

**IRREPLACEABLE LOCATION  
IN THE HEART OF SAN DIEGO**

**IDEAL TENANT – WITH “A”  
CREDIT RATING**

**NEW 12 YEAR LEASE WITH  
NO TERMINATION OPTIONS**

**CRITICAL MASS - 116,000  
SQFT ON 10.6 ACRES**

**COMPLETE RENOVATION  
AND REPOSITION**

# AMAZON KEARNY MESA

CUSHMAN & WAKEFIELD'S NATIONAL INDUSTRIAL ADVISORY GROUP



# EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire **Amazon Kearny Mesa** (the "Property"), a 100% leased (12-years) industrial building located in a prime infill location in San Diego's most sought-after industrial submarket. Comprised of one industrial building, totaling 116,000 square feet, the Property features concrete tilt up construction, well designed ingress/egress, efficient warehouse and office layouts, dock & grade loading capabilities and ample parking.

The Property is ideally located along the 163 freeway, providing seamless access to the submarket's major thoroughfares and the region's freeway infrastructure via nearby freeways located just a few blocks away.

The Property's strategic location within the Kearny Mesa submarket is central to San Diego County's various residential communities, San Diego International Airport, the Port of San Diego and the extensive amenity base San Diego has to offer.

The Property is 100% leased for 12 years with annual, fixed contractual rent increases that provides stable in-place income that is also backed by a parent guarantee as an additional credit enhancement. Ownership has invested substantial capital towards project upgrades and renovations.





## PREMIER LOCATION

- Kearny Mesa is the most coveted industrial market in the county
- Central location providing immediate access to the I-15 & I-805
- Access to large labor supply



## CREDIT TENANT

- 12-Year Lease with Amazon.com, Inc. has an "A" credit rating with a \$1.58T market cap
- 100% renewal of all LMDS leases nationally – scaling the network with more facilities (Amazon has never vacated)
- 200 LMDSs and PrimeNow hubs are in operation today, 600-700+ more planned or under development



## CRITICAL MASS

- The 116,000 SF Project represents a rare opportunity to acquire mass in this infill location
- One of only 10 buildings over 100K SF in Kearny Mesa, of which there is no vacancy
- Over a 10 acre site in the heart of San Diego's most coveted industrial submarket



## IDEAL PRODUCT TYPE

- Distribution in Kearny Mesa among most desired asset type
- Limited new construction of similar product type
- Low coverage nature provides benefit for various users

INVESTMENT HIGHLIGHTS





**RENTABLE  
SQUARE FEET**

116,000 SF (104,510 SF after Renovation)

**BUILDING**

Industrial Distribution Building

**OCCUPANCY**

100%

**YEAR BUILT**

1980

**ASSESSOR'S  
PARCEL**

356-230-13, 356-300-84, 563-300-83, 356-300-82, 563-300-81, 356-300-86, 356-300-19, 356-300-18, 356-300-26, 356-300-17

**SITE AREA**

10.57 AC (460,354 SF)

**ZONING**

IL-2-1

**ACCESS**

Three (3) curb cutouts along Armour Street, Three (3) cut outs along Pepsi Drive and Two (2) cut outs along Othello Ave

**LOADING**

2 Grade Level, 14 Dock High Loading Doors

**SCOPE OF  
WORK**

The project will include new grading, drainage, paving, landscape and parking areas with associated site work. Scope of work to include interior build-out of office and support core; new entrance awning, (8) new wall openings & infill (4) existing wall openings; added HVAC, plumbing and lighting; new retaining wall for future truck dock expansion; mechanical equipment; high-speed overhead doors; high volume fans, associated electrical work, new MHE conveyor system and storage racks. No high pile storage is proposed.

**AMAZON**  
**KEARNY MESA**

**LOCATION**

**ACCESS**  
San Diego's comprehensive transportation network effectively connects the region with the rest of the world.



TO ARIZONA →

PACIFIC OCEAN

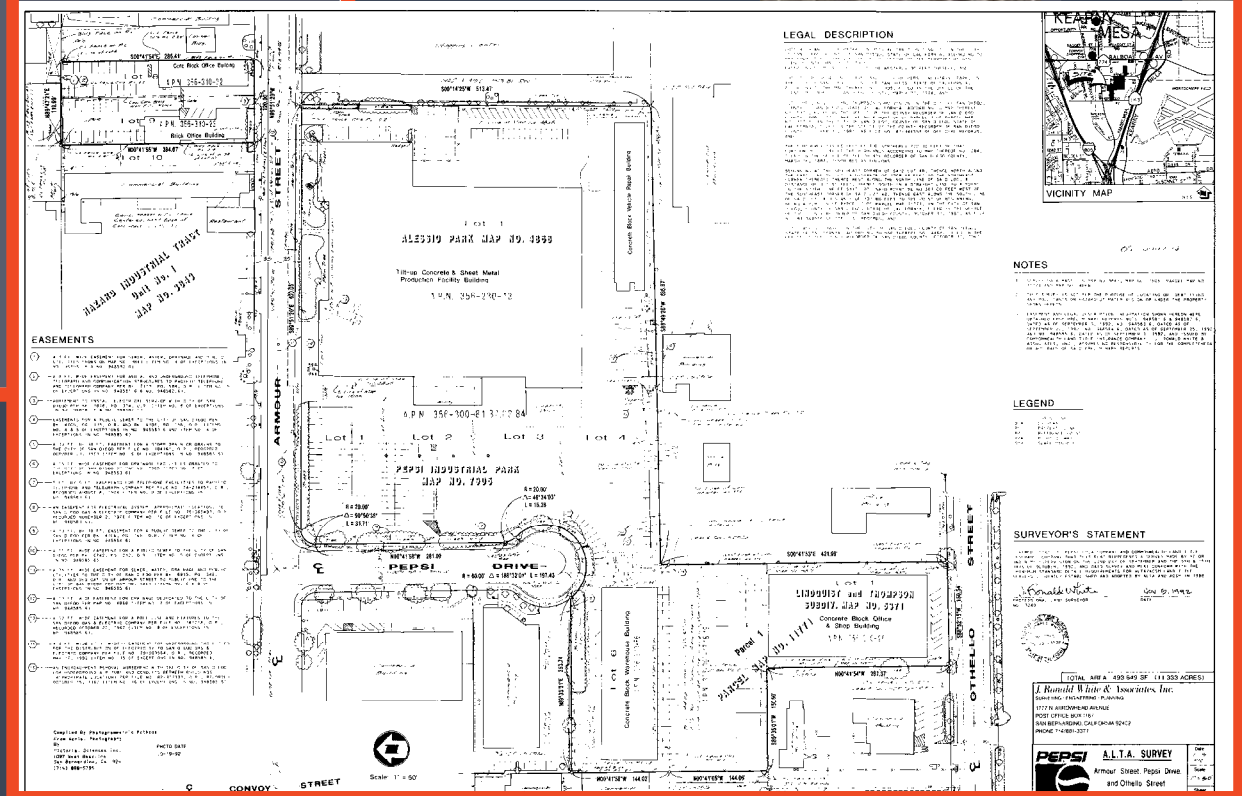
U.S. / MEXICO BORDER

7995  
ARMOUR STREET  
KEARNY MESA

SITE PLAN

116,000  
SQ FT  
(104,510 SF  
AFTER RENOVATION)

POST CONSTRUCTION



PRE CONSTRUCTION

BALBOA AVE  
LOCATION

KEARNY MESA RD

ARMOUR STREET

PEPSI DRIVE

OTHELLO AVE

CONVOY



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