

# 410, 414 & 416 N. HALE AVE - ESCONDIDO, CA 92029

OCCUPIED BY THE SAME TENANT ("NE-MO'S") FOR 50 YEARS

## SINGLE TENANT INDUSTRIAL NET LEASED INVESTMENT





59,757 Square Feet of Industrial Space  
Located on 3.69 Acres of M1 Zoned Land

# OFFERING SUMMARY

## THE OPPORTUNITY

- 100% leased by Ne-Mo's Bakery "Ne-Mo's" (<https://www.nemosbakery.com/>) through January 31, 2032.
- Ne-Mo's is the original tenant since the facility was constructed in 1975. This is a vitally important facility for Ne-Mo's food production and bakery needs. Ne-Mo's is owned by Cotton Creek Capital who is an operationally focused private equity firm that invests in lower middle market companies in the food and beverage, infrastructure services, specialty chemical, building products, and industrial service sectors.
- The property consists of three (3) contiguous parcels of land totaling a spacious 3.69 acres of M1 Zoned Industrial land. The properties M1 Zoning allows for industrial outside storage (IOS) which is most highly coveted in the City of Escondido
- The properties' superior location directly abuts Interstate 15 and located blocks from the Interstate 15 - Highway 78 Interchange.
- This is Absolute NET lease requiring zero Landlord responsibilities.



**CLICK TO VIEW DEAL PAGE OF  
OFFERING MEMORANDUM**



## PROPERTY HIGHLIGHTS



**59,757 Total Building SF**

Comprised of 7 buildings



**3.69 Acres of Land**

3 separate legal parcels



**27,221 SF of Ancillary  
Industrial Buildings**

Dry goods storage, office,  
maintenance & cooler space



**32,536 SF Main  
Manufacturing Building**

Food production &  
processing building



**100% Leased through  
January 31, 2032**

Single Tenant NNN Lease



**Stabilized Cash Flow  
6.5% First Year CAP Rate**



**Strong Credit Tenant**

50 Years of historic occupancy



**Purchase Price**

\$14,560,000



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