

741 & 759 South Allen Street
San Bernardino, CA 92408

±20,871 SF - 100% LEASED

ESCONDIDO
ENTERPRISES



741 S. Allen St

759 S. Allen St

INVESTMENT OPPORTUNITY

Product Overview

	741 S. Allen St	759 S. Allen St	Totals
Building Types	Multi-Units, Qty 2	Single Building	
Building Square Feet	6,024 (Unit A) + 4,817 (Unit B) = 10,841	10,030	20,871
Parcel Size SF	25,488	25,920	51,408
Contruccion Dates	1,988	1,986	
Number of Tenants	One tenant for both units	One tenant	Two tenants
Clear Heights	14' - 16'	16' - 18'	
Loading	Unit A: One Roll-Up 12' W x 12' T and One Roll-Up 12'W x 14'T Unit B: One Roll-Up 12' W x 12' T	Three Roll-Ups 12' W x 12' T Two-trailer wide Truck Well w/ Loading Dock	
Construction Type	Concrete Tilt-Up	Concrete Tilt-Up	
Cool-Roof Specifications	Polyurethane foam with a white elastomeric acrylic top coat	Polyurethane foam with a white elastomeric acrylic top coat	
Extended Roof Warranties	Yes (transfer fee)	Yes (transfer fee)	
Painted Parking Stalls	12	30	42
Zoning	Industrial Light (IL)	Industrial Light (IL)	
Fire Suppression	Yes	No	

Executive Summary

Escondido Enterprises is pleased to present for sale two industrial buildings located at 741 and 759 S. Allen St. in the city of San Bernardino, situated in prime distribution and industrial zones. These properties offer convenient access to three major freeways. The building at 759 S. Allen St. features three roll-up doors and a truck well, ensuring efficient handling of all types of loading and unloading operations. This investment opportunity includes clear documentation on costs and income, as well as verified fire suppression reports for the building at 741 S. Allen St., providing confidence in its future value assessment.

Features

Built-in Value Added: Rarely does a building of this size come with a two-trailer width truck well. This loading/unloading asset can unlock a higher rental rate for distributor uses.

Newer Construction: Concrete tilt up rather than block and mortar.

Security: Both truck entrances are high quality wrought iron fencing.

100% Leased: Below market rates, plenty of upside. Current lease contracts for 741 & 759 to expire in six (6) months and eighteen (18) months respectively

and both properties positioned for an NOI increase after lease contract turn-overs.

New Outside Lighting: Three exterior LED wall packs have been installed on the 759 building.

Freeway Access: I-10 via Waterman Ave, I-215 via Orange Show Road and I-210 via Waterman Ave.

Commercial Association: None, whatsoever.

Professionally Managed: Over a 4 year period.





Financials

Buildings		741 S. Allen St (Units A & B) 10,841 SF		759 S. Allen St 10,030 SF		Buildings Combined Total 20,871 SF		
Revenue (ann.)								
	Current Base Rents (as of Sept, 2025)	\$136,584	\$12.62 (PSF gross)	\$93,600	\$9.27 (PSF gross)	\$230,184		
	CAM (Water & Landscape)	\$3,804	\$0.03	\$0	\$0	\$3,804		
Total Annual Revenue						\$233,988		
Expenses (ann.)								
	Property Taxes 1.15%	(Based on new sales price)				\$60,000	\$5.217 MM (\$250psf)	
	Property Insurance	(New policy based on \$0.30 PSF)				\$6,260		
	Management Fee (6%)	(Based on New Market Rate Revenue)				\$14,275		
	Fire Monitoring + Phone Lines	\$3,260		None		\$3,206		
	Landscape Maintenance	\$1,800		\$1,800		\$3,600		
	Backflow Testing	\$250		\$250		\$500		
	Roof Repair	\$2,250		\$1,225		\$3,475		
Total Annual Expenses						\$91,316		
Current Net Income						\$142,672	Annual NOI	\$5.217 MM (\$250 PSF)

2.7% Cap Rate

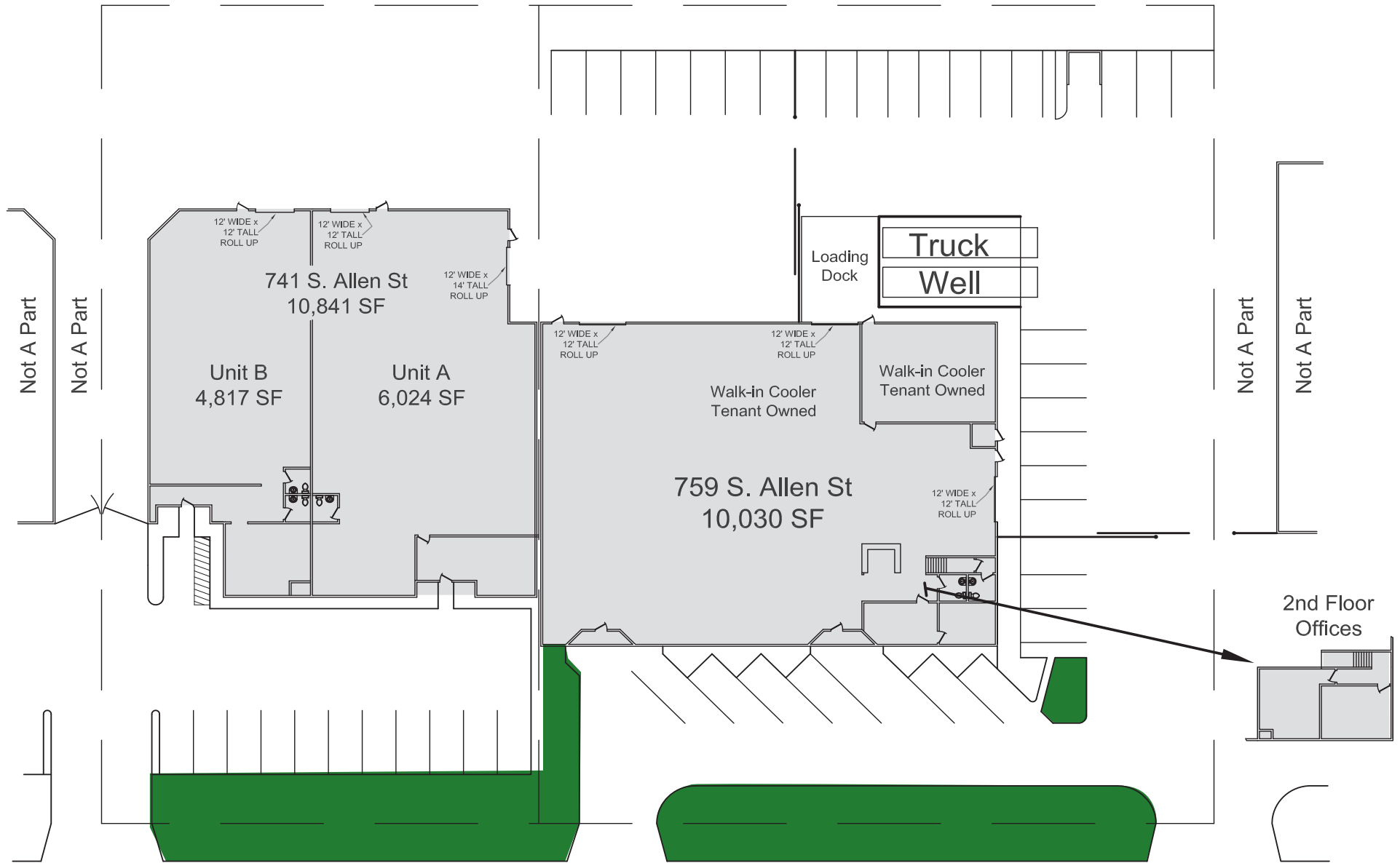
Current Market							
Revenue	Market NNN Lease PSF (mo.) \$1.15 Rent + \$0.36 NNN			\$1.51	PSF (mo.)		
Expenses	Same Expenses as Above PSF (mo.)			(\$0.36)	PSF (mo.)		
Net Income				\$1.15	PSF (mo.)		
Current Market Net Income				\$288,020	Annual NOI	\$5.217 MM (\$250 PSF)	

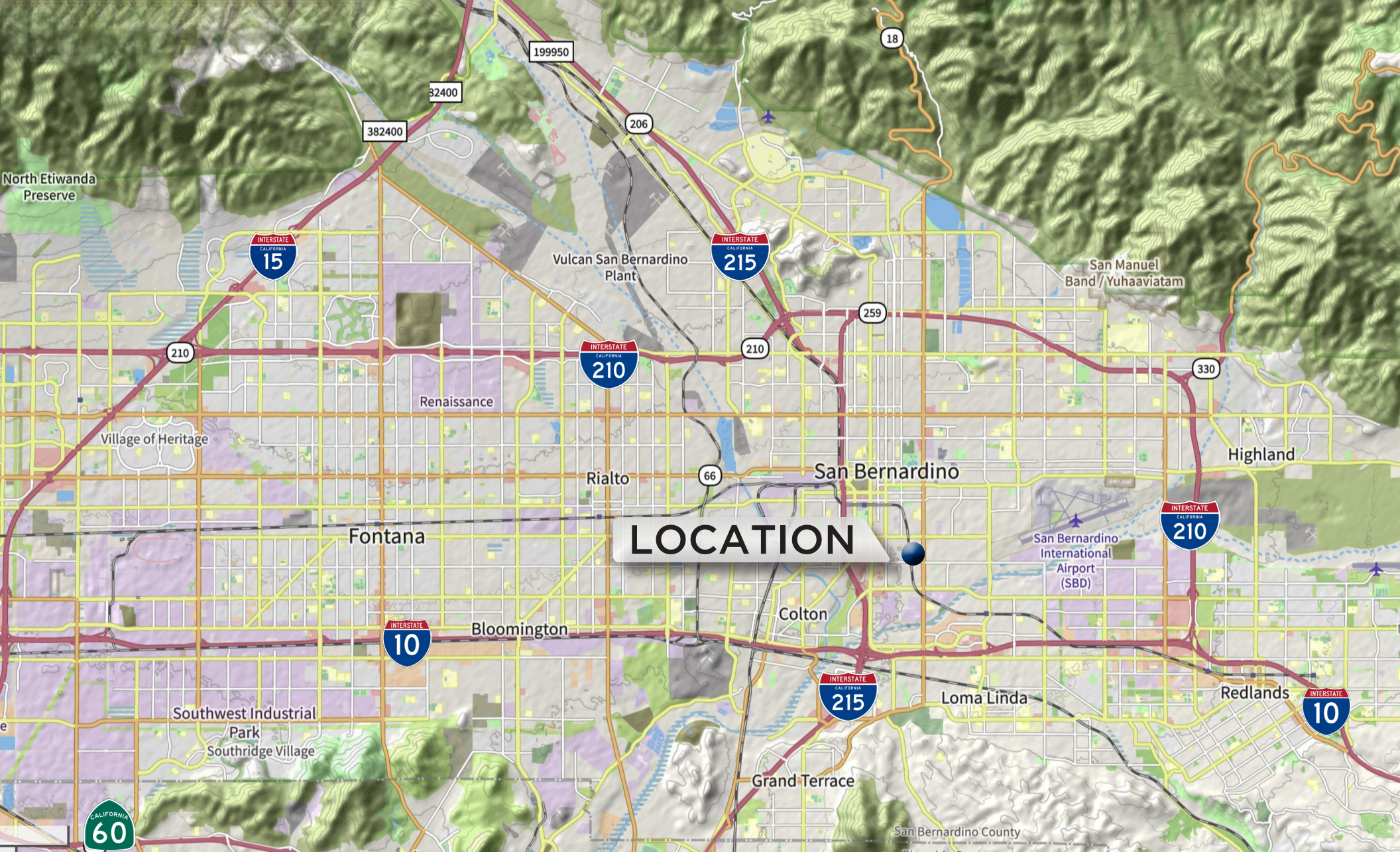
5.5% Cap Rate

Site Plan

This site plan may not accurately reflect the final build-out and requires independent verification.

±20,871 SF
Total Buildings Area





**ESCONDIDO
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FOR MORE INFO CALL OR TEXT:

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