

FOR SALE

Two (2) Offices/Homes Totaling Approx. 2,018 SF on 17,940 SF Lot

10352 - 10354 Prospect Avenue, Santee, CA 92071

RARE MIXED-USE INDUSTRIAL/RESIDENTIAL PROPERTY

Live/Work

Investment

Business Owner Occupy



DRONE VIDEO



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Summary

Property Overview

Property Size	Two (2) Offices / Homes Totaling \pm 2,018 SF on \pm 17,940 SF Lot
APN	384-410-74-00
Location	Rapidly Developing Area, Adjacent to New Industrial Buildings
Zoning	Flexible IL/RB Zoning: Light Industrial and Residential / Business (LINK TO IL) (LINK TO RB)
Accessibility	Quick & Easy Access to Highway 52, 67, 125 and I-8
Dairy Farm	Original 1900's Santee Dairy Property
Sale Price	\$1,050,000 - Potential Carry Back



Site Plan

Building 1

Features	Single Story Two (2) Bedrooms or Office Space One (1) Restroom Kitchen
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Building 2

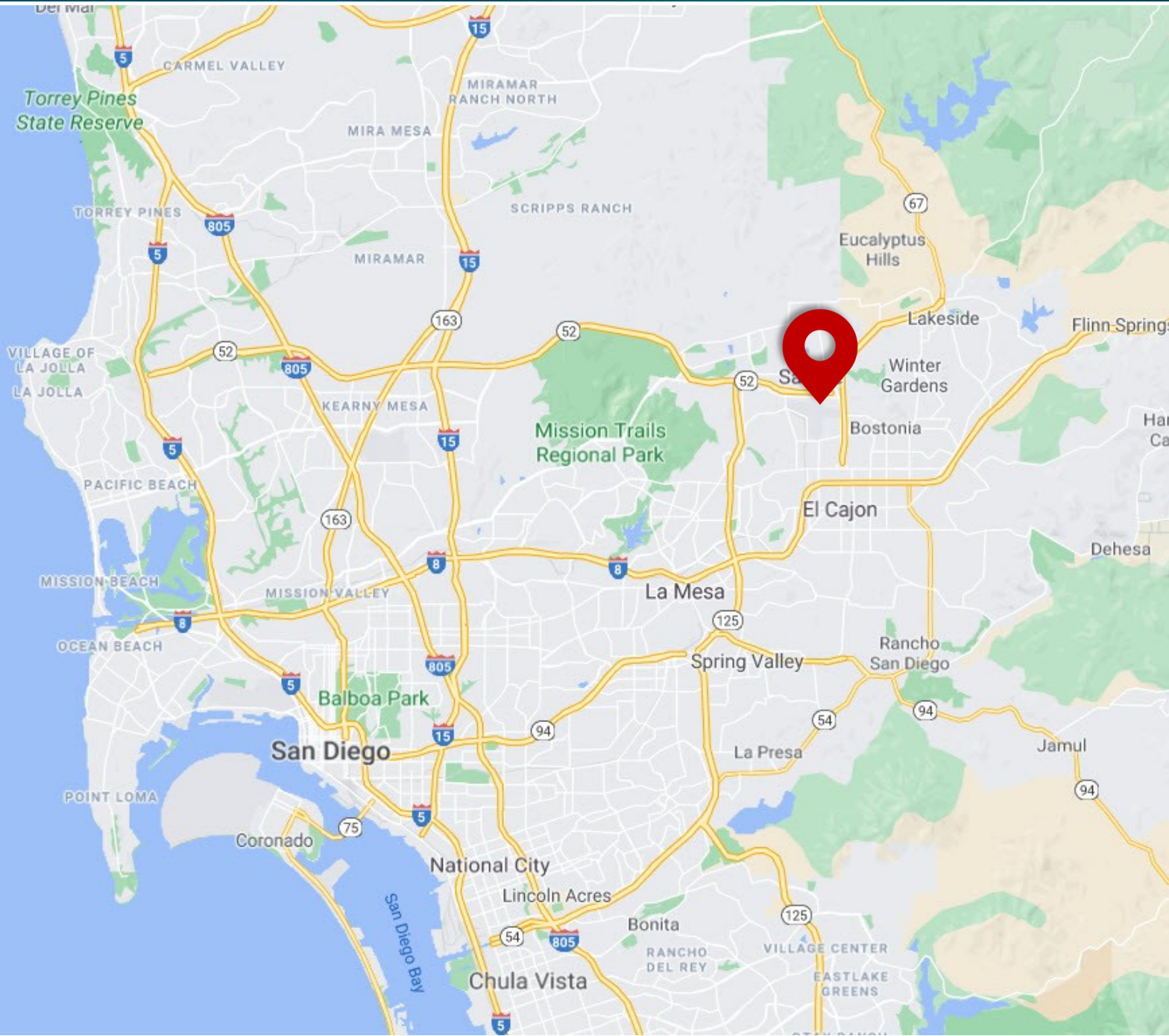
Features	Two-Story Two (2) Bedrooms or Office Space One (1) Restroom Kitchen
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Property Features

Parking Spaces	Ample
Year Built	1933
School District	Santee
Utilities	Electricity & Gas - Separately Metered Water - Combined
Yard	Fenced Front & Back Yard Front Deck / Porch
Floors	Hardwood
Upgrades	Remodeled Kitchen All New Light Fixtures & Plumbing Electric Upgraded Both Roofs Redone in 2010



Location



OF MILES

7
LA MESA

16
MISSION VALLEY

19
DOWNTOWN

25
LA JOLLA

Property Photos



Pacific Coast Commercial* (hereinafter “PCC”) has been retained as exclusive advisor and broker to the Owner regarding the sale of (the “Property”) located in the county of San Diego at: **10352 - 10354 Prospect Avenue, Santee, CA 92071**. The Information contained in this Offering Memorandum (“Offering”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of **10352 - 10354 Prospect Avenue**. (The “Property”), and is not to be used for any other purpose or made available to any other person without the express written consent of Pacific Coast Commercial (“Broker”). The material is based in part upon information supplied by the Owner, and in part upon information obtained by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Broker or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communications transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering was prepared by Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be completely accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute recommendations, endorsements or advice as to the value of the Property by Broker or the Owner. Each prospective purchaser is to rely upon its own investigation; evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner obligation thereunder have been satisfied or waived. Broker is not authorized to make any representation or agreements on behalf of Owner.

The Information provided has been reviewed as to both form and content by the owner and/or broker, but its accuracy has not been confirmed by “Broker”. By your receipt of this offering, you acknowledge that the information is derived entirely from the owner, and “Broker” does not warrant or guarantee the accuracy and advises you to undertake an independent investigation of the facts and information contained therein.

In consideration for “Broker” to release the information, including address and location of said “Property”, you expressly agree that any and all such information, whether written, oral or electronic format, shall be kept strictly confidential and that you, your agents, employees, or assignees, shall not directly or indirectly disclose, release or give access to said information to any person or entity, except as may be necessary to have the information reviewed as part of the analysis for the purpose of purchasing same. You further agree to return all the information and documents provided if a transaction is not consummated upon request of “Broker”.

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SANTEE, CA 92071

CONTACT INFORMATION

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase.