

# MONTBLEAU & ASSOCIATES

San Diego, CA



**\$11,733,933**  
OFFERING PRICE

**6.00%**  
CAP RATE

**VIEW OFFERING  
MEMORANDUM**



- INDUSTRY-LEADING TENANT WITH STRONG HISTORY & REPUTATION
- MISSION-CRITICAL HQ LOCATION WITH STRONG HISTORICAL OCCUPANCY & COMPLEX BUILD-OUT
- NEW LONG-TERM LEASE WITH 12 YEARS REMAINING
- ABSOLUTE NNN LEASE WITH AGGRESSIVE RENTAL GROWTH
- STRATEGIC INDUSTRIAL POSITIONING IN DENSE SUBMARKET
- CLOSE PROXIMITY TO DOWNTOWN SAN DIEGO & MAJOR POPULATION DRIVERS
- EXCEPTIONAL DEMOGRAPHICS
- CALIFORNIA INVESTMENT OPPORTUNITY

POINT OF CONTACT



**Brian Ritchie**

Associate

britchie@northmarq.com  
813.477.8546

**Jason W. Powell, CCIM**

Senior Vice President

jpowell@northmarq.com  
404.823.6754

**Colin Couch**

Senior Vice President

ccouch@northmarq.com  
404.823.6376

**Brandt Fuller**

Senior Investment Analyst

bfuller@northmarq.com  
312.777.2446

In Association With:

**Chris Lomuto**

CA Lic: #01962410