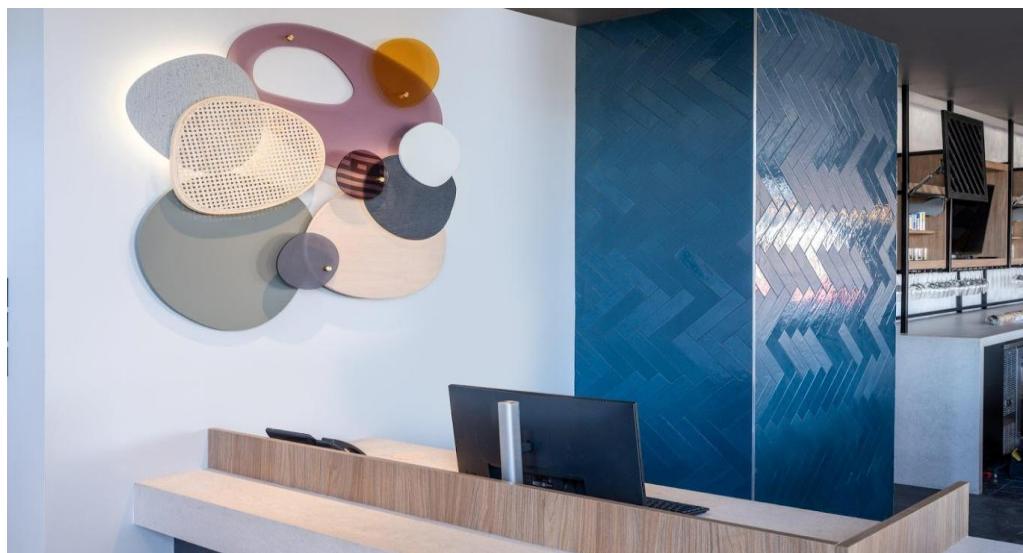
Otay Mesa, CA - 92154

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.

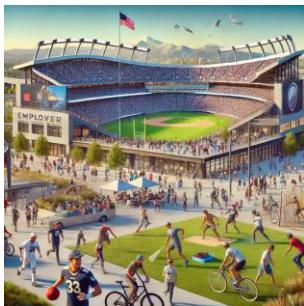
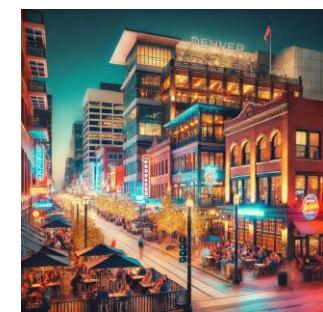


THRIVING CONVENTION & BUSINESS HUB

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.



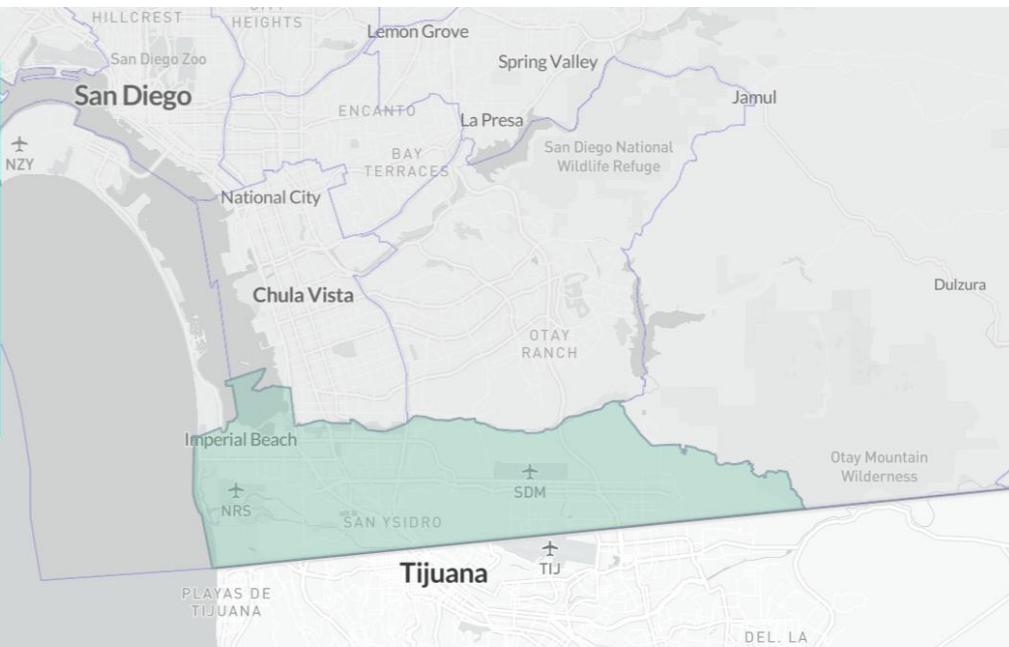
San Diego County (South)--San Diego City (South/Otay Mesa & South Bay) PUMA, CA

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

134,276
Population

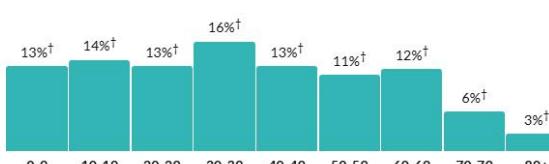
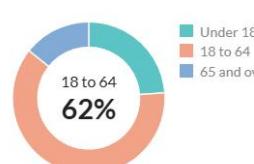
45.6 square miles
2,942.3 people per square mile

Census data: ACS 2024 1-year unless noted



Find data for this place

Hover for margins of error and contextual data.

Demographics	Age																												
<p>† Margin of error is at least 10 percent of the total value. Take care with this statistic.</p> <p>37 Median age</p> <p>a little less than the figure in California: 38.4 a little less than the figure in United States: 39.2</p>	<p>Population by age range</p>  <table border="1"> <thead> <tr> <th>Age Range</th> <th>Population Percentage</th> </tr> </thead> <tbody> <tr><td>0-9</td><td>13%[†]</td></tr> <tr><td>10-19</td><td>14%[†]</td></tr> <tr><td>20-29</td><td>13%[†]</td></tr> <tr><td>30-39</td><td>16%[†]</td></tr> <tr><td>40-49</td><td>13%[†]</td></tr> <tr><td>50-59</td><td>11%[†]</td></tr> <tr><td>60-69</td><td>12%[†]</td></tr> <tr><td>70-79</td><td>6%[†]</td></tr> <tr><td>80+</td><td>3%[†]</td></tr> </tbody> </table> <p>Population by age category</p>  <table border="1"> <thead> <tr> <th>Age Category</th> <th>Population Percentage</th> </tr> </thead> <tbody> <tr><td>Under 18</td><td>23.9%</td></tr> <tr><td>18 to 64</td><td>62%</td></tr> <tr><td>65 and over</td><td>14.3%</td></tr> </tbody> </table>	Age Range	Population Percentage	0-9	13% [†]	10-19	14% [†]	20-29	13% [†]	30-39	16% [†]	40-49	13% [†]	50-59	11% [†]	60-69	12% [†]	70-79	6% [†]	80+	3% [†]	Age Category	Population Percentage	Under 18	23.9%	18 to 64	62%	65 and over	14.3%
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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% $\pm 2.3\%$	32,065 $\pm 3,748.4$	21.3% $\pm 0\%$ 8,411,338 $\pm 28,715.7$ 21.4% $\pm 0\%$ 72,929,312
18 to 64	61.8% $\pm 5.8\%$	83,015 $\pm 5,127$	62.1% $\pm 0\%$ 24,495,064 $\pm 52,425.9$ 60.6% $\pm 0\%$ 205,936,395
65 and over	14.3% $\pm 1.3\%$	19,196 $\pm 2,193.9$	16.6% $\pm 0\%$ 6,524,861 $\pm 34,663.3$ 18% $\pm 0\%$ 61,245,283

Economics

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

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

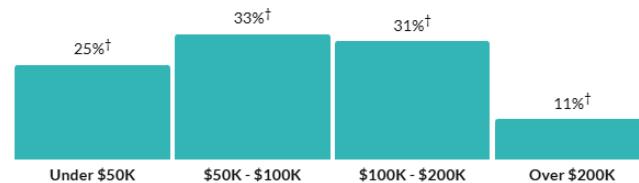
\$89,075

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)



Poverty
Non-poverty

Seniors (65 and over)



Poverty
Non-poverty

[Show data / Embed](#)

[Show data / Embed](#)

Transportation to work

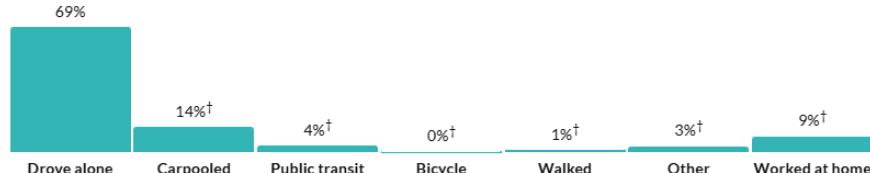
29 minutes

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

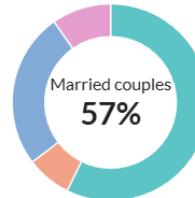
Persons per household

about 20 percent higher than the figure in

California: 2.8

about 1.3 times the figure in United States: 2.5

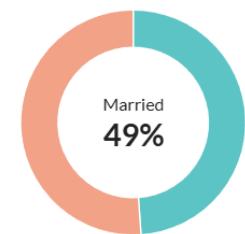
Population by household type



Married couples
Male householder
Female householder
Non-family

Show data / Embed

Marital status

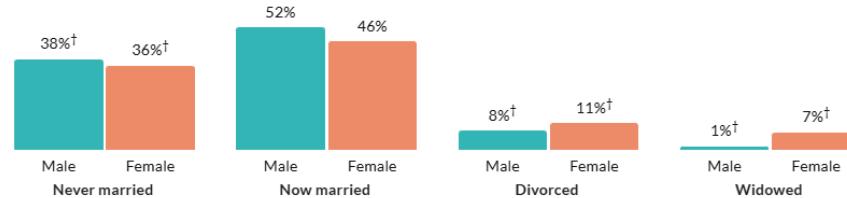


Married
Single

* Universe: Population 15 years and over

Show data / Embed

Marital status, by sex



Show data / Embed

Fertility

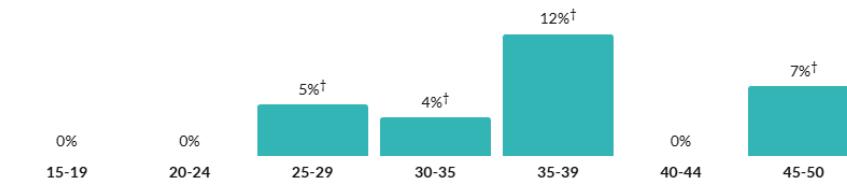
4.6%

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

N/A%

MEN

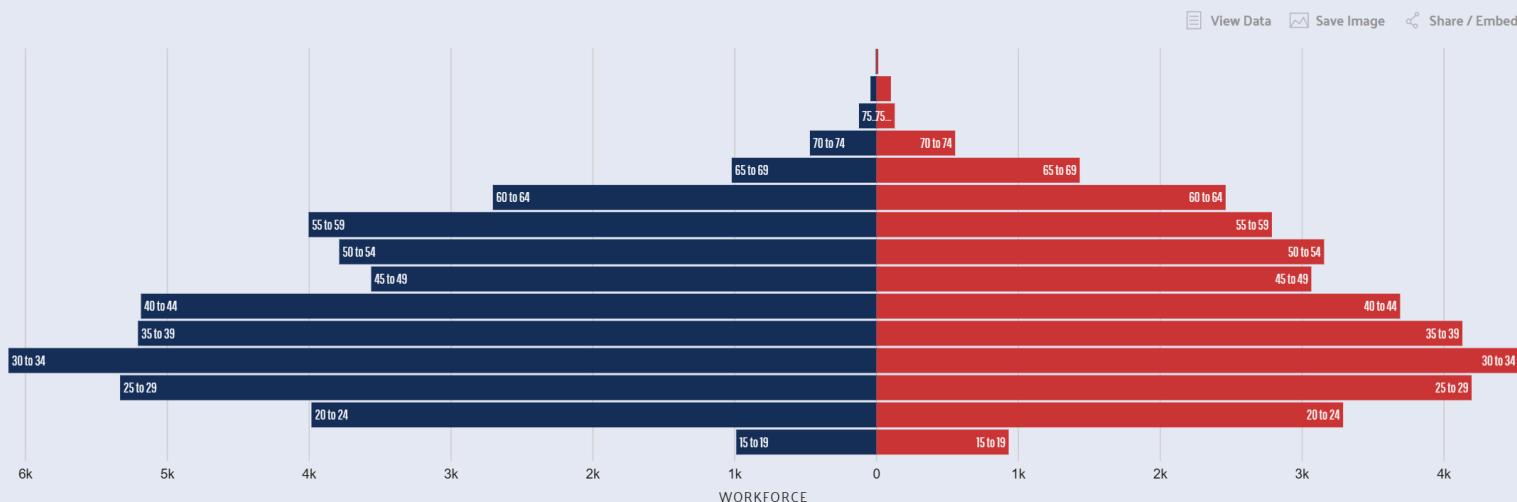
N/A%

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](#).



Occupations

All	0.54%	0.516%	0.504%	0.504%	0.493%	0.479%	0.465%
Workforce	0.464%	0.406%	0.391%	0.381%	0.371%	0.351%	0.341%
Value	0.427%	0.244%	0.239%	0.239%	0.239%	0.239%	0.239%

N/A

N/A VALUE

The most common job groups, by number of people living in San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA, are N/A. This chart illustrates the share breakdown of the primary jobs held by residents of San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA.

Data from the Census Bureau ACS PUMS 5-Year Estimate.

INDUSTRIES

Employment by Industries

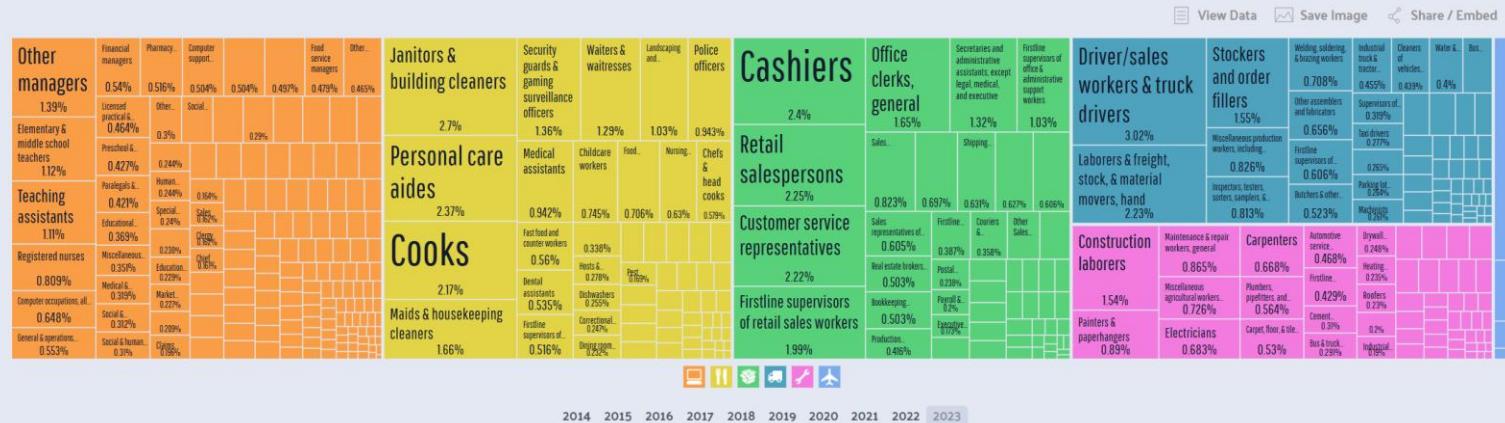
Workforce	0.53%	0.516%	0.504%	0.504%	0.493%	0.479%	0.465%
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Value	0.427%	0.244%	0.239%	0.239%	0.239%	0.239%	0.239%

N/A

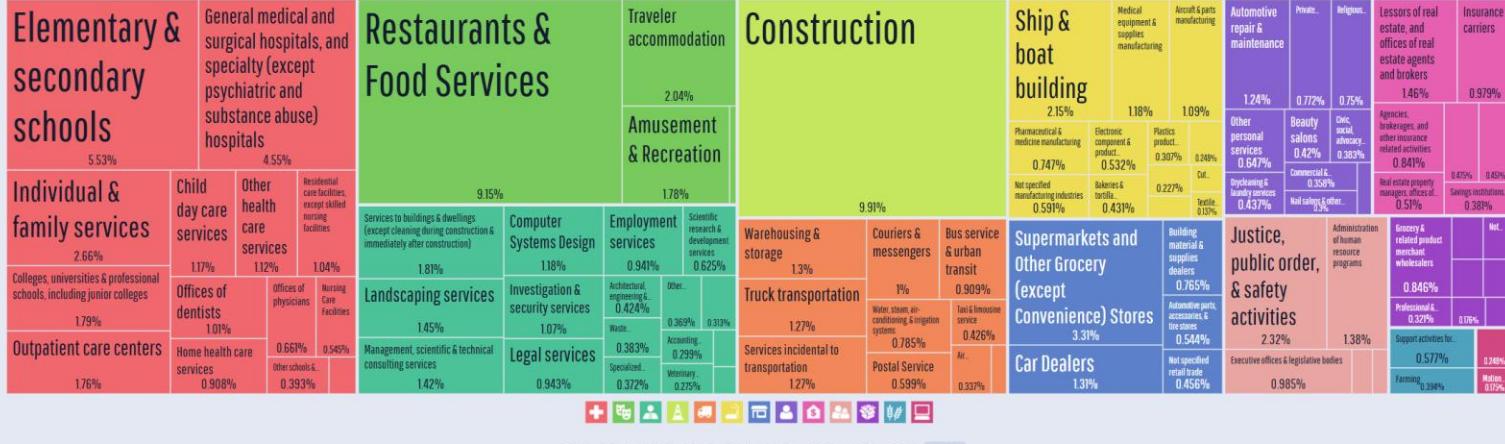
N/A VALUE

The most common employment sectors for those who live in San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA, are N/A. This chart shows the share breakdown of the primary industries for residents of San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA, though some of these residents may live in San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from the Census Bureau ACS PUMS 5-Year Estimate.



Employment by Industries



DEMOGRAPHICS

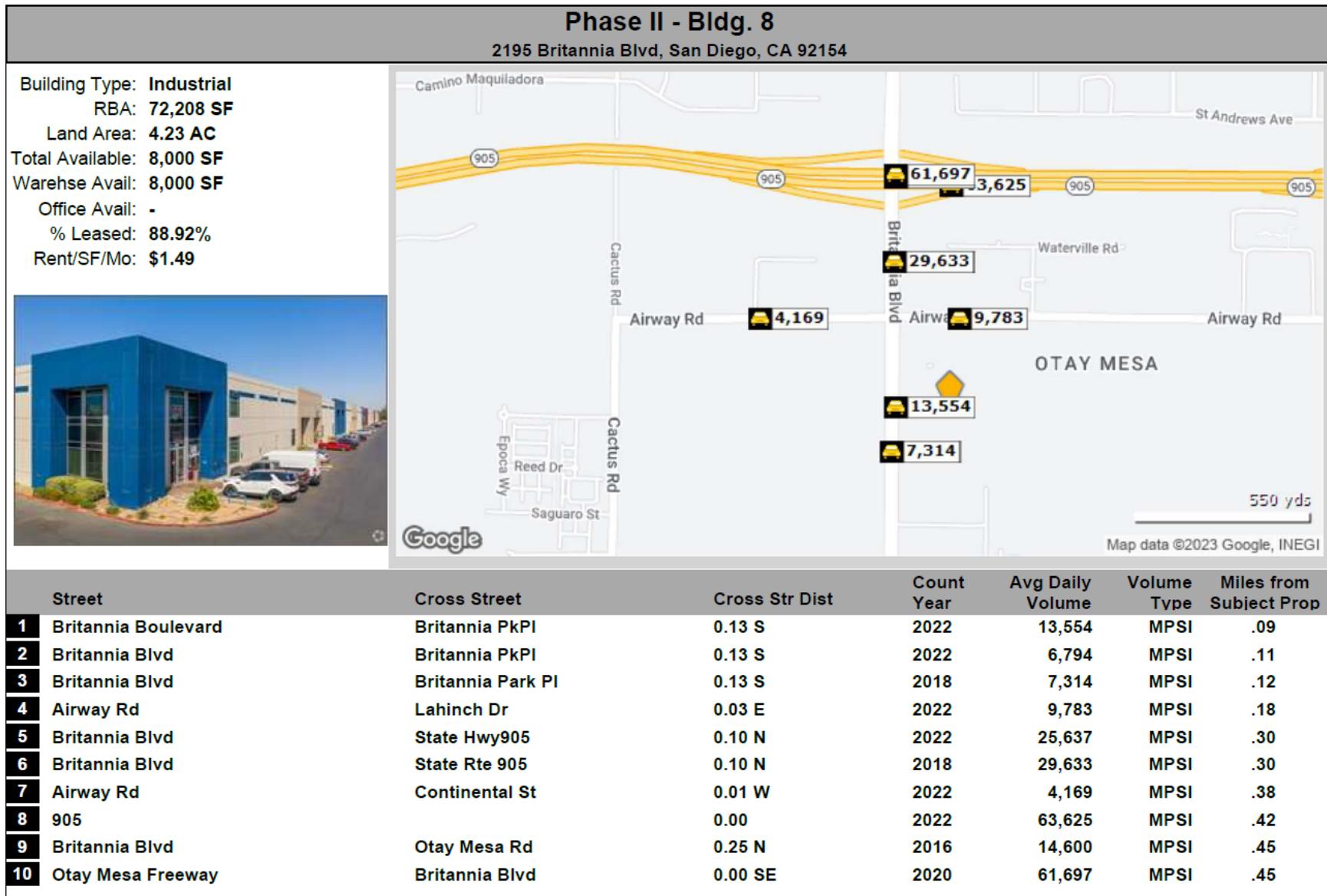
2195 BRITANNIA BLVD INDUSTRIAL SPACE FOR LEASE

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			
<\$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 <input type="text"/> For Lease <input type="button" value="▼"/> Industrial + 1 <input type="button" value="▼"/> 4K - 20K SF <input type="button" value="▼"/> 												Clear	<input data-bbox="1721 383 1805 408" type="button" value="Filters"/> 	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	
<input checked="" type="checkbox"/>	1405 30th St				Industrial			C	Existing	32,005	7,249	\$1.33	Warehouse	San Diego	San Ysidro/Otay Mesa	
<input checked="" type="checkbox"/>	2195 Britannia Blvd	Phase II - Bldg. 8			Industrial			B	Existing	72,208	8,000	\$1.49	Distribution	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	2350 Marconi Pl				Industrial			B	Existing	33,598	23,124	\$1.50 - 1.75	Warehouse	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	1515-1539 Olivella Way	Bldg A			Industrial			B	Existing	12,446	12,064	\$1.50	Warehouse	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	9295 Siempre Viva Rd	Building 8			Industrial			C	Existing	36,266	29,946	\$1.25 - 1.35	Manufacturing	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	2323 Avenida Costa Este	Bldg B			Industrial			B	Existing	106,607	17,733	\$0.74 - 0.91 (Est.)	Warehouse	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	6825 Gateway Park Dr	Lot 8			Industrial			C	Existing	29,164	13,000	\$0.83 - 1.01 (Est.)	Manufacturing	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	7510 Airway Rd				Industrial			B	Existing	44,840	10,217	\$1.35	Distribution	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	7880 Airway Rd	Bldg B			Industrial			B	Existing	57,751	15,575	\$1.35 - 3.00	Manufacturing	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	7920 Airway Rd	Bldg A			Industrial			B	Existing	74,916	6,031	\$1.35	Manufacturing	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	1840 Dornoch Ct				Industrial			B	Existing	77,760	9,767	\$0.85	Manufacturing	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	1855 Dornoch Ct	Dornoch II			Industrial			B	Existing	210,156	85,120	\$1.15	Distribution	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	2325 Michael Faraday Dr				Industrial			B	Existing	16,351	6,189	\$1.75	Warehouse	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	1641 Pacific Rim Ct	Pacific Rim Trade Center			Industrial			C	Existing	13,458	9,000	\$1.75	Manufacturing	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	2055 Sanyo Ave	Building 2			Industrial			B	Existing	208,692	18,500	\$1.20	Warehouse	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	La Media Road				Industrial			A	Under Constr...	256,789	256,789	\$0.84 - 1.03 (Est.)	Warehouse	San Diego	Otay Mesa	
<input checked="" type="checkbox"/>	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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