

FOR SALE OR LEASE

1701 VESTA STREET, SAN DIEGO CA 92113

6,267 SF HARD CORNER INDUSTRIAL/FLEX SPACE



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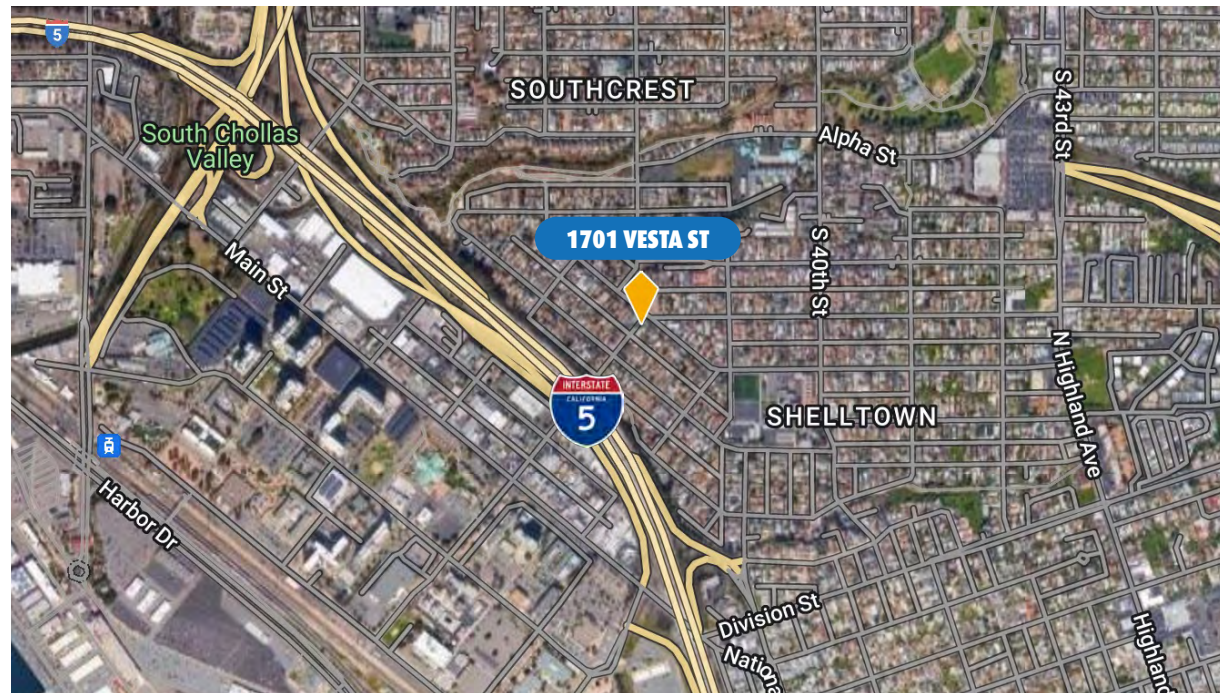
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PROPERTY OVERVIEW

- Hard-corner visibility
- Easy access to/from I-5 freeway
- Current zoning is RM-1-1, but “grandfathered” for commercial and industrial uses as legal non-conforming uses
- Year Built: 1940
- One grade level roll-up door with Internal loading dock
- 6,267 SF flex space that includes 500 SF of office space
- Sale Price: \$1,300,000 (± \$207.00/SF)
- Lease Rate: Negotiable



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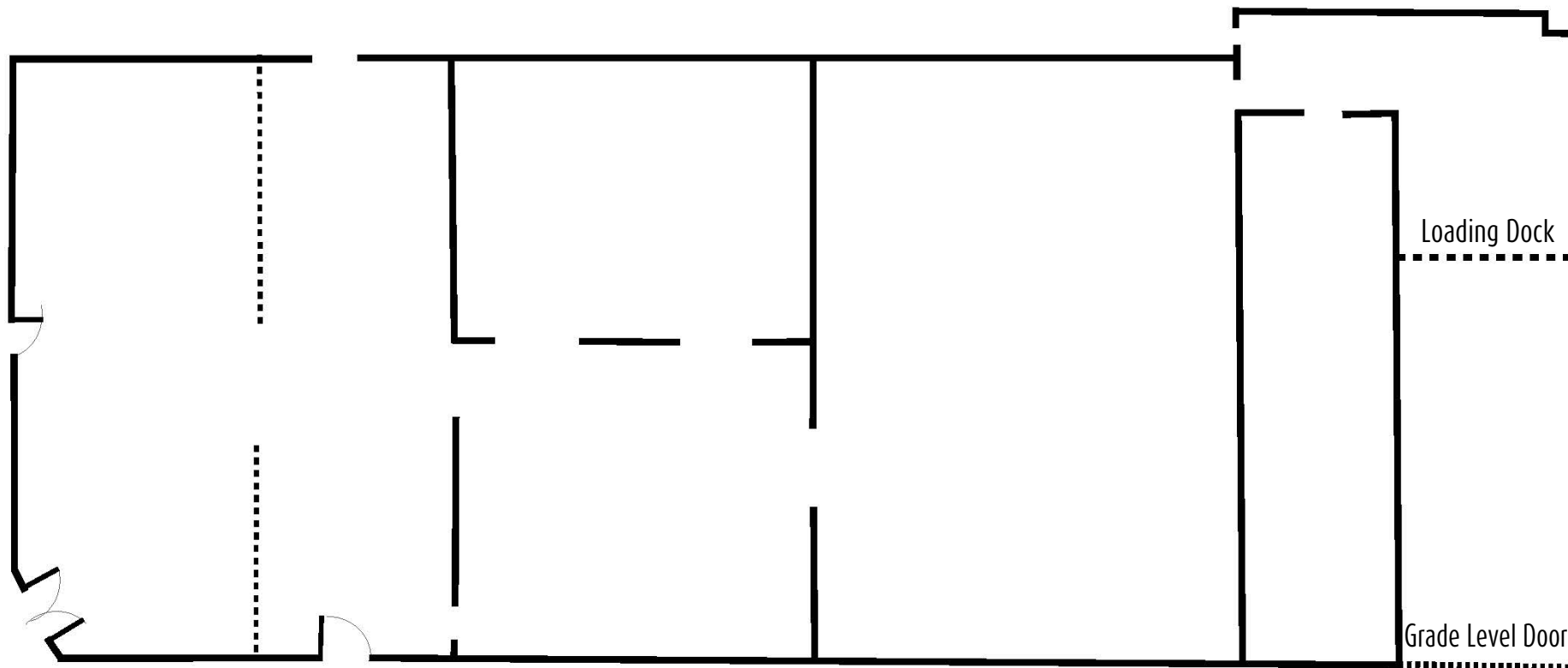
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FLOOR PLAN



FLOOR PLAN IS NOT TO SCALE AND
IS FOR ILLUSTRATIVE PURPOSES ONLY.



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OWNER/USER OPPORTUNITY AFTER TAX-EFFECTIVE MONTHLY COST PER RSF ANALYSIS

APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE:
 APPROXIMATE TOTAL SQUARE FOOTAGE:
 PURCHASE PRICE:
 PRICE PER SQUARE FOOT (shell plus tenant improvements):
 TOTAL PROJECT COST:
 DOWN PAYMENT %:
 DOWN PAYMENT \$:
 LOAN AMOUNT:
 INTEREST RATE:
 AMORTIZATION:

SCHEDULED IN PLACE RENTAL INCOME

TENANT INCOME (ANNUAL)

ESTIMATED ANNUAL PROPERTY EXPENSES (4):

MAINTENANCE (Estimate)
 INSURANCE (Estimate)
 TAXES (1.19651% of Sales Price)

TOTAL (5)

ANNUAL MORTGAGE EXPENSE (1)	ANNUAL PROPERTY EXPENSES	ANNUAL TENANT INCOME	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	AVG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	DEPRECIATION ANNUAL TAX SAVINGS (3)
(\$75,758)	(\$19,362)	\$0	(\$95,120)	\$21,027	(\$74,093)	\$6,417
MONTHLY COST PER SF (PROPERTY)			\$1.26		\$0.99	
MONTHLY COST PER SF (OCCUPIED SPACE)			\$1.26		\$0.99	



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DEMOGRAPHICS SUMMARY

Radius	1 Mile	2 Mile	10 Mile
Population			
2028 Projection	37,053	111,260	1,389,908
2023 Estimate	37,879	113,868	1,407,521
2010 Census	38,284	114,811	1,334,001
Growth 2023 - 2028	-2.18%	-2.29%	-1.25%
Growth 2010 - 2023	-1.06%	-0.82%	5.51%
2023 Population by Hispanic Origin			
2023 Population	37,879	113,868	1,407,521
White	29,203 77.10%	83,088 72.97%	1,003,576 71.30%
Black	4,190 11.06%	12,782 11.23%	120,548 8.56%
Am. Indian & Alaskan	680 1.80%	2,103 1.85%	18,927 1.34%
Asian	2,316 6.11%	11,214 9.85%	184,282 13.09%
Hawaiian & Pacific Island	230 0.61%	893 0.78%	10,231 0.73%
Other	1,261 3.33%	3,789 3.33%	69,956 4.97%
U.S. Armed Forces	6,375	10,948	39,972
Households			
2028 Projection	7,368	25,518	490,443
2023 Estimate	7,597	26,263	496,427
2010 Census	7,900	27,099	468,084
Growth 2023 - 2028	-3.01%	-2.84%	-1.21%
Growth 2010 - 2023	-3.84%	-3.08%	6.06%
Owner Occupied	2,411 31.74%	8,055 30.67%	226,290 45.58%
Renter Occupied	5,187 68.28%	18,209 69.33%	270,137 54.42%
2023 Households by HH Income			
Income: <\$25,000	1,610 21.19%	6,207 23.63%	74,605 15.03%
Income: \$25,000 - \$50,000	2,327 30.63%	7,463 28.42%	86,370 17.40%
Income: \$50,000 - \$75,000	1,418 18.66%	4,986 18.98%	80,340 16.18%
Income: \$75,000 - \$100,000	1,072 14.11%	3,380 12.87%	67,559 13.61%
Income: \$100,000 - \$125,000	415 5.46%	1,431 5.45%	55,757 11.23%
Income: \$125,000 - \$150,000	347 4.57%	1,277 4.86%	40,037 8.07%
Income: \$150,000 - \$200,000	234 3.08%	715 2.72%	43,335 8.73%
Income: \$200,000+	175 2.30%	804 3.06%	48,423 9.75%
2023 Avg Household Income	\$63,334	\$63,924	\$99,847
2023 Med Household Income	\$48,135	\$47,796	\$77,552



INTERIOR LOADING DOCK



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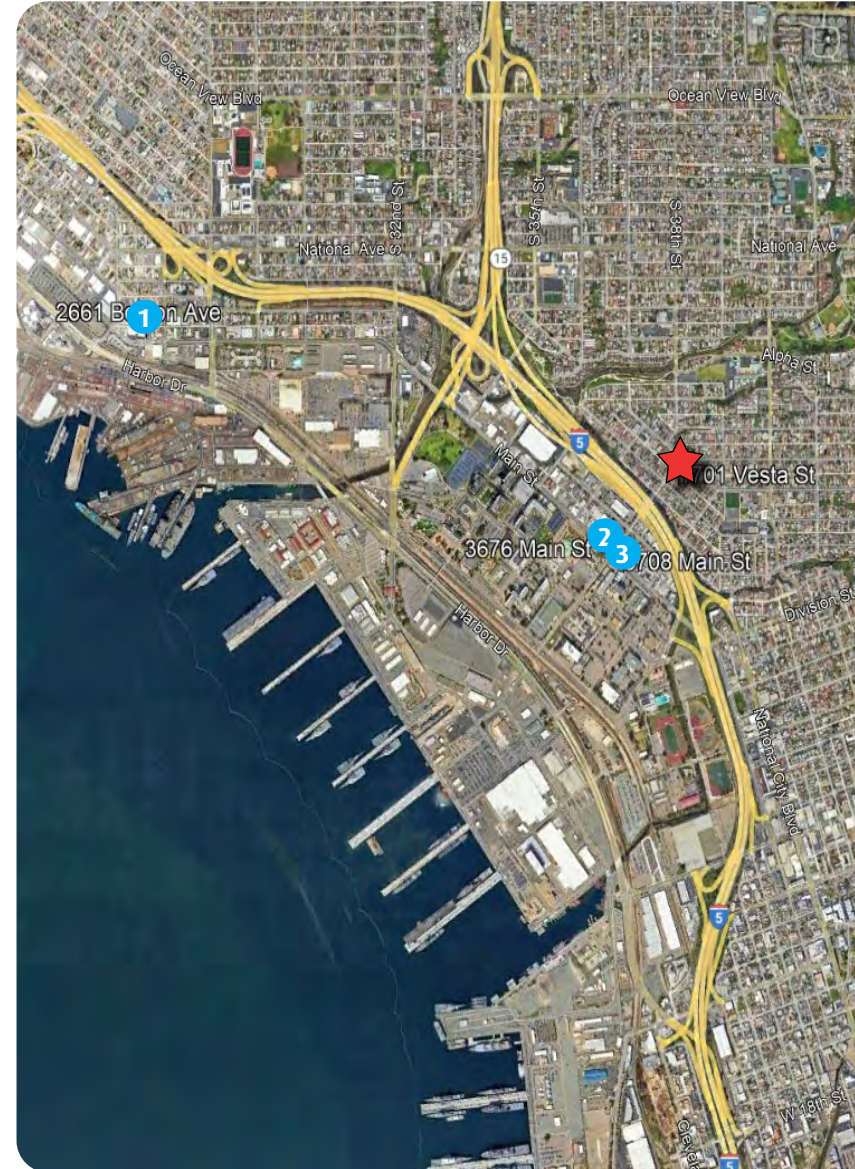
OWNER/USER SALES COMPARABLES



SUBJECT PROPERTY



★ 1701 VESTA ST SAN DIEGO, CA 92113	Address	1 2661 BOSTON AVE SAN DIEGO, CA 92113	2 3676 MAIN ST SAN DIEGO, CA 921133676	3 3708 MAIN ST
1,300,000	Sale Price			
\$207.00	Price/SF Building	\$259.01	\$244.14	\$322.26
6,267	Building RSF	4,826	2,560	4,965
1940	Year Built			
---	Sale Date	1/4/23	12/30/21	6/29/22
INDUSTRIAL FLEX	Description	INDUSTRIAL WAREHOUSE	INDUSTRIAL SERVICE	INDUSTRIAL SERVICE



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