

9874 VIA DE LA AMISTAD

SAN DIEGO, CA 92154

±10,732 SF INDUSTRIAL/MANUFACTURING/DISTRIBUTION SPACE

FOR SALE/LEASE



OFFERING MEMORANDUM

9874 VIA DE LA AMISTAD

SAN DIEGO, CA 92154

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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\$3,995,000
SALE PRICE



\$1.65/SF NNN
LEASE RATE



PROPERTY SUMMARY



±10,732 SF
SQUARE FOOTAGE



29% OFFICE X 71% WAREHOUSE



±0.54 AC
LOT SIZE



4 ROLL-UP DOORS
WITH CUTOUT FOR 5



1 LOADING DOCK
ACCESS



FULLY FENCED STANDALONE CONCRETE
CONSTRUCTION



HIGH-IMAGE OFFICE IMPROVEMENTS



3 RESTROOMS



1,600 AMPS X 3-PHASE
POWER

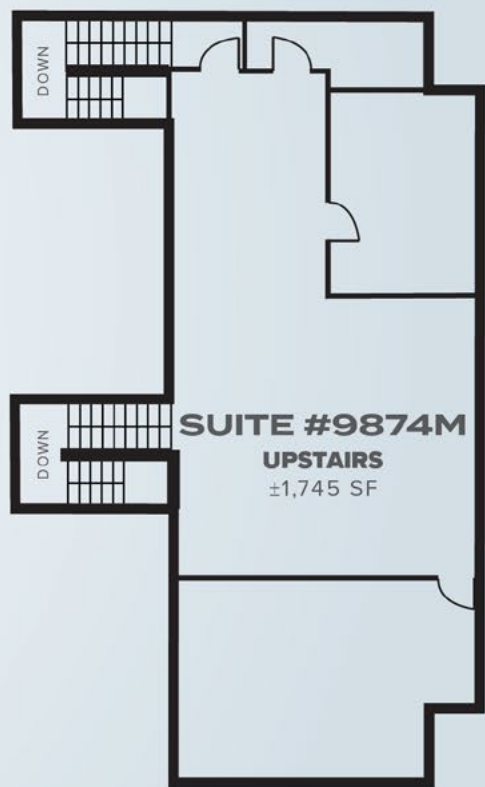
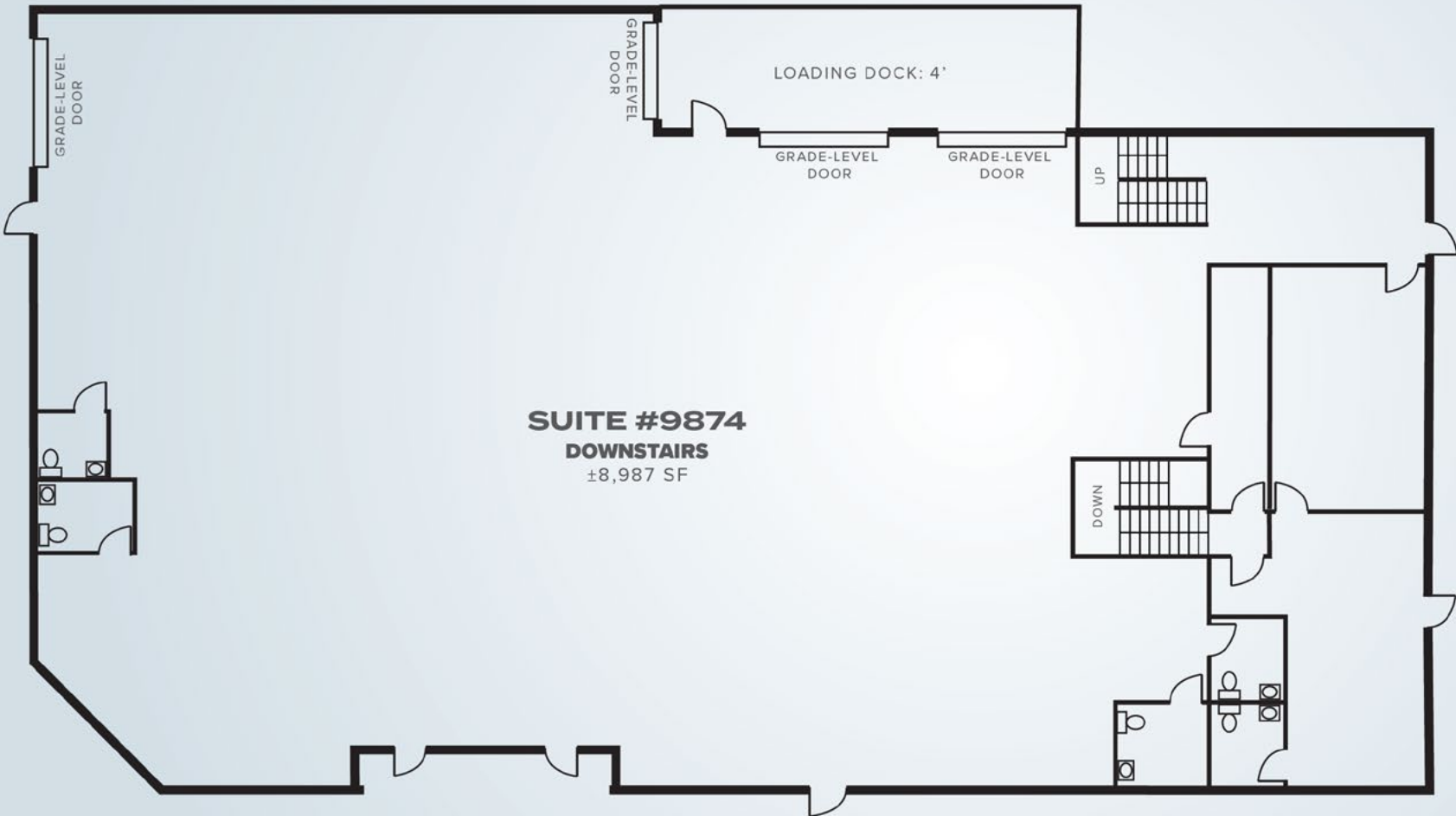


HVAC THROUGHOUT BUILDING



IL-2-1
ZONING

FLOOR PLAN



TENANT MAP



± 106,000 VPD



125



905

± 50,000 VPD



SIEMPRE VIVA RD ± 23,000 VPD



DRIVE TIME MAP



DOWNTOWN SAN DIEGO, CA

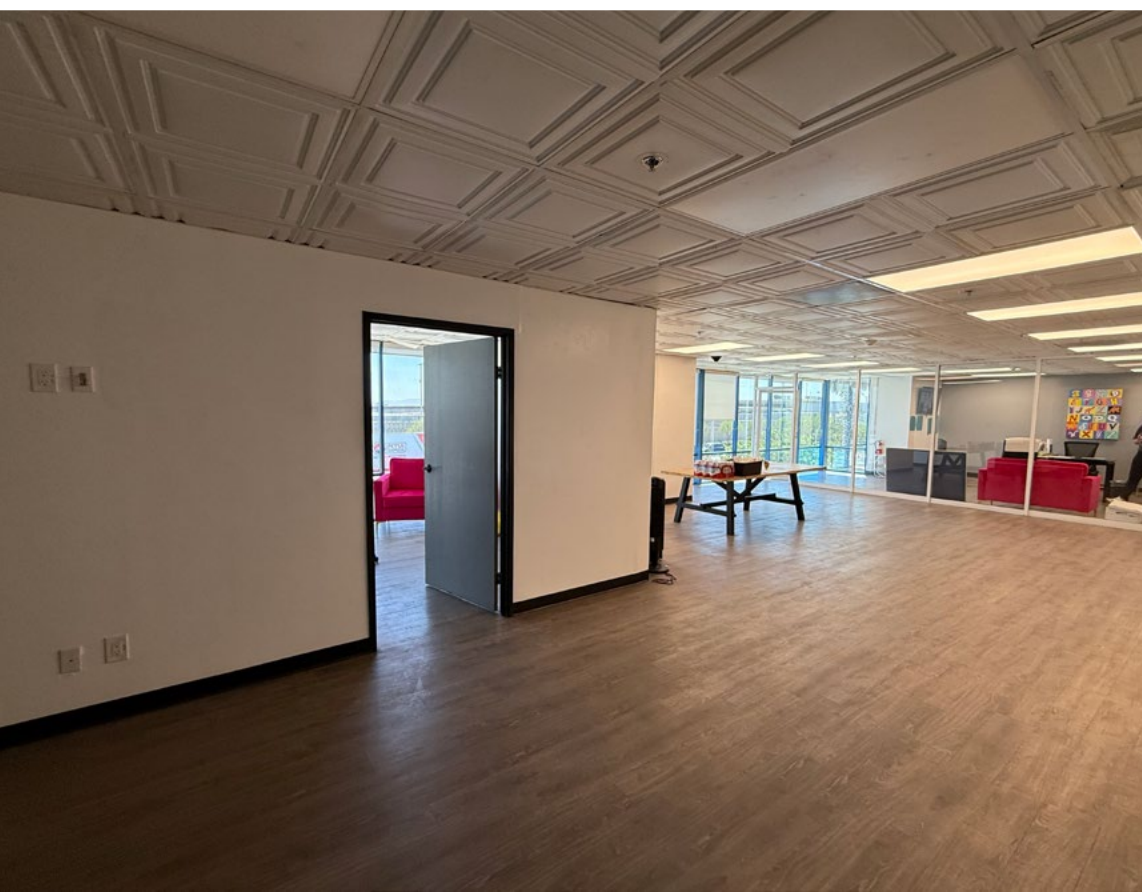
±23 MILES

SUBJECT PROPERTY

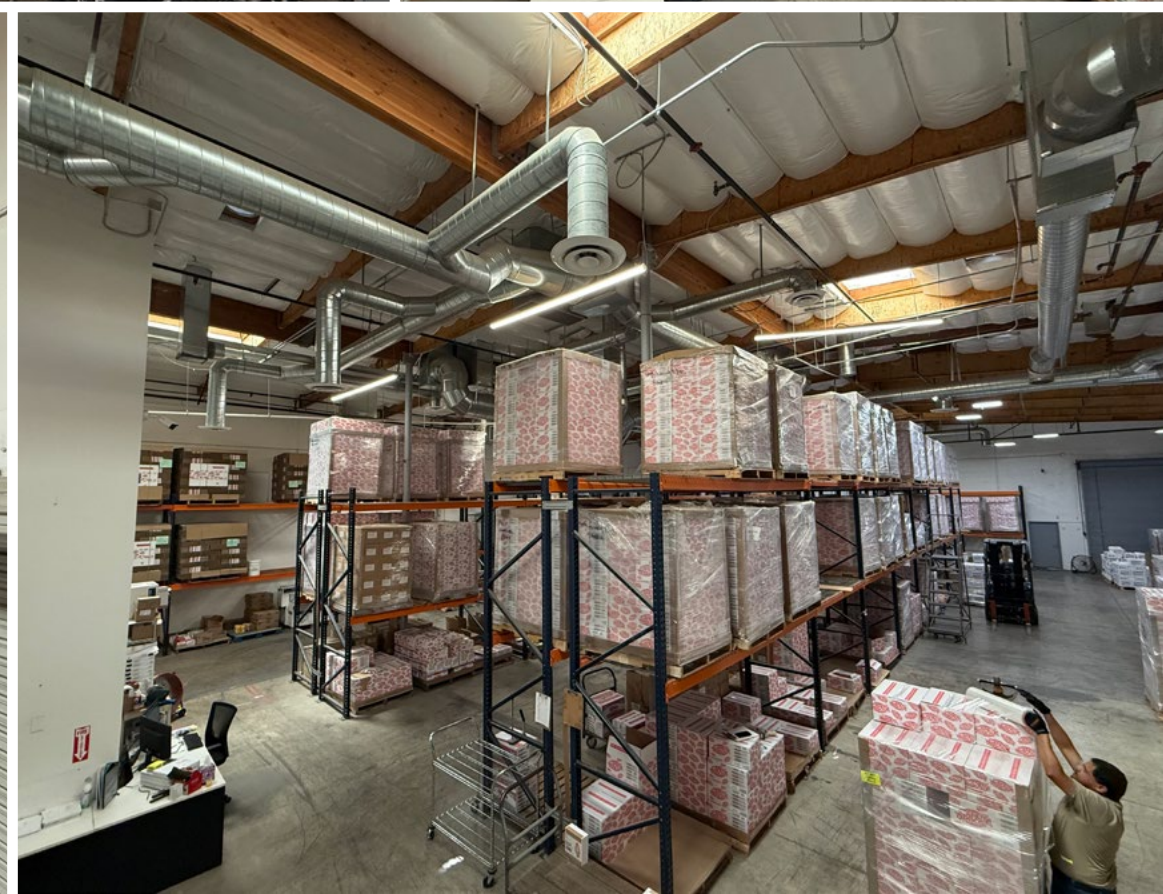
Drive Time

- 10 Minutes
- 15 Minutes
- 20 Minutes

OFFICE INTERIOR PHOTOS



WAREHOUSE INTERIOR PHOTOS



MARKET OVERVIEW

SPRING VALLEY, CALIFORNIA

SAN DIEGO, CA

San Diego's office and industrial real estate sectors reflect the region's diverse economy, strong innovation ecosystem, and strategic coastal location. The office market has been adjusting to evolving demand patterns, particularly as technology and life sciences firms continue to drive leasing in key submarkets like UTC, Sorrento Mesa, and Downtown. Vacancy rates have remained elevated in some traditional office nodes as hybrid work models persist, leading to selective tenant upgrades and an emphasis on flexible, amenity-rich space. Meanwhile, the industrial market remains highly competitive, fueled by limited supply, strong demand from logistics, biotech, and manufacturing users, and proximity to key transportation corridors and the border. Rents for industrial assets continue to show resilience, with modern facilities in Central San Diego and Otay Mesa drawing significant investor and occupier interest. Overall, both sectors are shaped by supply constraints, shifting tenant preferences, and San Diego's position as a regional innovation and distribution hub.

#3 IN BEST CITIES FOR RECREATION
(WALLETHUB, 2021)

#4 IN THE 15 MOST SUSTAINABLE CITIES IN THE U.S.
(ROCKET HOMES, 2021)

#9 IN MOST PET-FRIENDLY CITIES
(WALLETHUB, 2021)

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
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2025 Estimate	3,795	24,970	351,024
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HOUSEHOLDS	3-MILE	5-MILE	10-MILE
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2025 Estimate	12	6,129	100,653
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INCOME	3-MILE	5-MILE	10-MILE
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Avg. Household Income	\$107,500	\$132,359	\$115,260
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SAN DIEGO INDUSTRIAL



2.17M SF

NEW INDUSTRIAL CONSTRUCTION
IN Q4 2024



2.3M SF

Q3 LEASING ACTIVITY



230,500 JOBS

TRANSPORTATION AND WAREHOUSING
JOBS AS OF NOV. 2024

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 **9874 Via De La Amistad, 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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