



RPR[®]

**REALTORS
PROPERTY
RESOURCE**

PROPERTY REPORT

2495 Paseo De Las Americas, San Diego, CA 92154



Presented by

David H. Michan

2495 Paseo De Las Americas, San Diego, CA 92154

Closed

- * Sold Date: 11/15/2024
- * Public Record

Property Facts

	Public Facts	Listing Facts	Refinements
Property Type	Industrial	-	-
Property Subtype	Warehouse (Industrial)	-	-
Number of Buildings	-	-	2
Number of Units	0	-	9
Number of Stories	-	-	1
Building Area (sq ft)	19,176	-	19,500
Lot Size	1.09 acres	-	-
Lot Dimensions	1.090 AC	-	-
Year Built	1989	-	-
Garage (spaces)	0	-	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	47,480 sq ft
Lot Size - Acres	1.09 acres

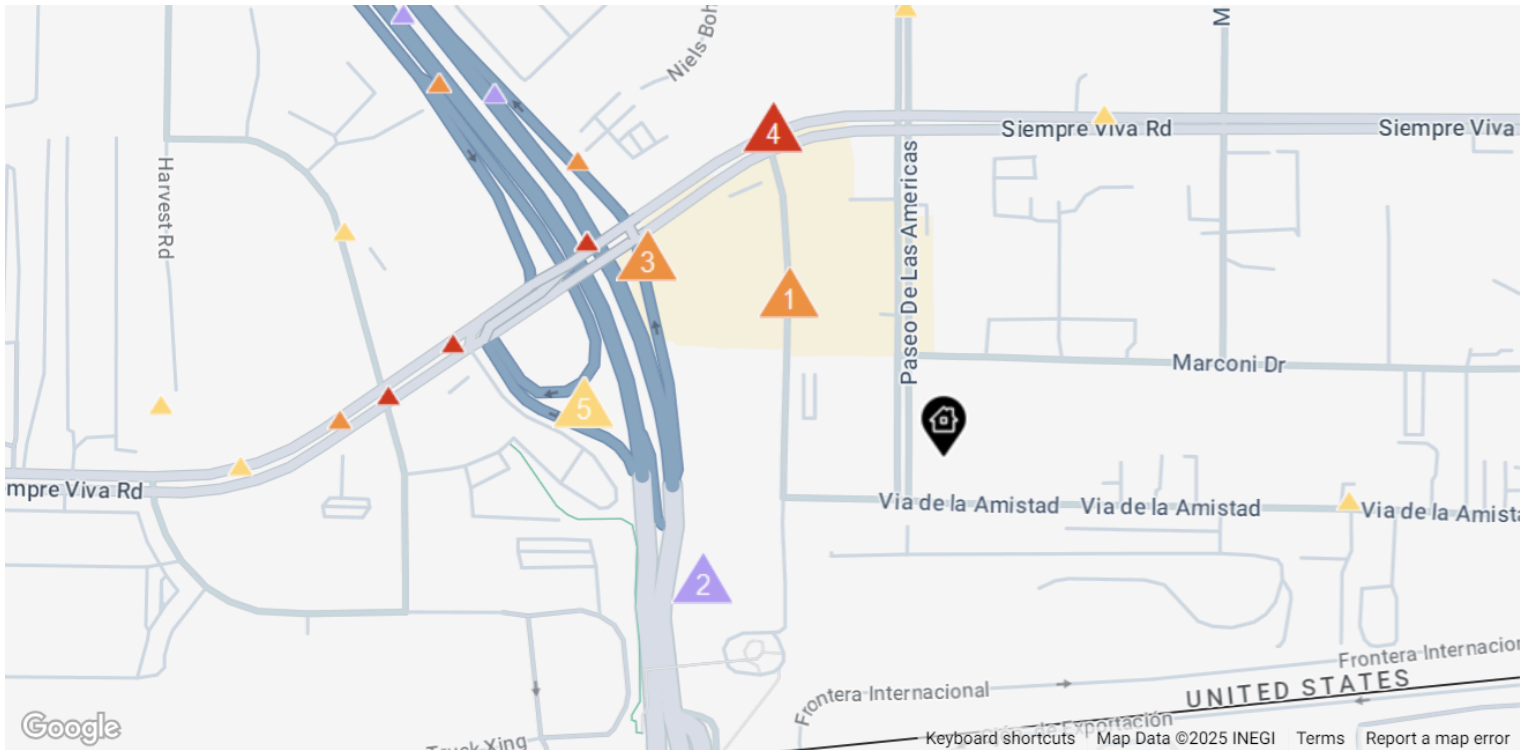
This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Tenant Data – Total Tenants Found: 6

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Postal Plus Depot	A,B,C	–	Shipping & business services	–
Privarsa Internacional	D	–	Importer & distributor of plastic products	–
Agau Holdings	E	–	Money exchange	–
Trader Steve's	G	–	Exporter of gourmet food products	–
Natural Alley	H	–	Importer of natural products	–
Triple T Logistics	I	–	Transportation logistic services	–

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

10,032

2024 Est. daily traffic counts

Street: Roll Dr
 Cross: Via de la Amistad
 Cross Dir: S
 Dist: -

2

30,750

2024 Est. daily traffic counts

Street: 905
 Cross: Pso Internacional
 Cross Dir: -
 Dist: -

3

10,995

2024 Est. daily traffic counts

Street: -
 Cross: -
 Cross Dir: -
 Dist: -

4

18,014

2024 Est. daily traffic counts

Street: Siempre Viva Road
 Cross: State Hwy905
 Cross Dir: SW
 Dist: -

5

2,824

2024 Est. daily traffic counts

Street: -
 Cross: -
 Cross Dir: -
 Dist: -

Historical counts

Year	Count	Type
2016	9,924	ADT

Historical counts

Year	Count	Type
2018	2,450	AADT
2016	34,000	AADT
2015	31,000	AADT
2014	30,000	AADT
2013	26,100	ADT

Historical counts

Year	Count	Type
2013	10,900	ADT

Historical counts

Year	Count	Type
2021	9,860	ADT
2014	26,297	AWDT
2013	22,400	ADT
2012	22,400	ADT
2011	21,415	AWDT

Historical counts

Year	Count	Type
2013	2,800	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Public Facts

Owner Information

Owner Name (Public)	OTAY INDUSTRIAL LLC
Time Owned	1
Mailing Address	9625 Black Mountain Rd STE 315E San Diego CA 92126-4564
Vesting	Company/Corporation
Contact Name	DAVID H. MICHAN

Legal Description

Parcel Number	646-160-33-00
County	San Diego County
Zoning	INDUSTRIAL (M ZONE)
City/Municipality/Township	SAN DIEGO
Census Tract	060730100.152062
Abbreviated Description	DIST:0020 CITY/MUNI/TWP:SAN DIEGO SUBD:OTAY INTERNATIONAL CENTER LOTS 8 & 9 TR 11741 LOT 33 MAP REF:011741
FIPS Parcel Number	06073646-160-33-00
General Use	Warehouse/Storage
Overall Use	WAREHOUSING & STORAGE
Current Use	Warehouse (Industrial)

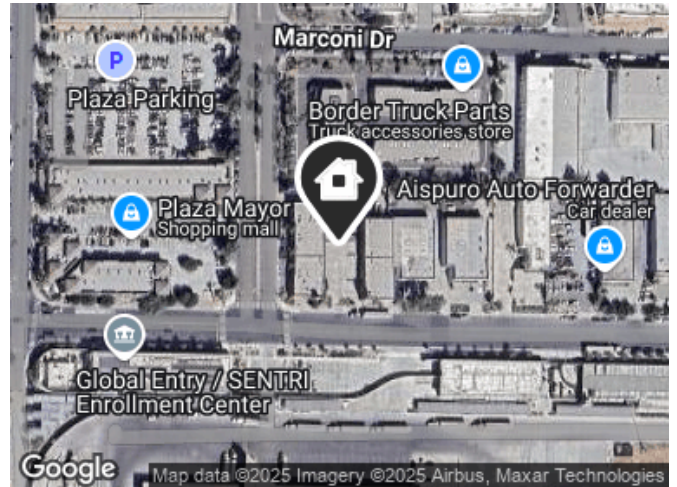
Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

