

**MAJOR PRICE REDUCTION!**  
**NOW \$3,425,000**



**9** PARK  
**8** CENTER  
**5** DRIVE

VISTA | 92081

**LA** LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**WR** WILLIAMS ROTH GROUP  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

**FOR SALE | \$3,425,000 | 10,310 SF**  
**INDUSTRIAL OWNER USER OPPORTUNITY**

# PROPERTY HIGHLIGHTS



## SINGLE TENANT INDUSTRIAL BUILDING

Rare freestanding industrial building centrally located in the Vista Business Park.



## ATTRACTIVE BUILDING FEATURES

±20% office buildout, ±1,200 SF bonus mezzanine, 18' – 20' clear height, and 800-amps with 120/208v power service.



## IDEAL OWNER USER OPPORTUNITY

Available to occupy for buyer at, or shortly after, Close of Escrow.



## 30KW SOLAR SYSTEM ON ROOF

Installed in 2018 with 118 255 watt Orion Solar Panels, 59 Solar Power Optimizer and three 10kw SolarEdge Inverters.



## VARIOUS BUILDING UPGRADES

1.5" water line, 2.25" gas line, Cox Fiber, access control system, air compressor, security systems and electrical drops.



## ASKING PRICE

~~\$3,605,000~~

## \$3,425,000

# PROPERTY FEATURES



**BUILDING SF** 10,310 SF

**YEAR BUILT:** 1990

**LOT SIZE:** 0.59 ACRES (25,752 SF)

**LOADING:** 2 GRADE LEVEL DOORS

**OFFICE SF:** ±2,200 SF

**CLEAR HEIGHT:** 18'-20'

**BONUS MEZZANINE:** 1,200 SF

**PARKING :** 28 SPACES (2.72/1,000 SF)

**ZONING:** SP-VBP

**SPRINKLERS:** YES

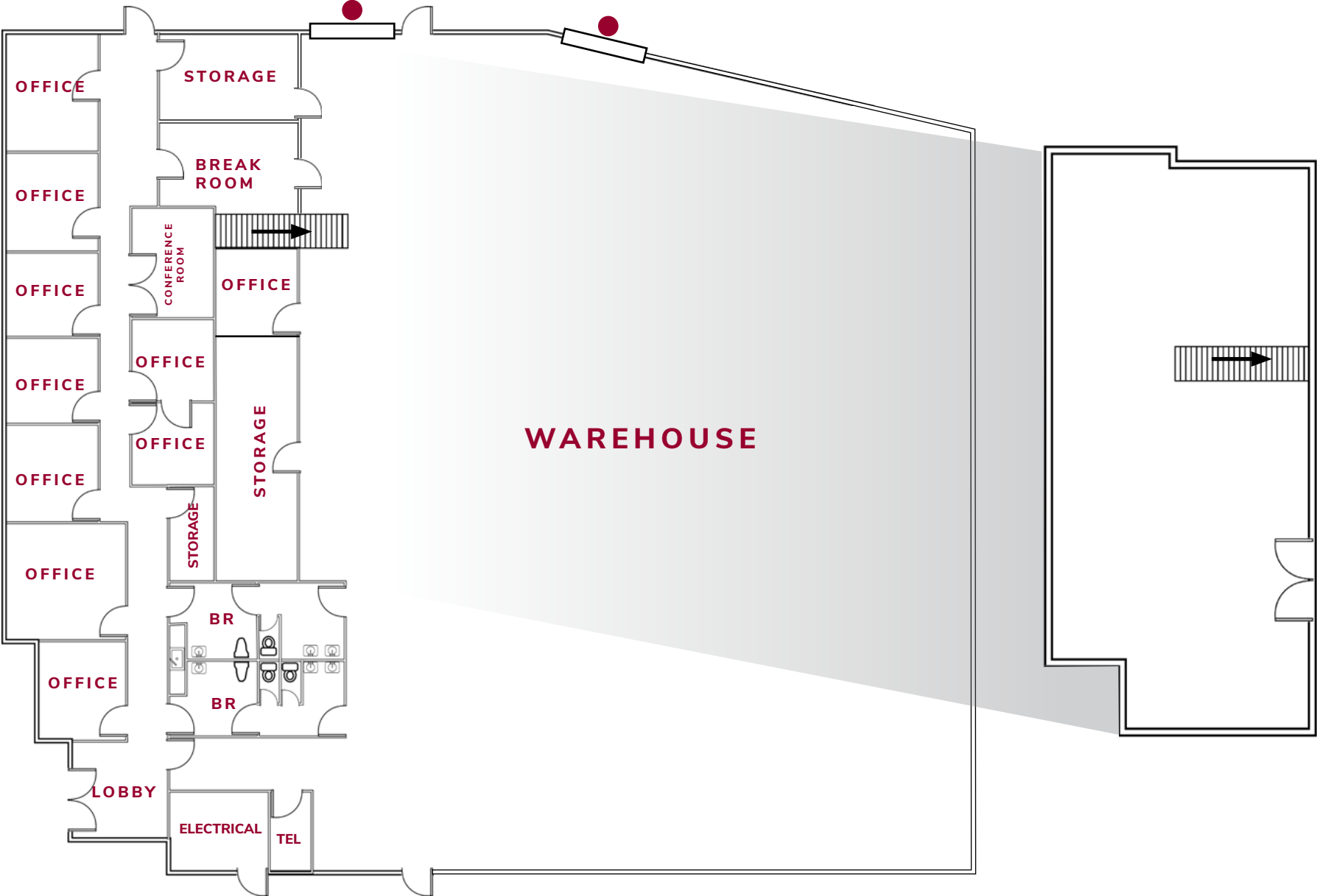
**POWER:** 800a, 120/208v

**SOLAR:** 30 kW



# FLOOR PLAN

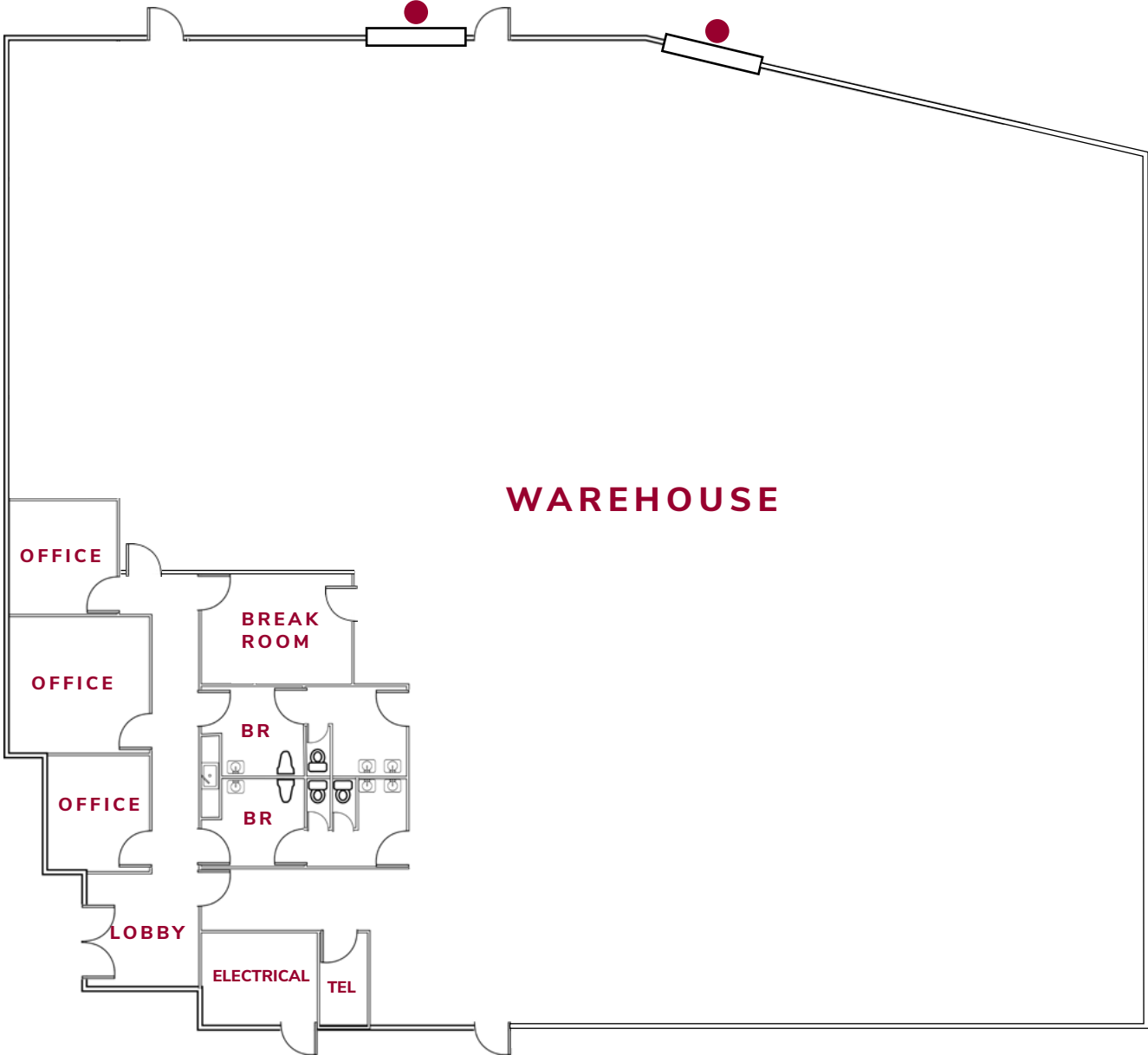
BONUS MEZZANINE



● = grade level door

# CONCEPTUAL FLOOR PLAN

\* This is a conceptual low finish floor plan to reduce office square footage to approximately ±10% office / ±90% warehouse.



● = grade level door

# SBA 504 LOAN STRUCTURE



## SBA 504 LOAN STRUCTURE

Craig Samson  
 VP, Senior Loan Officer  
 Cell: 9499039318  
 craig@calstatewide.com

**Williams Roth Group 760-448-1369**

### USE OF PROCEEDS

<b>Purchase Price</b>	\$3,605,000
Improvements	\$0
Contingency	\$0
Equipment, FF&E	\$0

### Closing Costs (estimated)

SBA Eligible Soft Costs	\$0
SBA Eligible Hard Costs	\$0

**Total Project Costs \$3,605,000**

**985 Park Center Drive Vista**  
 Sq. Ft. 10,310  
 Price per Sq. Ft. \$349.66



### Sample Financing Scenario

		<u>AMOUNT</u>	<u>RATE</u>	<u>TERM</u>	<u>AMORT</u>	<u>MONTHLY PMT</u>
<b>Bank 1st Mortgage</b>	50%	\$ 1,802,500	6.55%	25 Yrs	25	\$ 12,227
<b>SBA 504 2nd Mortgage*</b>	40%	\$ 1,442,000	5.00%	25 Yrs	25	\$ 10,348
<b>Borrower Down Payment</b>	10%	\$ 360,500				
			<b><u>Blended Rate</u></b>			
			<b>5.86%</b>			
					<b>Total Monthly:</b>	<b>\$ 22,575</b>
					<b>Total Annual:</b>	<b>\$ 270,903</b>

\*SBA fees to be financed at funding estimated at \$34,000

Monthly Costs	<u>PFS</u>	<u>Monthly</u>	Adjusted Monthly Costs	<u>PFS</u>	<u>Monthly</u>
Mortgage Payments	\$2.19	\$ 22,575	Total Monthly Payment	\$2.19	\$ 22,575
			Less Depreciation	(\$0.60)	-\$6,162
<b>Total Monthly Payment</b>	<b>\$2.19</b>	<b>\$22,575</b>	<b>Total Adjusted Monthly Payment</b>	<b>\$1.59</b>	<b>\$16,413</b>

# NEARBY RETAIL & AMENITIES



**1 north county square**

Rubios  
BANK OF AMERICA  
Starbucks  
Walmart  
Target  
LA FITNESS

**2 buena vista**

JUNMAI  
ALOHANA  
Leucadia  
Chevron

**5 vista palomar park**

Flame Broiler  
Jack in the Box  
WELLS FARGO  
TACO BELL  
Starbucks  
7-Eleven  
Palomar

**985**  
Park Center Drive

**3 the square @ bressi ranch**

BevMo!  
SPROUTS  
CVS pharmacy  
MENDOCINO FARMS sandwich market

**4 bressi ranch village center**

TRADER JOE'S  
LUNA GRILL FRESH MEDITERRANEAN  
Board & Brew  
Peet's Coffee & Tea  
HOOKED ON POKE  
rubio's CRYSTAL BELL  
nektar JUICE BAR

**6 grand plaza**

NORDSTROM  
rack  
SPROUTS FARMERS MARKET  
ROSS NEEDS FOR LESS  
ULTA  
Massage Envy  
FIVE GUYS BURGERS & FRIES  
Starbucks  
L.L. Bean  
WOOD-FIRED PIZZA  
BOUDIN SF  
MISSION



# Vista

## Californias craft beer capital

most craft breweries per capita of any california city



## Vistas local industries

manufacturing  
warehousing  
logistics  
action sports

life sciences  
maritime  
active lifestyle  
information technology





**9** PARK  
**8** CENTER  
**5** DRIVE

V I S T A | 92081



Rusty Williams, SIOR  
(760) 448-2453  
rwilliams@lee-associates.com  
DRE Lic#01390702

Chris Roth, SIOR  
(760) 448-2448  
croth@lee-associates.com  
DRE Lic#01789067

Jake Rubendall, SIOR  
(760) 448-1369  
jrubendall@lee-associates.com  
DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonorh

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