

FREE STANDING SHALLOW BAY INDUSTRIAL BUILDING

802-812 WEST WASHINGTON AVE

ESCONDIDO, CA 92025



IDEAL OWNER/USER OR INVESTMENT OPPORTUNITY

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EXECUTIVE SUMMARY

Intersection, as agent for the Seller, is pleased to present qualified owner-users and/or investors with the opportunity to purchase 802-812 W Washington Avenue, Escondido, CA, a 20,712 square foot shallow bay, multitenant, industrial building situated within the main Escondido Industrial corridor strategically located off the I-15 and SR-78.

The current occupancy is comprised of both vacant space and short-term leases which allow an owner user to occupy over 50% of the building immediately and within a short period of time occupy the entire property, if that is the end goal. They can also lease a portion of the building creating revenue in the short term, as they expand. For an Investor this entire, in demand property, can be leased up to achieve prevailing market rents in an industrial submarket that continues to experience extremely low vacancy rates.

The building is concrete block construction built in 1974 and renovated over time. It has a 20 ft. clear height and 11 grade level overhead access doors of various dimensions, some oversize. Approximately 28% of the building is either office/showroom and the balance is warehouse/mezzanine. In 2017, most of the building underwent a roof replacement, accompanied by a transferable warranty valid through September 2037. It is situated on .91 acres of gated concrete yard with 39 on-site parking spaces and ample utility to load/unload trucks.

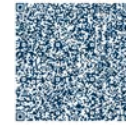
The property benefits from extremely flexible M-1-Light Industrial zoning allowing for a variety of processing, assembly, manufacturing, storage and distribution warehousing along with support and service uses. The versatility maximizes the appeal to an owner user or a tenant to ensure long-term value, making it a resilient adaptable asset poised to deliver strong sustained returns to an owner user or investor seeking a multifaceted asset. The property is also close to all amenities.



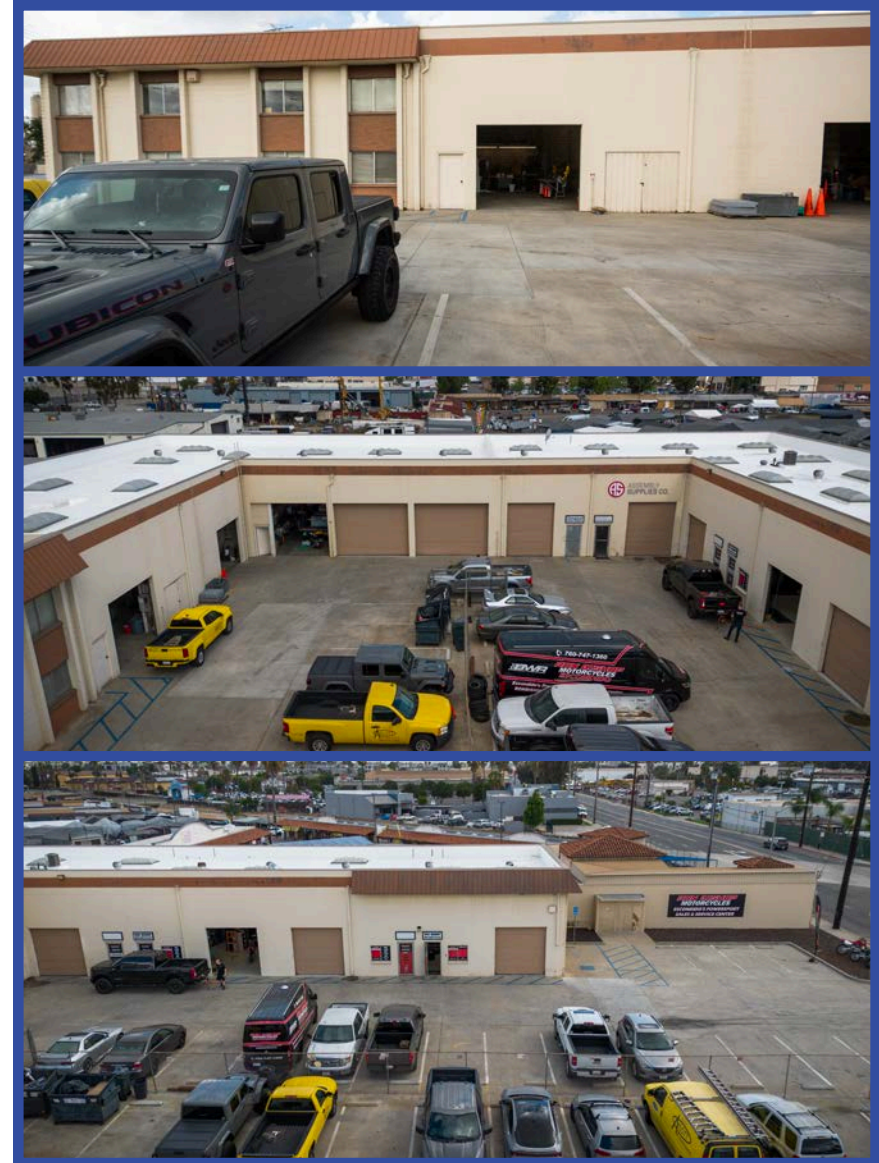
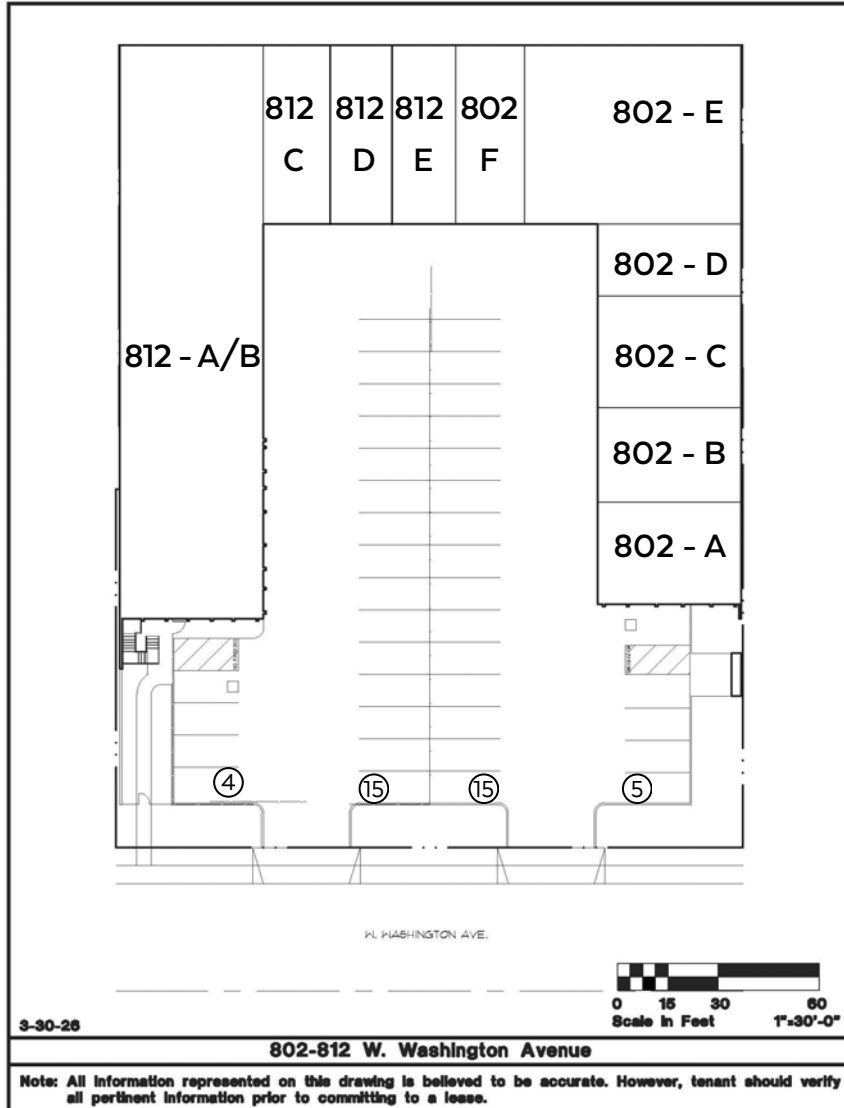
BUILDING SIZE:	20,712 SF
BUILDING TYPE:	Freestanding Shallow Bay Industrial-Class C
STORIES:	Two
PARKING:	39 total spaces Parking ratio 1.88/1,000 SF
DOCKS:	None
GRADE LEVEL DOORS:	11 (2: 16' x 12'; 3: 12' x 12'; 6: 12' x 10')
CONSTRUCTION:	Masonry
YEAR BUILT:	1974
ROOF/SKYLIGHTS:	Replaced in 2017 Transferable warranty through 9/21/37
CLEAR HEIGHT:	20'
SPRINKLERED:	No
POWER:	1,200a/277-480v 3p 3w
ZONING	M-1 (Light Industrial) - City of Escondido
UTILITIES:	Water, Sewer
APN:	228-270-69-00

OFFERING PRICE: \$5,742,000 (\$277 PSF)

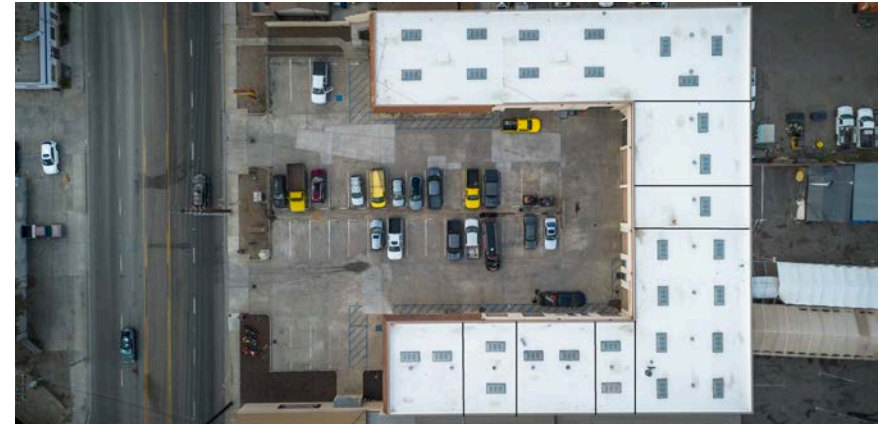
SITE PLAN



Land Use: M1 - Light Industrial
Click or scan for use matrix



SUITE OCCUPANCY- AVAILABILITY



BLDG	SUITE	1ST FL SF	2ND FL SF	MEZZ SF	COMMON	SUITE SF	TENANT TOTAL SF	LEASE EXPIRATION
802	A	1,135	-	300	5	1,140	-	
802	B	1,053	-	249	4	1,306	-	
802	C	1,253	-	444	6	1,703	4,449 _{A+B+C}	12/31/28*
802	D	814	-	420	4	1,238	1,238	8/31/26*
802	E	3,006	-	-	10	3,016	3,016	3/31/29**
802	F	962	-	-	3	965	965	2/28/27**
812	A-B	6,352	1,960	-	24	8,336	8,336	11/15/26*
812	C	900	-	-	2	902	902	Vacant
812	D	900	-	-	3	903	903	Vacant
812	E	900	-	-	3	903	903	Vacant
Totals		17,275	1,960	1,413	64	20,712	20,712	

*Existing lease provides lessor termination rights in place.

**Lessor termination rights are being negotiated.



COMMUNITY PROFILE

The Escondido Submarket remains a high-demand infill pocket of North County San Diego with limited land for development. The Escondido industrial submarket is the cornerstone of the SR-78 and I-15 interchange and is a strategic location serving logistics and manufacturing throughout North County.

The subject property is centrally located in the main business, commercial, and industrial corridor in Escondido. It is easily accessible to major arteries and is in close proximity to both Interstate 15 and SR-78 and as such provides for a strategic and beneficial owner user location or for an investor a tremendous opportunity to attract and retain a range of excellent tenants.

As it relates specifically to 802-812 W. Washington Ave; there is little to no current leasing availability in the 15,000-25,000 SF range and limited availability in the 5,000-15,000 SF range. The lack of this specific sized inventory lends itself to attracting an owner user or investor. In addition, an owner user needing only 10,000 sf should have more confidence in leasing the balance of vacant space due to the lack of competition. The vacancy rate for this industrial product type and the greater Escondido industrial market remains extremely low and continues to be one of the lowest vacancy rates in all Southern California.

DEMOGRAPHIC SNAPSHOT

POPULATION	1 MILE	3 MILE	5 MILE
2025 Total Population	16,609	144,315	217,367
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Total Households	5,188	46,186	69,520
INCOME	1 MILE	3 MILE	5 MILE
2025 Avg. Household Income	\$86,060	\$113,817	\$124,709
2025 Median Household Income	\$65,809	\$86,964	\$96,214

Trade-Ready. Freeway-Close.



Strategically located at the heart of Escondido's industrial corridor, the property is surrounded by top-tier construction trade suppliers and major retail anchors, providing a built-in customer base and unparalleled logistical convenience.

Proximity

- Carlsbad (18.5 miles)
- Temecula (27.9 miles)
- Downtown San Diego (31.6 miles)
- McClellan-Palomar Airport (11.5 miles)
- San Diego International Airport (32.8 miles)



Freeways

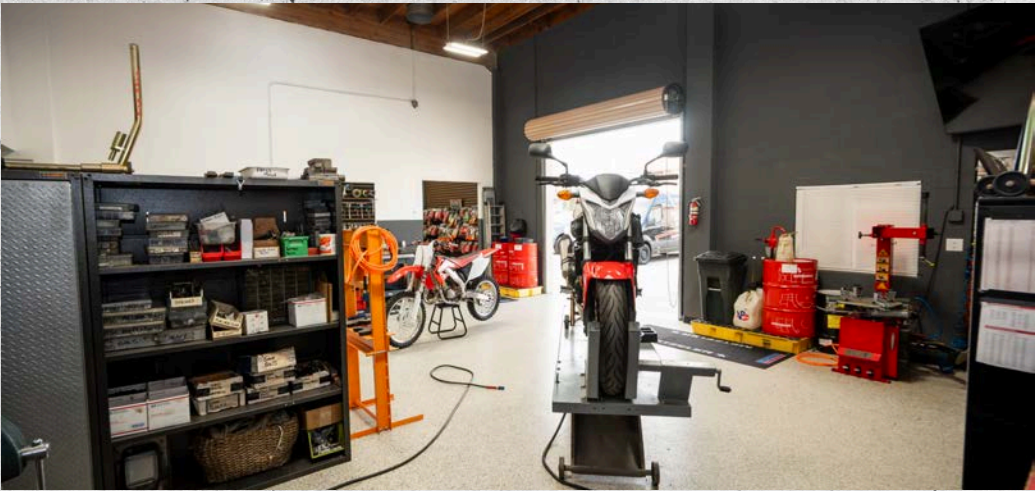
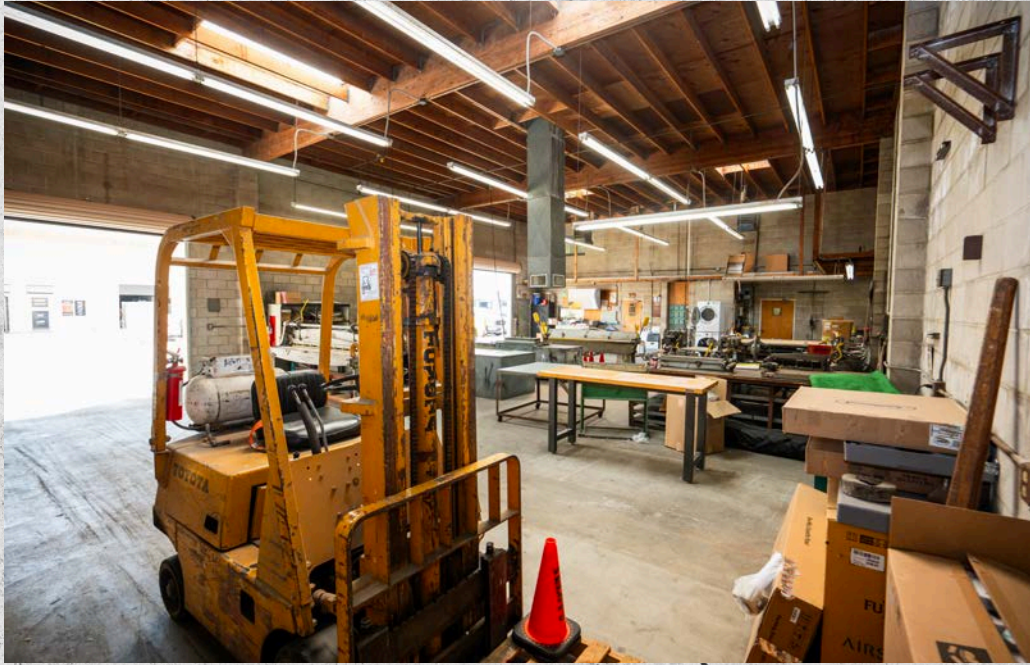
- Approx. 0.6 miles to/from CA-78
- Approx. 0.9 miles to/from I-15
- Approx. 20 miles to/from Hwy. 76
- Approx. 21.9 miles to/from Hwy. 56

Category	Map Icon	Key Local Businesses
HVAC & Plumbing		1.AC Pro, 2.R.E. Michel Company, 3.US Air Conditioning Distributors, 4.Heating & Cooling Supply, 5. Winsupply, 6.Ferguson Plumbing Supply, 7.Reece Plumbing
Electrical & Specialty		8.City Electric Supply, 9.Consolidated Electrical Distributors (CED), 10.Rexel, 20.Airgas Store, 21.Linde Welding Gas & Equipment
Lumber & Materials		12.J&W Lumber, 13.Dixieline Lumber & Home Centers, 14.Ganahl Lumber, 15.Sherwin-Williams, 16.Dunn-Edwards Paints, 19.RCP
Equipment Rentals		22.Sunbelt Rentals, 23.United Rentals, 24.Clairemont Equip Rentals
Metal & Infrastructure		17.Escondido Metal Supply, 18.E&J Metal Supply Inc, 30.I-15, 31.SR-78
Major Retail Anchors		25.Target/Escondido Promenade, 26.Costco Wholesale, 27.Home Depot, 28.Lowe's, 29.Mission Escondido Shopping Center 30.Esc. Square
Local Amenities		32.Stone Brewing World Bistro, 33.Burgeon Beer Co., 34.Palomar Hospital, 35.CA Center for the Arts, 36.Grand Ave District



SHOWROOM/OFFICE INTERIORS





WAREHOUSE INTERIOR



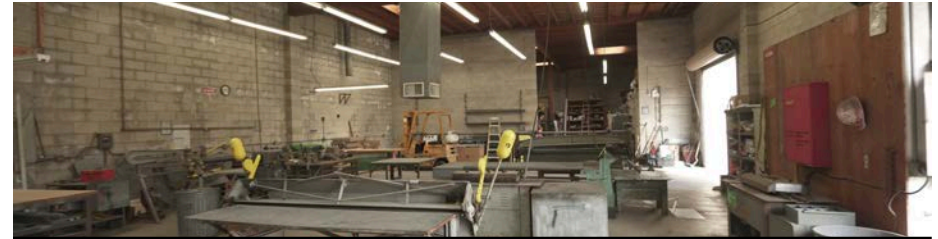
SAMPLE FINANCING

SBA 504 Loan Analysis - Owner Occupied Commercial Bldg.

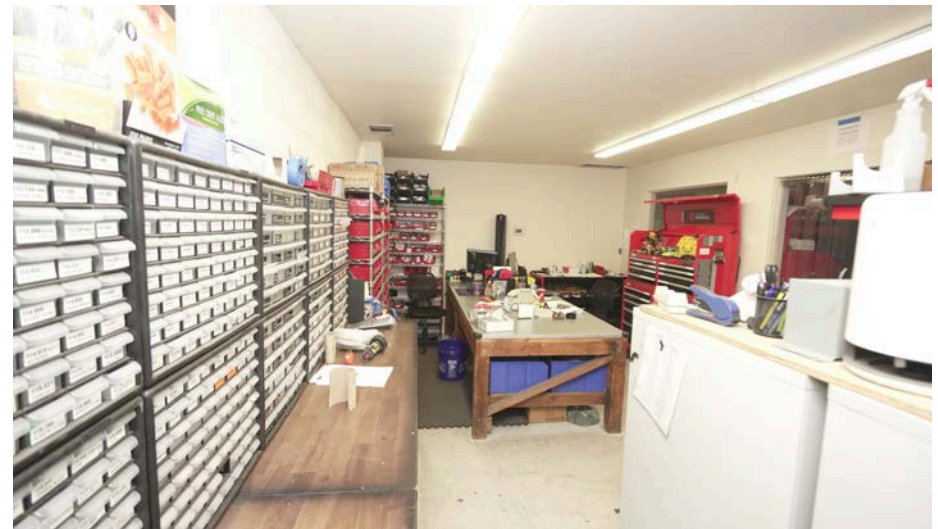
TOTAL PROJECT COST:	\$ 5,742,000	
Owner Injection	\$ 574,200	10%
Bank Loan	\$ 2,871,000	50%
SBA 504 Loan	\$ 2,296,800	40%
TOTAL PROJECT COSTS:	\$ 5,742,000	100%

	Bank 1st TD	SBA 2nd TD	Total
Loan Amount	\$ 2,871,000	\$ 2,296,800	\$ 5,167,800
Interest Rate	5.73%	5.72%	
Fixed/Variable	5 year reset	25 year fixed	
Interest Rate Adjustments	none	none	
Points	1.00%	see below	
Years Amortized	25	25	
<u>BANK CHARGES</u>			
1.00 point (SBA)	\$ 28,710	\$ 22,968	
<u>SBA LOAN CHARGES</u>			
CDC Processing (1.5%)	\$ -	\$ 34,452	Charges added to loan amount
CDC Attorney	\$ -	\$ 1,000	
Bank Participation Fee (0.50%)	\$ -	\$ -	
Funding (0.25%)	\$ -	\$ 5,742	
Underwriting (0.50%)	\$ -	\$ 11,484	
TOTAL CHARGES	\$ 28,710	\$ 52,678	\$ 81,388
TOTAL LOAN AMOUNT	\$ 2,871,000	\$ 2,349,478	\$ 5,220,478
MONTHLY PAYMENT	\$18,027	\$14,738	\$32,765

Total project cost is based on the purchase price and tenant improvement cost. Loan payments may be interest only during the construction phase.



Conventional Purchase Options				
	Option #1 20/7	Option #2 20/10	Option #3 15/15	Option #4 20/20 (5 Year Reset)
Estimated Project Price (Includes fees, see below)	\$5,742,000	\$5,742,000	\$5,742,000	\$5,742,000
Bank Loan Amount (1)	\$4,880,700	\$4,880,700	\$4,880,700	\$4,880,700
Downpayment	\$861,300	\$861,300	\$861,300	\$861,300
Maximum Loan-to Value (2)	85%	85%	85%	85%
Bank Loan Interest Rate basis (3)	Fixed Rate	Fixed Rate	Fixed Rate	Fixed Rate
Indicative Interest Rate (4)	5.80%	6.25%	6.25%	5.45%
Amortization Term	20	20	15	20
Loan Term	7	10	15	20
Balloon Payment at End of Bank Term	\$3,747,073	\$3,107,996	\$0	\$0
Estimated Total Monthly Payment	\$34,406.05	\$35,674.41	\$41,848.24	\$33,436.03
Estimated Closing Fees and Costs:				
Bank Loan Fee- 0.65%	\$31,725	\$31,725	\$31,725	\$31,725
Appraisal	\$3,000	\$3,000	\$3,000	\$3,000
Environmental	\$2,500	\$2,500	\$2,500	\$2,500
Title & Escrow	Provided by Title/Escrow	Provided by Title/Escrow	Provided by Title/Escrow	Provided by Title/Escrow
Estimated Total Fees	\$37,225	\$37,225	\$37,225	\$37,225
<p>(1) This information is for discussion purposes only and does not represent an offer to lend. Actual rates and terms will depend on the qualifications of the applicant and characteristics of the collateral.</p> <p>(2) The loan-to-value will be calculated on the lower of appraised value or purchase price or cost.</p> <p>(3) Fixed rate loans will be subject to prepayment fees.</p> <p>(4) Rates are indicative as of the date of this information sheet, and are subject to change.</p>				



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