

# Industrial Buildings For Sale

24024 Humphries Rd  
Tecate, CA

Investment, Owner-User, or  
Redevelopment Opportunity



**Price Reduced \$450,000!**

**IMMEDIATE BORDER ACCESS**

*For more information, please contact:*

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# Investment Highlights



*Only major warehousing facility located on this side of the border crossing at Tecate!!!*

**TOTAL BUILDING(S) AREA: +/- 96,000 SF**

**BUILDING PRICE PSF: \$86 PSF**

**TOTAL LAND AREA: +/- 9.52 AC**

**APN #: 652-120-55**

**OCCUPANCY: 88.75% Occupied**

**ZONING: M50 - Light Industrial**

**Adjacent ~7.74 Acres of Additional Land Also Available**

**Contact Broker for additional information  
and project financials**

**\$8,250,000**

**Existing (In Place\*) CAP: 4.87%**

Pro-Forma CAP: 6.41%

(\*Currently 88.75% Occupancy)

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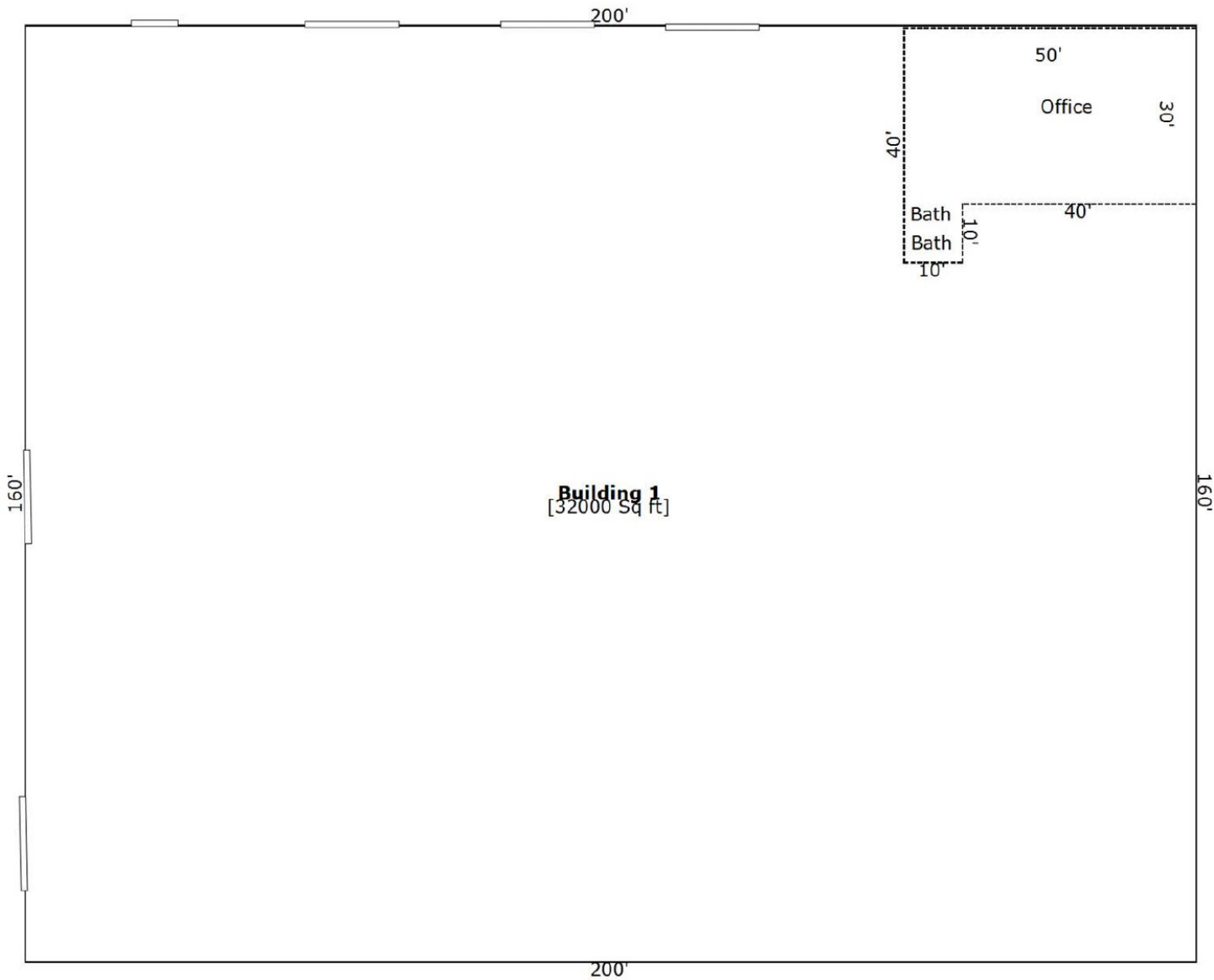
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# Building 1 Sketch



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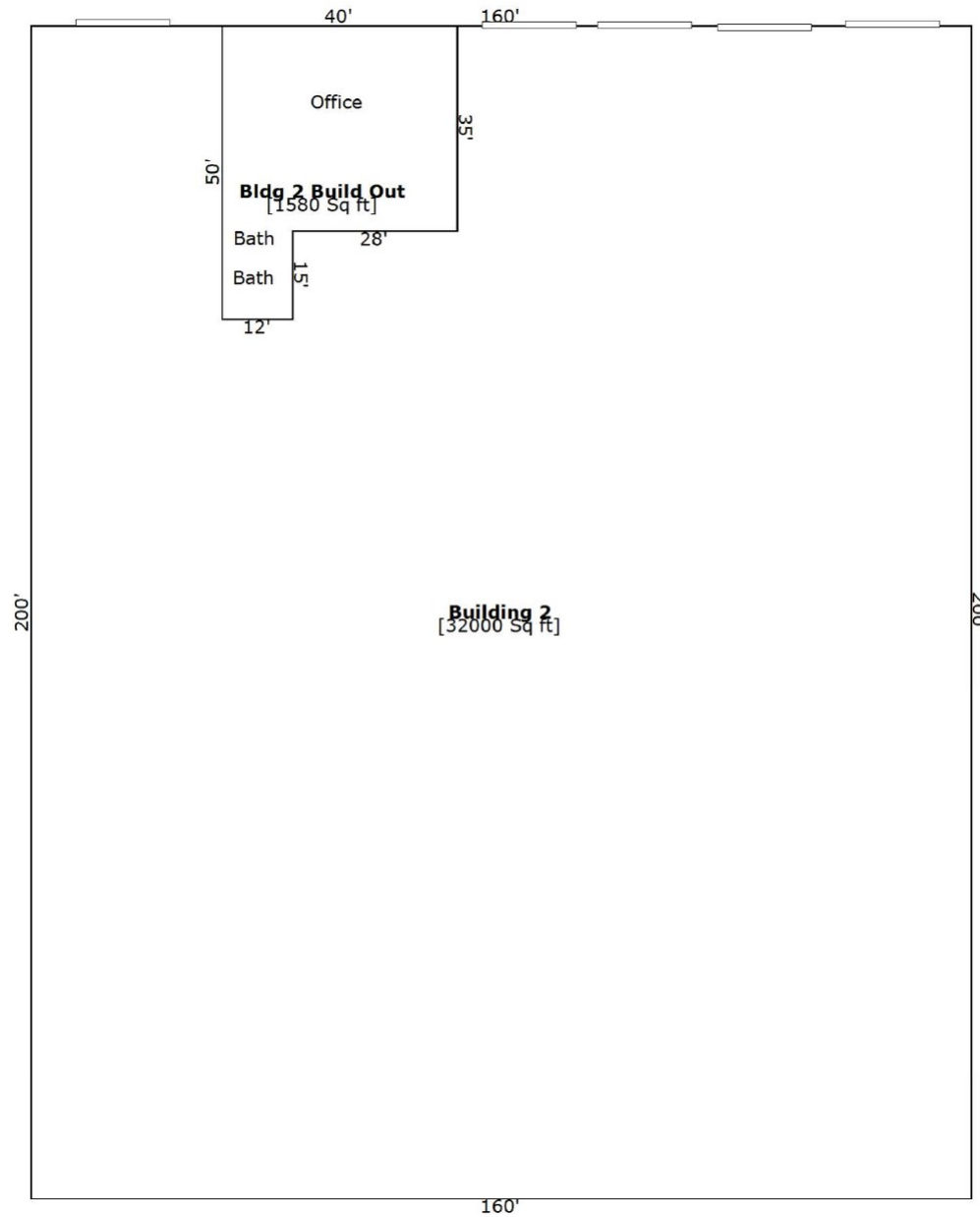
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# Building 2 Sketch



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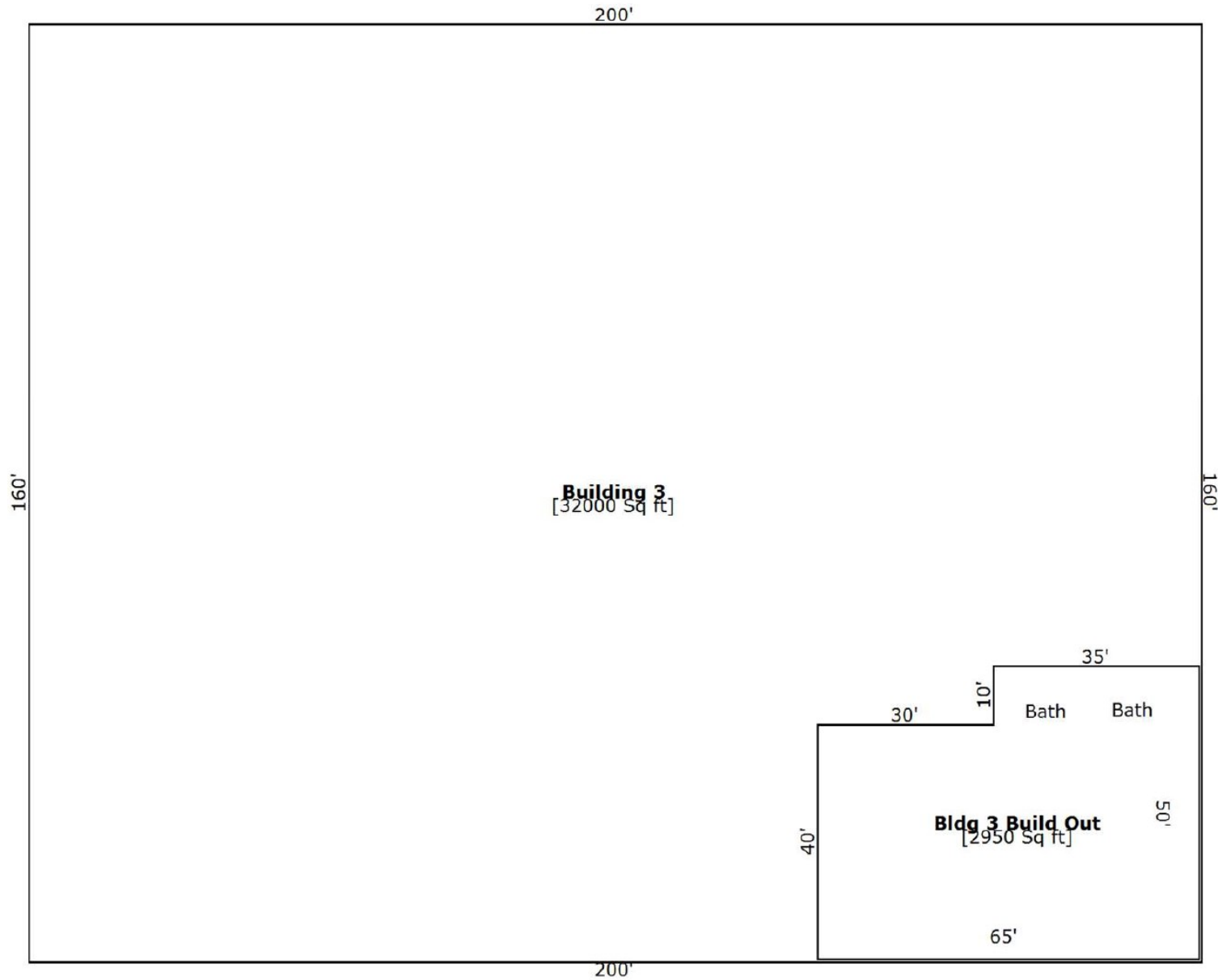
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# Building 3 Sketch



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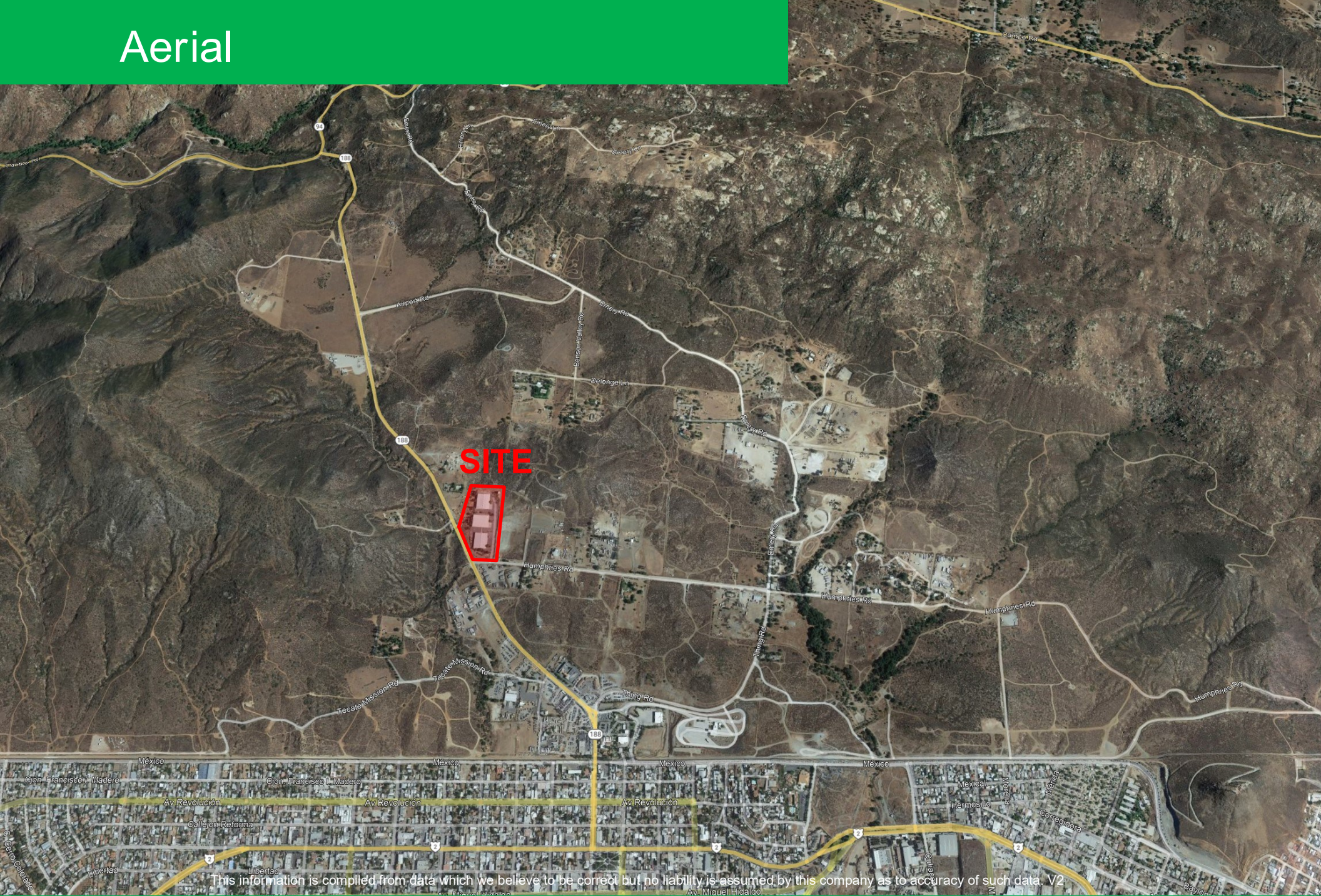
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# Aerial



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# Demographics

Population	2 Mile	5 Mile	10 Mile
2023 Total Population:	226	2,144	7,296
2028 Population:	219	2,091	7,146
Pop Growth 2023-2028:	-0.2%	0%	0.2%
Median Age:	37.3	39.5	41.1
Households			
2023 Total Households:	69	522	1,415
HH Growth 2023-2028:	-0.6%	-0.5%	-0.6%
Median Household Inc:	\$51,000	\$54,000	\$80,710
Avg Household Size:	3.3	3.2	2.9
2019 Avg HH Vehicles:	3.00	3.00	3.00
Housing			
Median Home Value:	\$296,428	\$359,574	\$575,870
Median Year Built:	1978	1977	1978



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