

FOR SALE

OFFERING MEMORANDUM

6259 PROGRESSIVE DR SUITE 300

SAN DIEGO, CA 92154

MATTHEWS™



FOR SALE

6259 PROGRESSIVE DR SUITE 300

SAN DIEGO, CA 92154

EXCLUSIVELY LISTED BY

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DAVID HARRINGTON

Broker of Record

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PROPERTY SUMMARY



\$2,000,000



±7,000 SF RBA



23' TO CEILING, 18' TO BEAM



BUILT IN 2006



1 GRADE LEVEL DOOR



**IMMEDIATE PROXIMITY
TO OTAY MESA DMV**



1 SHARED DOCK WELL



**CLOSE PROXIMITY TO
I-905, I-5, AND SR-125**



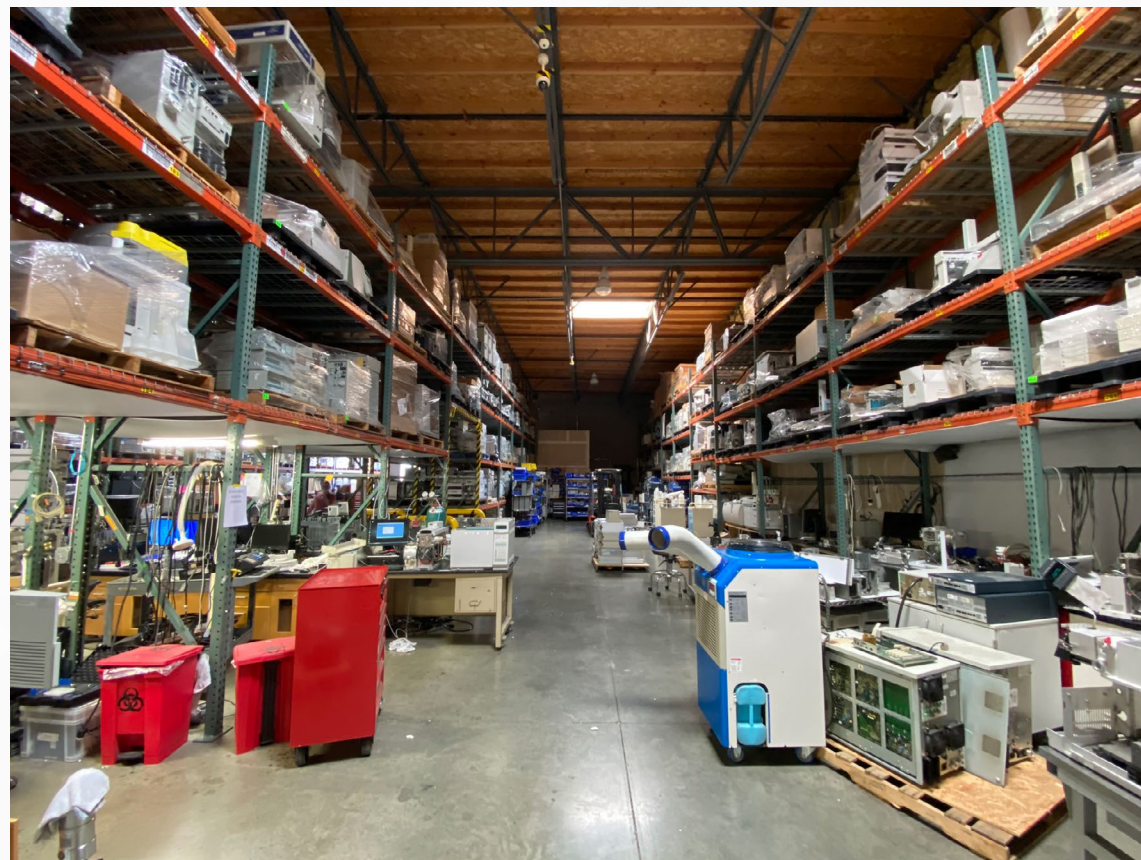
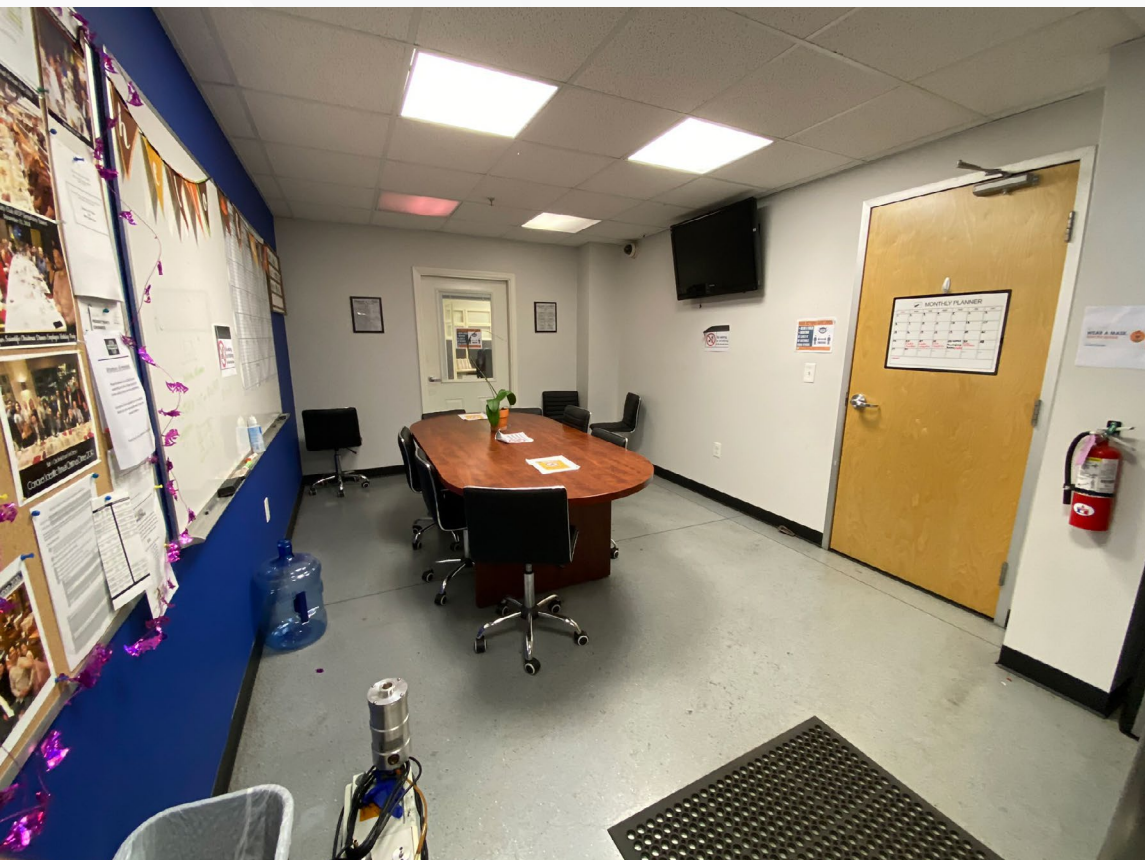
**3 PRIVATE OFFICES,
OPEN BULL-PEN OFFICE,
AND BREAK ROOM**



**INDUSTRIAL/OFFICE
/SHOWROOM**









SUBJECT PROPERTY

PROGRESSIVE AVE





MARKET OVERVIEW

SAN DIEGO, CA

San Diego, CA, is a key industrial and logistics hub strategically positioned along the U.S.-Mexico border with direct access to major transportation networks, including Interstates 5, 8, and 15, as well as the Port of San Diego and multiple international trade corridors. The region's industrial market is driven by a diverse economy, anchored by defense, biotech, aerospace, and cross-border manufacturing, creating strong demand for warehousing, distribution, and light industrial space. With limited land availability and high barriers to entry, San Diego's industrial sector maintains low vacancy rates and steady rental growth, making it a desirable location for investors and tenants alike.

The city's proximity to Mexico through the Otay Mesa Port of Entry enhances its role as a critical link in global supply chains, supporting logistics, manufacturing, and e-commerce operations. Continued infrastructure investments, including the expansion of cross-border trade facilities and improvements to freight corridors, further strengthen the region's industrial capabilities. Additionally, San Diego's skilled workforce, access to research institutions, and commitment to sustainability initiatives contribute to a stable and growing industrial market, positioning the area as a long-term strategic location for industrial real estate investment.

#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
2025 Estimate	65,638	247,161	582,297
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Estimate	16,759	68,795	171,528
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$109,917	\$110,085	\$104,786

MARKET OVERVIEW

ECONOMY

With its warm, year-round climate, 70 miles of sun-soaked coastline, and world-famous attractions, San Diego is a top tourist destination. But this Southern California metropolis with a laidback vibe is also home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, Smart City technology, software, electronics, and other major innovative industries. Additionally, San Diego is one of the most pet-friendly cities in the country.

The vitality of San Diego's economy is reliant upon the strength of the region's four economic drivers - innovation, military, tourism, and local. San Diego is one of the top 10 visitor and meeting destinations in the U.S., with a growing sector focused on arts and culture. More than 35 million people visit San Diego each year. Many of San Diego's business leaders first visited the region as a tourist or convention delegate. Tourism, a key driver behind the region's local economy, accounted for 13 percent of the region's total jobs. Overall, San Diego has a gross metro product of \$264 billion.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2712 Bemis Road, Valdesta, GA 31602** ("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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN" or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



