

6960 CAMINO MAQUILADORA, SUITE J  
San Diego, CA 92154

Owner/User Industrial  
Condo For Sale  
Offering Memorandum

±2,036 SF Available

MATTHEWS™



EXCLUSIVELY LISTED BY



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# PROPERTY HIGHLIGHTS

**\$699,500**

List Price

**±2,036 SF**

GLA

## **18' Clear Height**

with demisable office buildout options

## **Immediate Freeway Access**

SR-905, SR-125, and I-805

## **Shared Dockwell**

for efficient loading operations

## **Flexible Industrial Uses**

including warehouse, distribution, and light manufacturing

## **Grade-Level Loading Door**

with 12' clear height

## **Skylights & Fire Sprinklers**

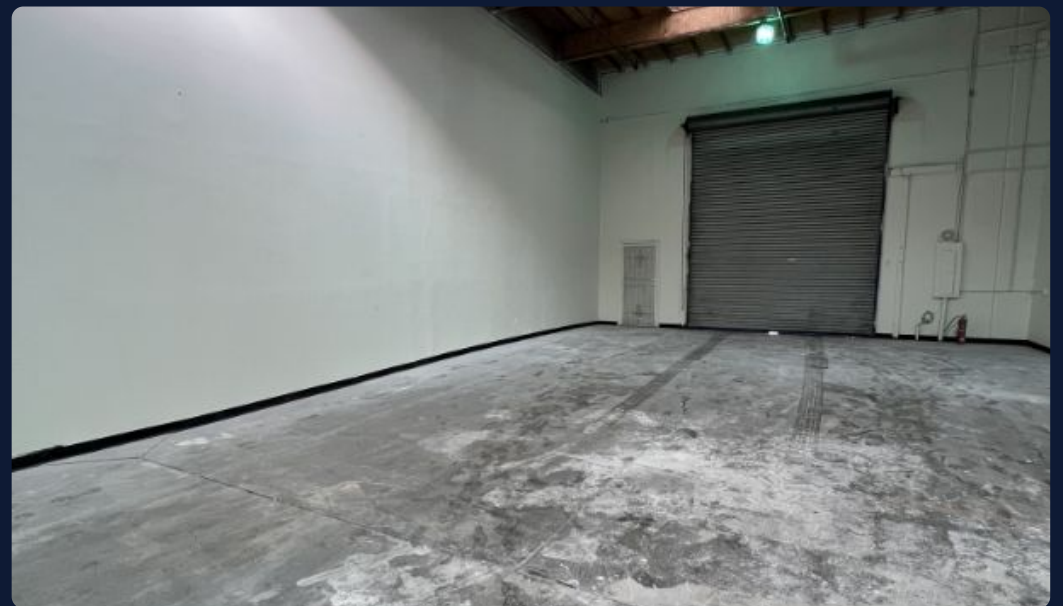
providing natural light and fire protection

## **120/208V, 3-Phase Power**

suitable for industrial operations



# INTERIOR PHOTOS



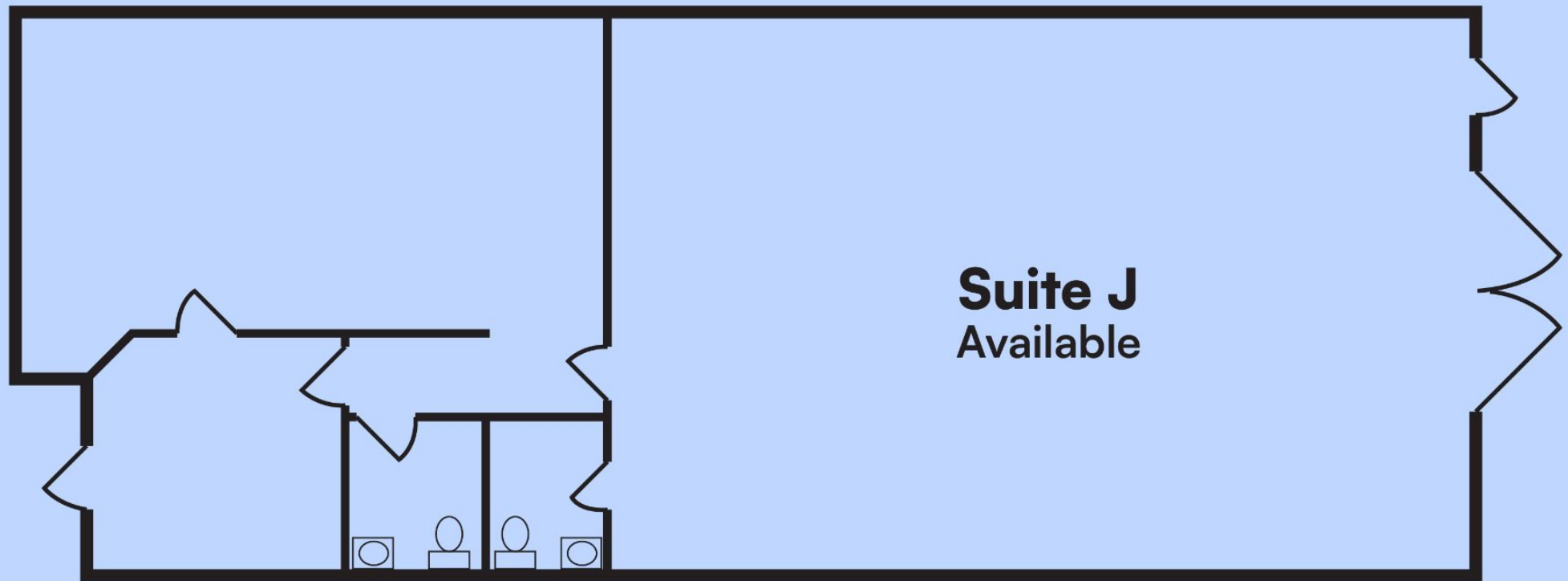


# PROPERTY OVERVIEW

6960 Camino Maquiladora, Suite J  
San Diego, CA 92154



# FLOOR PLAN



# SITE PLAN







**Brown Field  
Municipal Airport**



Otay Mesa Rd ± 17,147 VPD



905 ± 70,000 VPD



**Otay Mitigation  
Site**



**Visual Pak Co.**  
Freight Forwarding Service

**Ironwood at Epoca**  
±160 Units

**Britannia Crossing**  
Business Center

**Driving Distance From  
Subject Property**

	..... ±3.1 Miles
	..... ±5.2 Miles



Google Earth



# MARKET OVERVIEW

**6960 Camino Maquiladora, Suite J**  
San Diego, CA 92154





# SAN DIEGO, CA

## Market Demographics



**1,390,000**

Total Population

**\$104,321**

Median HH Income

**522,146**

# of Households

**47.6%**

Homeownership Rate

**704,823**

Employed Population

**42%**

% Bachelor's Degree

**36**

Median Age

**\$848,500**

Median Property Value

### Local Market Overview

San Diego is widely recognized as one of California's most desirable and economically diverse metropolitan areas. Its coastal location, temperate climate, and vibrant mix of urban and natural amenities continue to attract a steady influx of residents, businesses, and investors. The city serves as a major hub for cross-border commerce, anchored by its proximity to the U.S.–Mexico border and supported by robust infrastructure and international connectivity.

The regional economy is underpinned by key industries including biotechnology, defense, software development, education, and tourism. San Diego is home to leading research institutions, major universities, and a thriving innovation ecosystem that supports sustained economic activity and long-term job growth. A well-educated labor force and a reputation for entrepreneurial energy further enhance the market's competitive positioning. San Diego's industrial market is characterized by high demand, limited inventory, and strategic proximity to major transportation corridors, making it a critical logistics and distribution hub.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	30,986	208,219	552,651

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	8,573	58,124	167,816

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$163,488	\$146,421	\$131,005



# SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

**Total Population**  
**3.3 Million**

**Annual Visitors**  
**32 Million**

**Tourism Economic Impact**  
**\$22 Billion**

**GDP**  
**\$295.6 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 **6960 Camino Maquiladora, Suite J, San Diego, CA, 92154** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™., the property, or the seller by such entity.

Owner and Matthews™. 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™. 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.