

**2195 Britannia Blvd | San Diego, CA | OFFERING MEMORANDUM**

**For Sale**



**Presented By**

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***American Real Estate Group***



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## HIGHLIGHTS

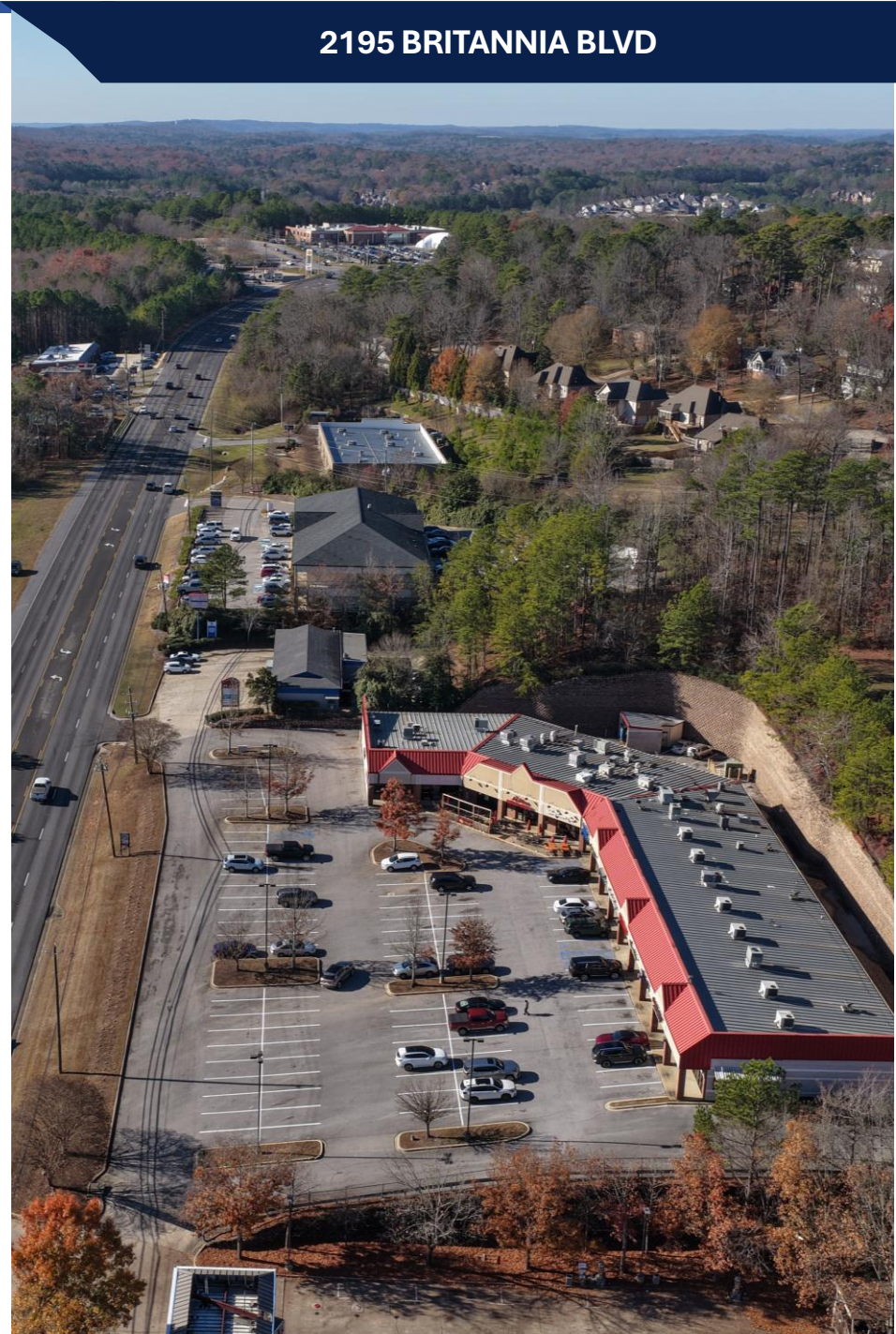
**PRICE | \$2,799,000**

- **Functional 8,000 SF Industrial Condo**  
Efficient warehouse layout well suited for logistics, distribution, and light manufacturing users. 8,000 SF of rentable area
- **Modern Industrial Specifications**  
Dock-high and grade-level loading, approximately **28' clear height**, 3-phase power, fire sprinklers, skylights, AC, and 24-hour access. Stabilized Net Operating Income
- **High-Demand Otay Mesa Location (92154)**  
Core industrial submarket serving cross-border trade with consistently low vacancy. Prime Hoover retail corridor with high traffic counts
- **Scarce Industrial Condo Ownership**  
Limited supply of industrial condos in San Diego County supports long-term value and liquidity.

# PROPERTY OVERVIEW

2195 BRITANNIA BLVD

Address:	2195 Britannia Blvd STE C   San Diego, CA 92154
Sale Price:	\$2,799,000
Cap Rate:	5.66%
Operation Type:	Investment
NOI:	\$158,496.00
Class:	Industrial Condo
Zoning:	IBT-1-1
Lot Size:	4.22 AC / 183,685 SF
Building Size:	8,000 SF
No. Units:	1
No. Stories:	1
Parking:	14 Spaces
Year Built:	2006
Occupancy Rate:	100%



## PROPERTY CHARACTERISTICS: BUILDING -

Building # 1

Type	Industrial Condominiums	Condition	Units	1
Effective Year Built	2006	Stories		
BRs		Baths	F H	Rooms
Total Sq. Ft.	8,000			
Building Square Feet (Living Space)		Building Square Feet (Other)		

### - CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

### - OTHER

Occupancy	Building Data Source
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## PROPERTY CHARACTERISTICS: EXTRA FEATURES -

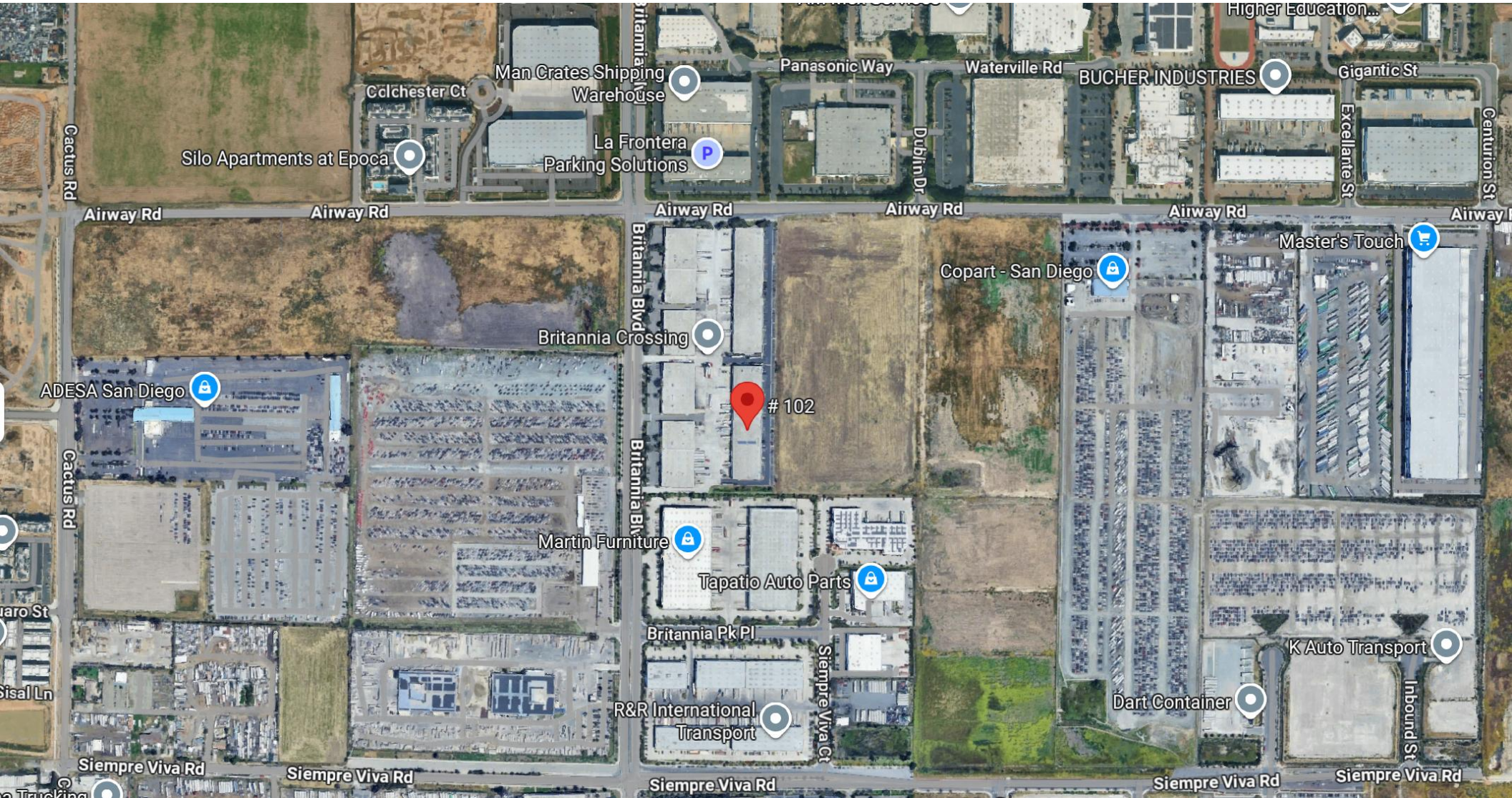
No extra features were found for this parcel.

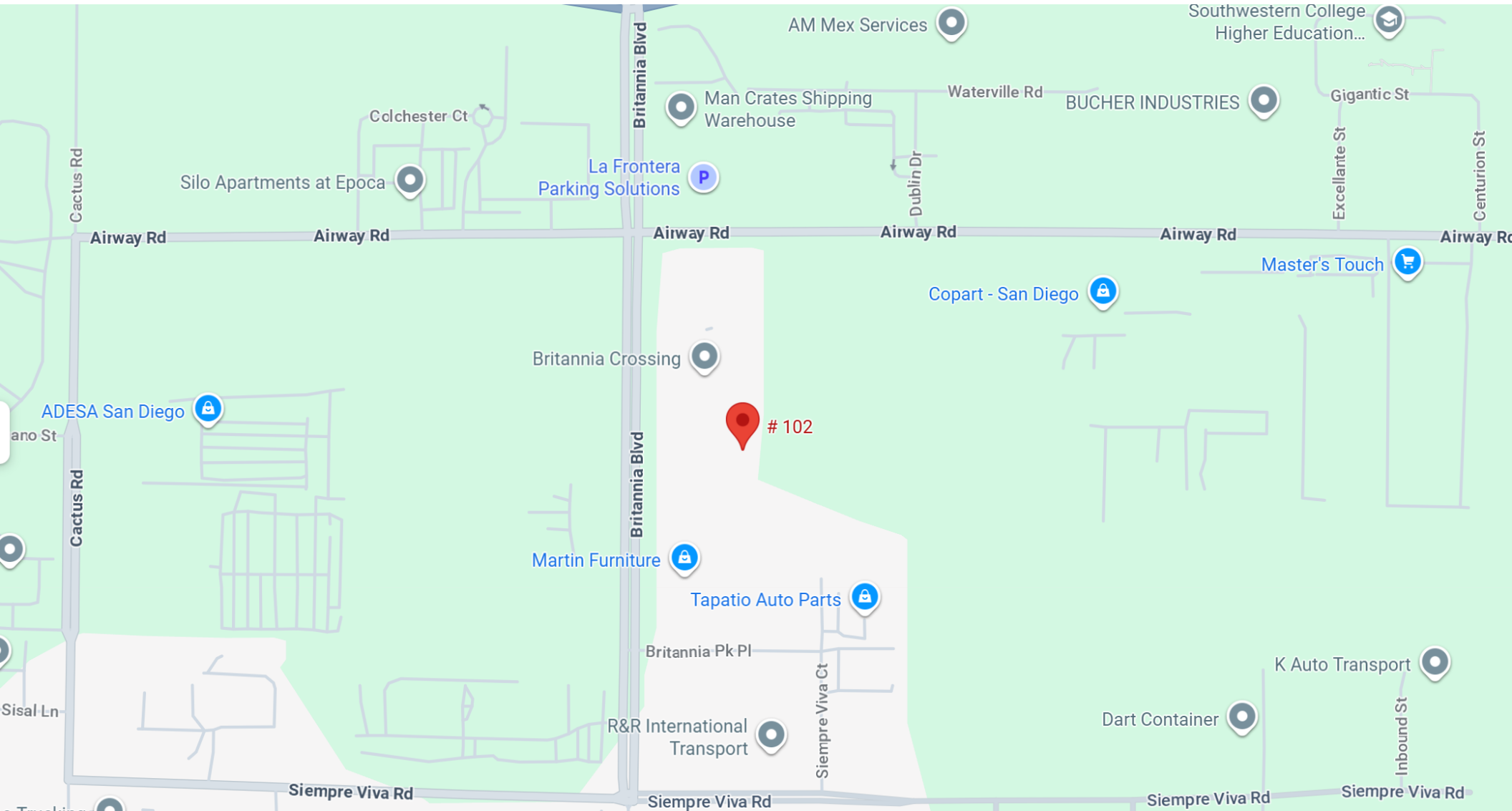
## PROPERTY CHARACTERISTICS: LOT -

Land Use	Industrial Condominiums	Lot Dimensions	
Block/Lot		Lot Square Feet	183,685
Latitude/Longitude	32.557879°/-116.978113°	Acreage	4.22









TENANT NAME	SIZE (SF)	% OF GLA	BASE RENT	NNN	EXPIRES	OPTIONS	ANNUAL INCREASE	ANNUAL RENT
SHIP AMIGO	8,000	100.00%	\$11,453.00	\$1,755.00	9/30/2029	1 x 5 Yrs	3%	\$158,496
TOTAL VACANT	0	0%						
TOTAL OCCUPIED	8,000	100%						
<b>TOTAL</b>	<b>8,000</b>	<b>100%</b>	<b>\$11,453.00</b>	<b>\$1,755.00</b>				<b>\$158,496.00</b>

# LEASING COMPS (Active)

## 2195 BRITANNIA BLVD INDUSTRIAL SPACE FOR LEASE

Address or Location  For Lease Industrial + 1 4K - 20K SF ☆☆☆☆☆ Clear Filters 4 Sort Save Reports

Properties	Spaces	Lease Comps	Sale Comps	Owners	Demographics	Changes	News						
Address	Building Name	Type	Star Rating	Green Rating	Class	Status	RBA/GLA	SF Avail	Rent/SF/mo	Secondary Type	Market	Submarket	
1405 30th St		Industrial	★★★★★		C	Existing	32,005	7,249	\$1.33	Warehouse	San Diego	San Ysidro/Imp	
2195 Britannia Blvd	Phase II - Bldg. 8	Industrial	★★★★★		B	Existing	72,208	8,000	\$1.49	Distribution	San Diego	Otay Mesa	
2350 Marconi Pl		Industrial	★★★★★		B	Existing	33,598	23,124	\$1.50 - 1.75	Warehouse	San Diego	Otay Mesa	
1515-1539 Olivella Way	Bldg A	Industrial	★★★★★		B	Existing	12,446	12,064	\$1.50	Warehouse	San Diego	Otay Mesa	
9295 Siempre Viva Rd	Building 8	Industrial	★★★★★		C	Existing	36,266	29,946	\$1.25 - 1.35	Manufacturing	San Diego	Otay Mesa	
2323 Avenida Costa Este	Bldg B	Industrial	★★★★★		B	Existing	106,607	17,733	\$0.74 - 0.91 (Est.)	Warehouse	San Diego	Otay Mesa	
6825 Gateway Park Dr	Lot 8	Industrial	★★★★★		C	Existing	29,164	13,000	\$0.83 - 1.01 (Est.)	Manufacturing	San Diego	Otay Mesa	
7510 Airway Rd		Industrial	★★★★★		B	Existing	44,840	10,217	\$1.35	Distribution	San Diego	Otay Mesa	
7880 Airway Rd	Bldg B	Industrial	★★★★★		B	Existing	57,751	15,575	\$1.35 - 3.00	Manufacturing	San Diego	Otay Mesa	
7920 Airway Rd	Bldg A	Industrial	★★★★★		B	Existing	74,916	6,031	\$1.35	Manufacturing	San Diego	Otay Mesa	
1840 Dornoch Ct		Industrial	★★★★★		B	Existing	77,760	9,767	\$0.85	Manufacturing	San Diego	Otay Mesa	
1855 Dornoch Ct	Dornoch II	Industrial	★★★★★		B	Existing	210,156	85,120	\$1.15	Distribution	San Diego	Otay Mesa	
2325 Michael Faraday Dr		Industrial	★★★★★		B	Existing	16,351	6,189	\$1.75	Warehouse	San Diego	Otay Mesa	
1641 Pacific Rim Ct	Pacific Rim Trade Center	Industrial	★★★★★		C	Existing	13,458	9,000	\$1.75	Manufacturing	San Diego	Otay Mesa	
2055 Sanyo Ave	Building 2	Industrial	★★★★★		B	Existing	208,692	18,500	\$1.20	Warehouse	San Diego	Otay Mesa	
La Media Road		Industrial	★★★★★		A	Under Constr...	256,789	256,789	\$0.84 - 1.03 (Est.)	Warehouse	San Diego	Otay Mesa	
9802 Lone Star Rd		Industrial	★★★★★		B	Existing	20,000	20,000	\$0.79 - 0.97 (Est.)	Warehouse	San Diego	Otay Mesa	

# Otay Mesa, CA - 92154

The **92154 Otay Mesa** submarket is one of **San Diego County's most strategic and supply-constrained industrial corridors**, serving as a critical hub for **cross-border trade, logistics, manufacturing, and distribution**. Located immediately north of the **U.S.–Mexico border**, Otay Mesa benefits from direct access to major transportation routes, international commerce, and a large regional labor pool.

Otay Mesa is home to the **Otay Mesa Port of Entry**, one of the busiest commercial land border crossings in the United States, supporting consistent demand from import/export, freight forwarding, e-commerce, and light manufacturing users. Proximity to **SR-905, I-805, and I-5** provides efficient connectivity throughout San Diego County and into Baja California.

Industrial vacancy in Otay Mesa remains **historically low**, driven by limited developable land, high barriers to entry, and strong tenant demand. New industrial construction has been constrained by zoning limitations, entitlement timelines, and rising construction costs, reinforcing long-term value and rent growth for existing assets.

The submarket continues to attract institutional capital and owner-users seeking **functional industrial space with long-term fundamentals**, making Otay Mesa one of the most resilient and in-demand industrial locations in Southern California.



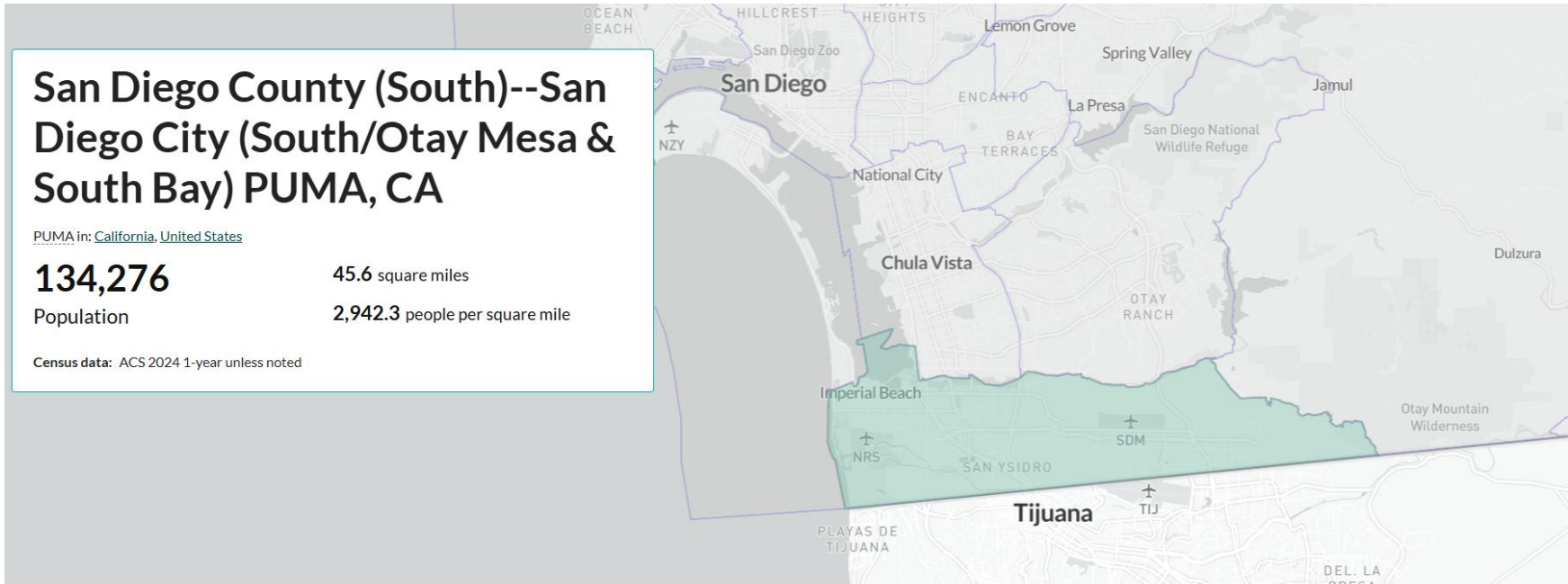
## Industry & Business Attractions – 92154 Otay Mesa

The 92154 Otay Mesa submarket is one of San Diego County's most strategically important industrial hubs, attracting a wide range of national and international businesses due to its location, infrastructure, and long-term growth fundamentals.

### Key Industry & Business Drivers

- **Cross-Border Trade & Logistics:** Home to the Otay Mesa Port of Entry, one of the busiest commercial land border crossings in the United States, supporting import/export, freight forwarding, and customs-related operations.
- **Transportation & Distribution Hub:** Immediate access to SR-905, I-805, and I-5 provides efficient regional and international connectivity for logistics and last-mile distribution.
- **Industrial & Manufacturing Base:** Strong concentration of light manufacturing, assembly, packaging, and industrial service businesses requiring functional warehouse space.
- **E-Commerce & Fulfillment Demand:** Increasing demand from e-commerce operators seeking proximity to population centers and cross-border supply chains.
- **Foreign Trade Zone (FTZ) Benefits:** Availability of FTZ programs offering tariff deferral and cost savings for qualifying businesses engaged in international trade.
- **Skilled Labor Force:** Access to a large bi-national workforce supporting manufacturing, logistics, and industrial operations.
- **Limited Industrial Supply:** Constrained land availability, entitlement challenges, and high construction costs limit new supply, supporting long-term rent growth and asset values.
- **Institutional & Owner-User Demand:** Strong interest from institutional investors, private capital, and owner-users seeking durable industrial assets in a core Southern California market.

Otay Mesa's role as a gateway for international trade, combined with low vacancy, limited new supply, and continued infrastructure investment, positions the 92154 submarket as one of the most resilient and attractive industrial locations in San Diego County.



## San Diego County (South)--San Diego City (South/Otay Mesa & South Bay) PUMA, CA

PUMA in: [California](#), [United States](#)

**134,276**

Population

45.6 square miles

2,942.3 people per square mile

Census data: ACS 2024 1-year unless noted

Find data for this place

Hover for margins of error and contextual data.

### Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

### Age

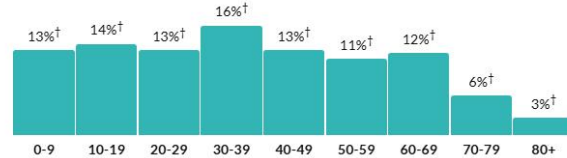
**37**

Median age

a little less than the figure in California: 38.4

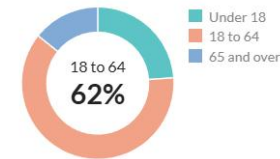
a little less than the figure in United States: 39.2

Population by age range



[Show data / Embed](#)

Population by age category



[Hide data / Embed](#)

Population by age category (Table B01001) [View table](#)

Column	San Diego County (South)--San Diego City (South/Otay Mesa & South Bay) PUMA		California		United States						
Under 18	23.9%	±2.3%	32,065	±3,748.4	21.3%	±0%	8,411,338	±28,715.7	21.4%	±0%	72,929,312
18 to 64	61.8%	±5.8%	83,015	±5,127	62.1%	±0%	24,495,064	±52,425.9	60.6%	±0%	205,936,395
65 and over	14.3%	±1.3%	19,196	±2,193.9	16.6%	±0%	6,524,861	±34,663.3	18%	±0%	61,245,283

## Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

### Income

**\$32,252**

Per capita income

about two-thirds of the amount in California: \$49,934

about two-thirds of the amount in United States: \$45,256

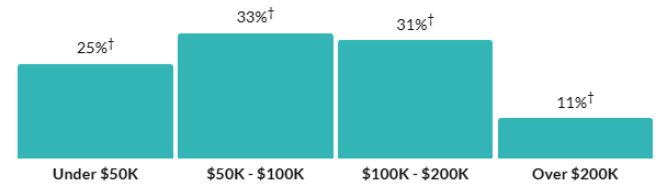
**\$89,075**

Median household income

about 90 percent of the amount in California: \$100,149

about 10 percent higher than the amount in United States: \$81,604

### Household income



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

### Poverty

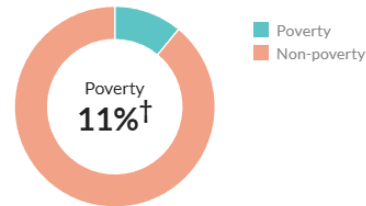
**10.1%**

Persons below poverty line

about 90 percent of the rate in California: 11.8%

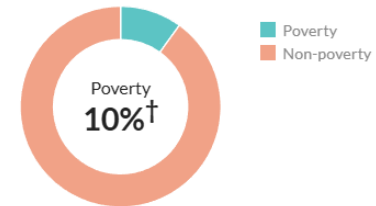
about 80 percent of the rate in United States: 12.2%

#### Children (Under 18)



Show data / Embed

#### Seniors (65 and over)



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

### Transportation to work

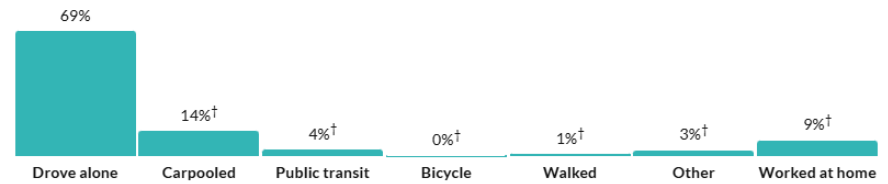
**29 minutes**

Mean travel time to work

about the same as the figure in California: 29.7

about 10 percent higher than the figure in United States: 27.2

### Means of transportation to work



\* Universe: Workers 16 years and over

Show data / Embed

### Families

#### Households

**40,468**

Number of households

California: 13,797,638

United States: 132,737,144

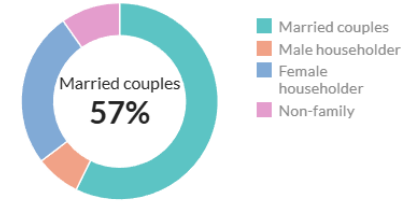
**3.2**

Persons per household

about 20 percent higher than the figure in California: 2.8

about 1.3 times the figure in United States: 2.5

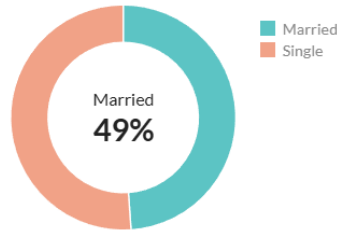
#### Population by household type



[Show data / Embed](#)

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

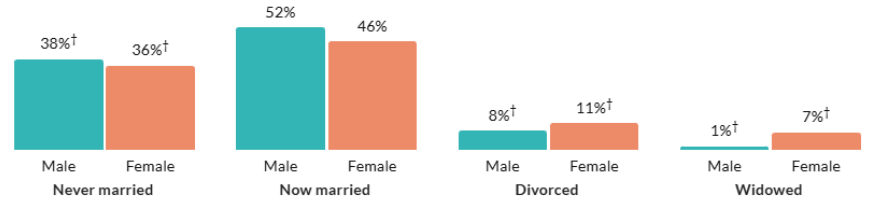
#### Marital status



\* Universe: Population 15 years and over

[Show data / Embed](#)

#### Marital status, by sex



[Show data / Embed](#)

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

#### Fertility

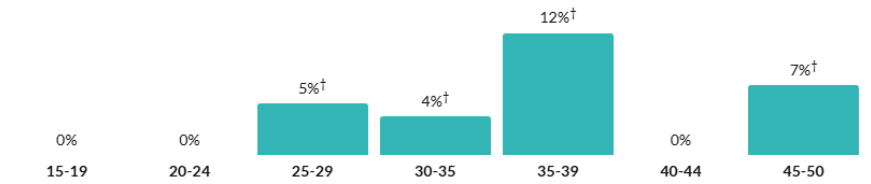
**4.6%**

Women 15-50 who gave birth during past year

about the same as the rate in California: 4.5%

about 90 percent of the rate in United States: 5%

#### Women who gave birth during past year, by age group



\* Universe: Women 15 to 50 years

[Show data / Embed](#)

## Economy

The economy of San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA

employs N/A people. In N/A, the largest industries in San Diego County (Southwest)–Chula Vista (West) &

National City Cities PUMA, CA were N/A, and the highest paying industries were N/A.

## EMPLOYMENT

### Workforce Diversity

MEASURE  
Workforce

N/A  
WOMEN  
N/A%

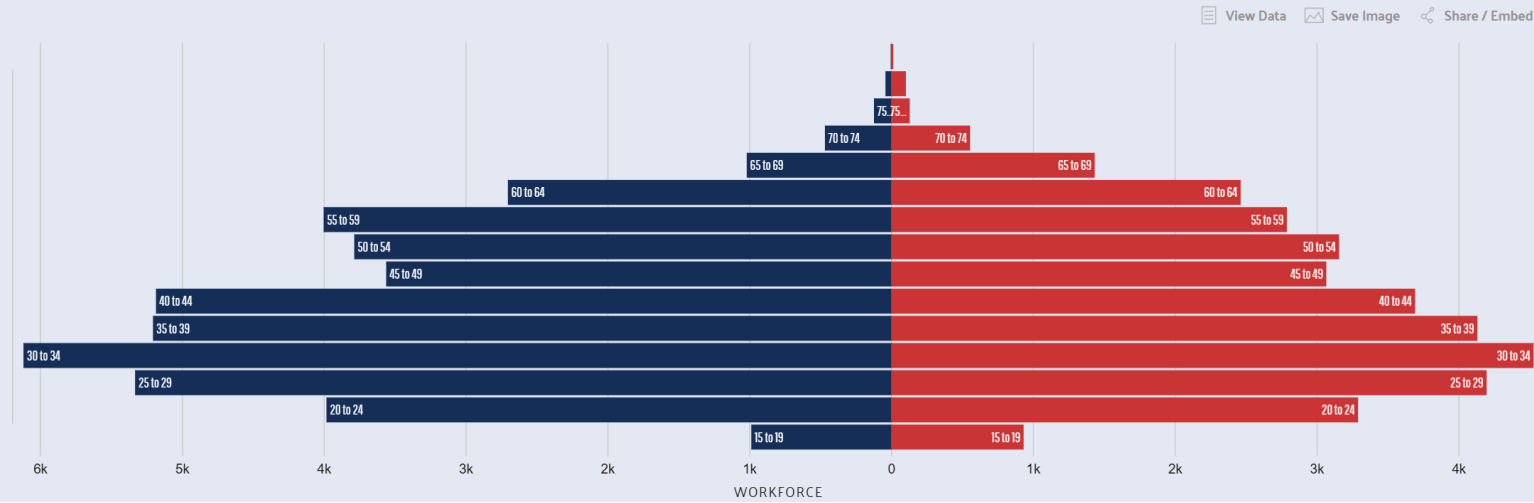
N/A  
MEN  
N/A%

The workforce of San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA in N/A was N/A people, with N/A% woman, and N/A% men.

The visualization shows the distribution of the workforce by gender and age in San Diego County (Southwest)–Chula Vista (West) & National City Cities PUMA, CA.

With the upper buttons you can see the distribution of the average salary and add a filter by race.

Data from the [Census Bureau ACS PUMS 5-Year Estimate](#).



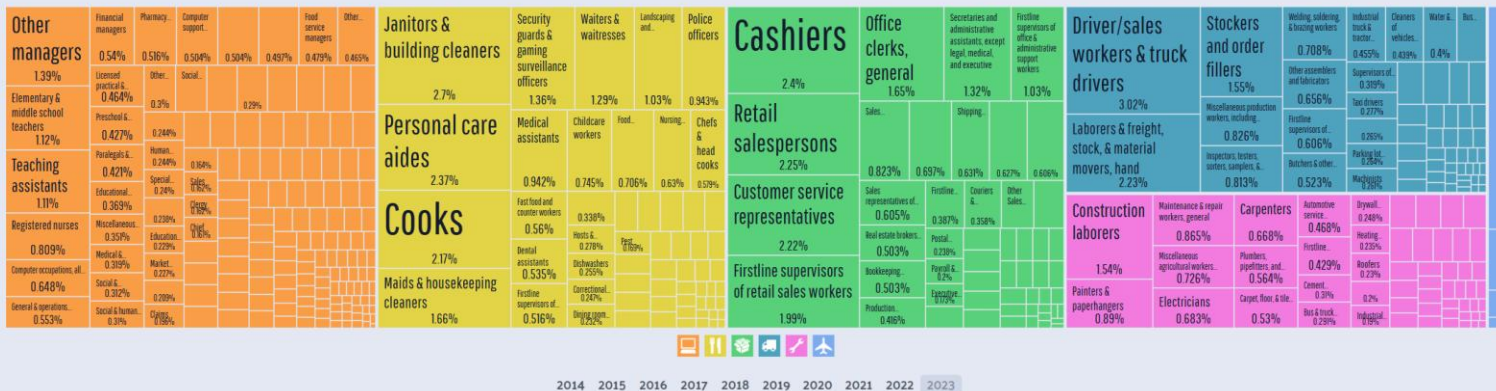
### Occupations

All	Workforce	Value
-----	-----------	-------

N/A  
N/A VALUE

The most common job groups, by number of people living in San Diego County (Southwest)—Chula Vista (West) & National City Cities PUMA, CA, are N/A. This chart illustrates the share breakdown of the primary jobs held by residents of San Diego County (Southwest)—Chula Vista (West) & National City Cities PUMA, CA.

Data from the Census Bureau ACS PUMS 5-Year Estimate.



### INDUSTRIES

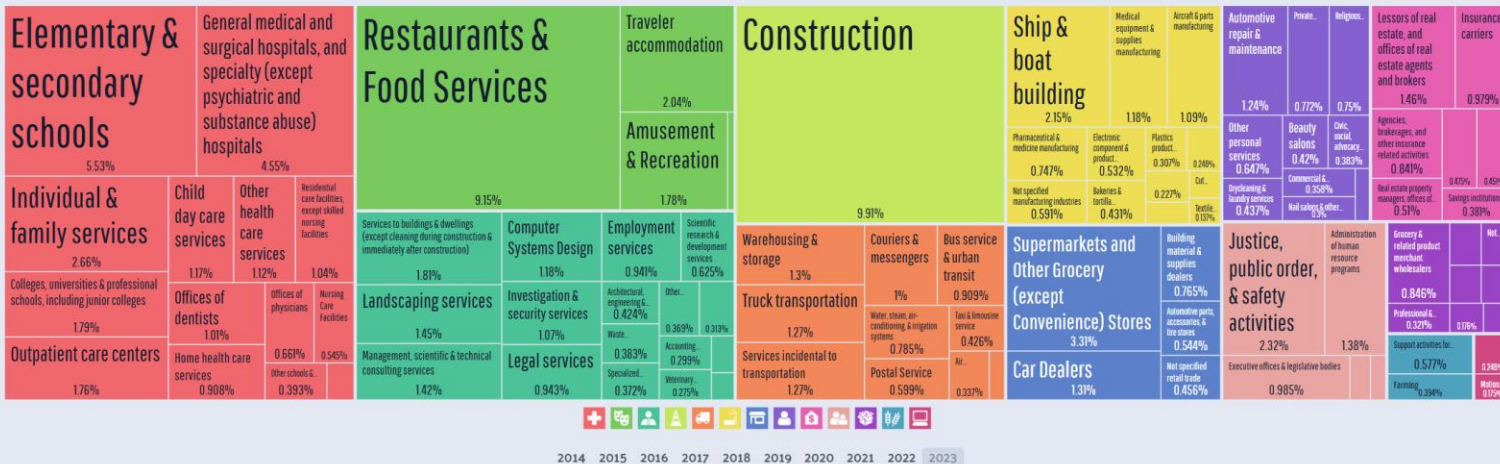
#### Employment by Industries

Workforce
All
Value

N/A  
N/A VALUE

The most common employment sectors for those who live in San Diego County (Southwest)—Chula Vista (West) & National City Cities PUMA, CA, are N/A. This chart shows the share breakdown of the primary industries for residents of San Diego County (Southwest)—Chula Vista (West) & National City Cities PUMA, CA, though some of these residents may live in San Diego County (Southwest)—Chula Vista (West) & National City Cities PUMA, CA and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from the Census Bureau ACS PUMS 5-Year Estimate.



# DEMOGRAPHICS

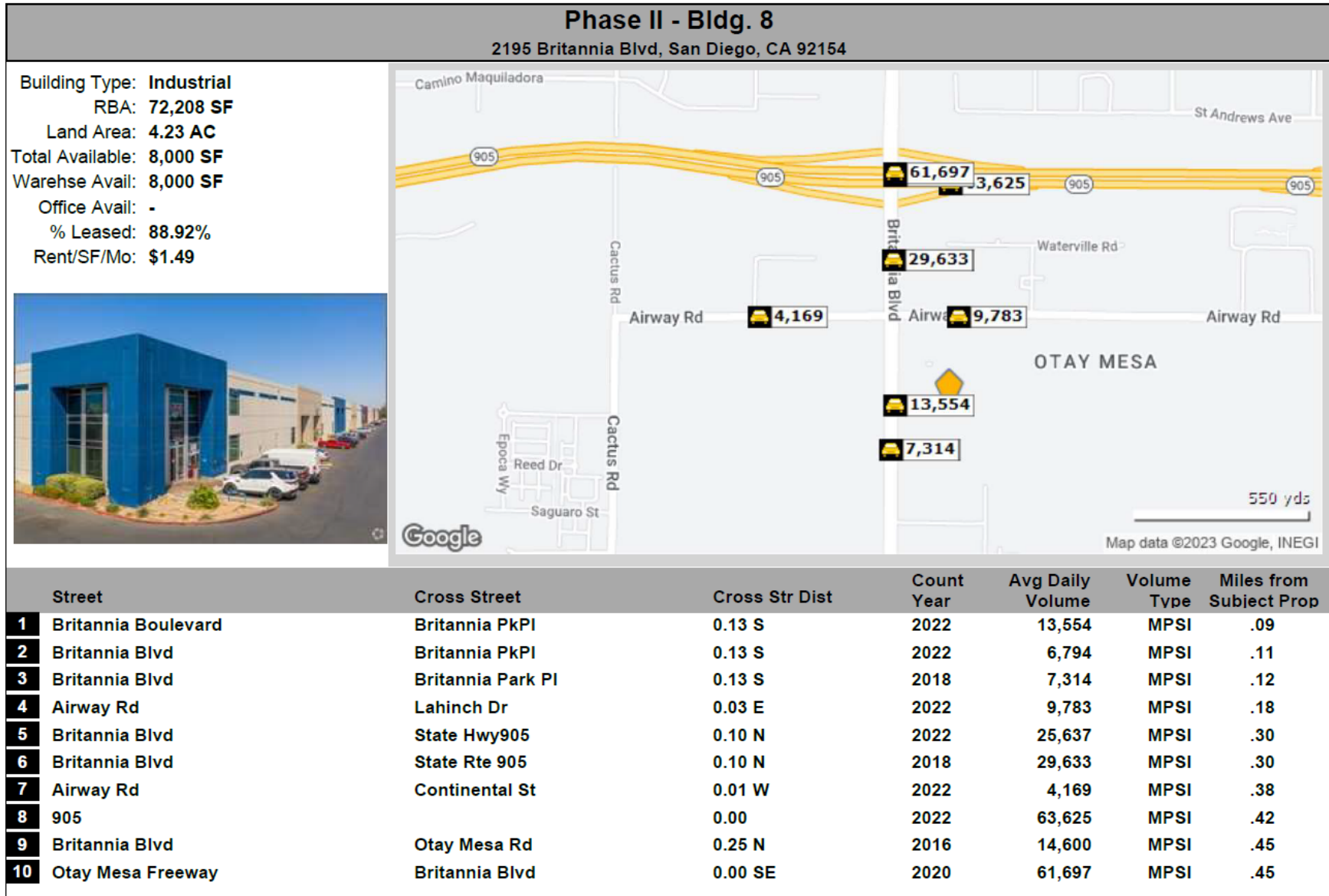
2195 BRITANNIA BLVD INDUSTRIAL SPACE FOR LEASE

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	66	16,536	137,131
2023 Estimate	64	16,273	135,719
2010 Census	50	13,108	111,745
Growth 2023 - 2028	3.13%	1.62%	1.04%
Growth 2010 - 2023	28.00%	24.15%	21.45%

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Households by HH Income</b>			
<\$25,000	0 0.00%	183 6.10%	3,973 11.14%
\$25,000 - \$50,000	0 0.00%	256 8.53%	3,938 11.05%
\$50,000 - \$75,000	2 13.33%	460 15.32%	5,055 14.18%
\$75,000 - \$100,000	1 6.67%	542 18.05%	5,483 15.38%
\$100,000 - \$125,000	3 20.00%	483 16.09%	5,100 14.30%
\$125,000 - \$150,000	3 20.00%	341 11.36%	4,042 11.34%
\$150,000 - \$200,000	2 13.33%	380 12.66%	4,344 12.18%
\$200,000+	4 26.67%	357 11.89%	3,719 10.43%
<b>2023 Avg Household Income</b>	<b>\$170,000</b>	<b>\$122,699</b>	<b>\$113,446</b>
<b>2023 Med Household Income</b>	<b>\$137,500</b>	<b>\$103,105</b>	<b>\$97,163</b>

# TRAFFIC COUNT REPORT

2195 BRITANNIA BLVD INDUSTRIAL SPACE FOR LEASE



## American Real Estate Group

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