

955
S ANDREASEN DR



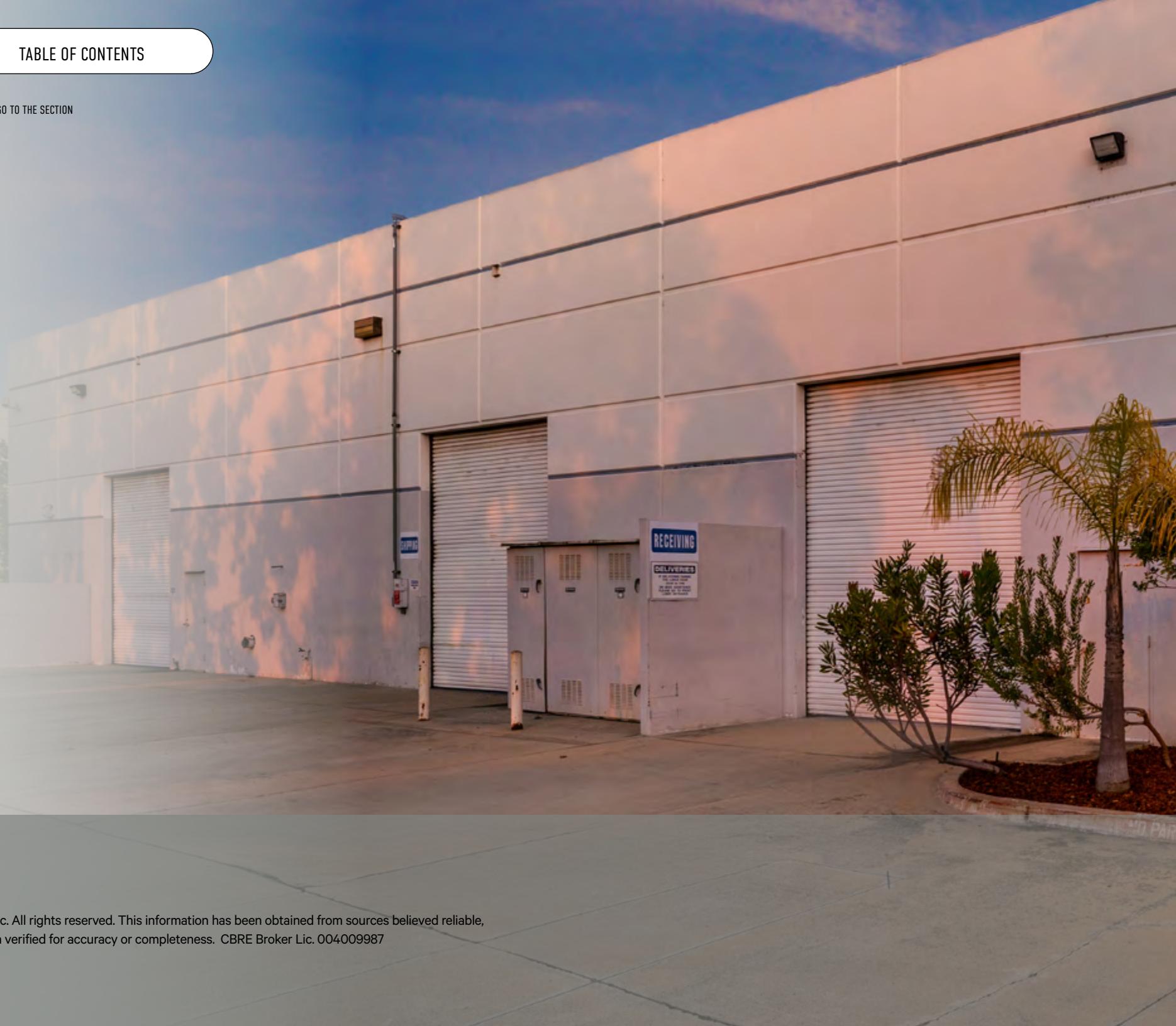
CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS



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investment.



INVESTMENT SUMMARY



ASKING PRICE

\$4,995,000 (\$264.29/PSF)



WEBSITE

pcplistings.com/955Andreasen



ADDRESS

955 S Andreasen Dr
Escondido, CA 92029



BUILDING SIZE

± 18,900 SF



LAND SIZE

± 43,560 SF / ± 1.0 ACRE



PARKING RATIO

1.33/1,000 SF

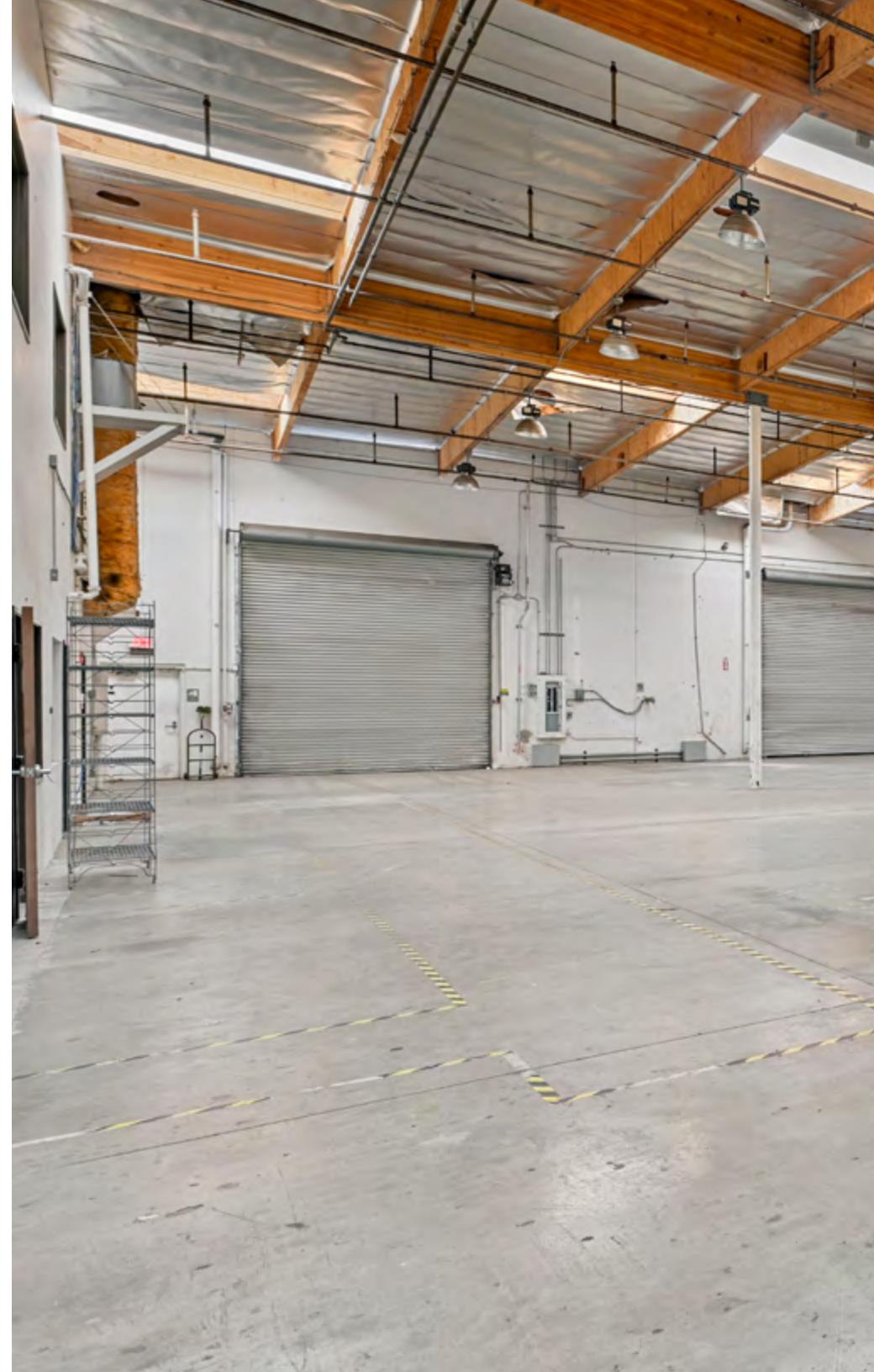


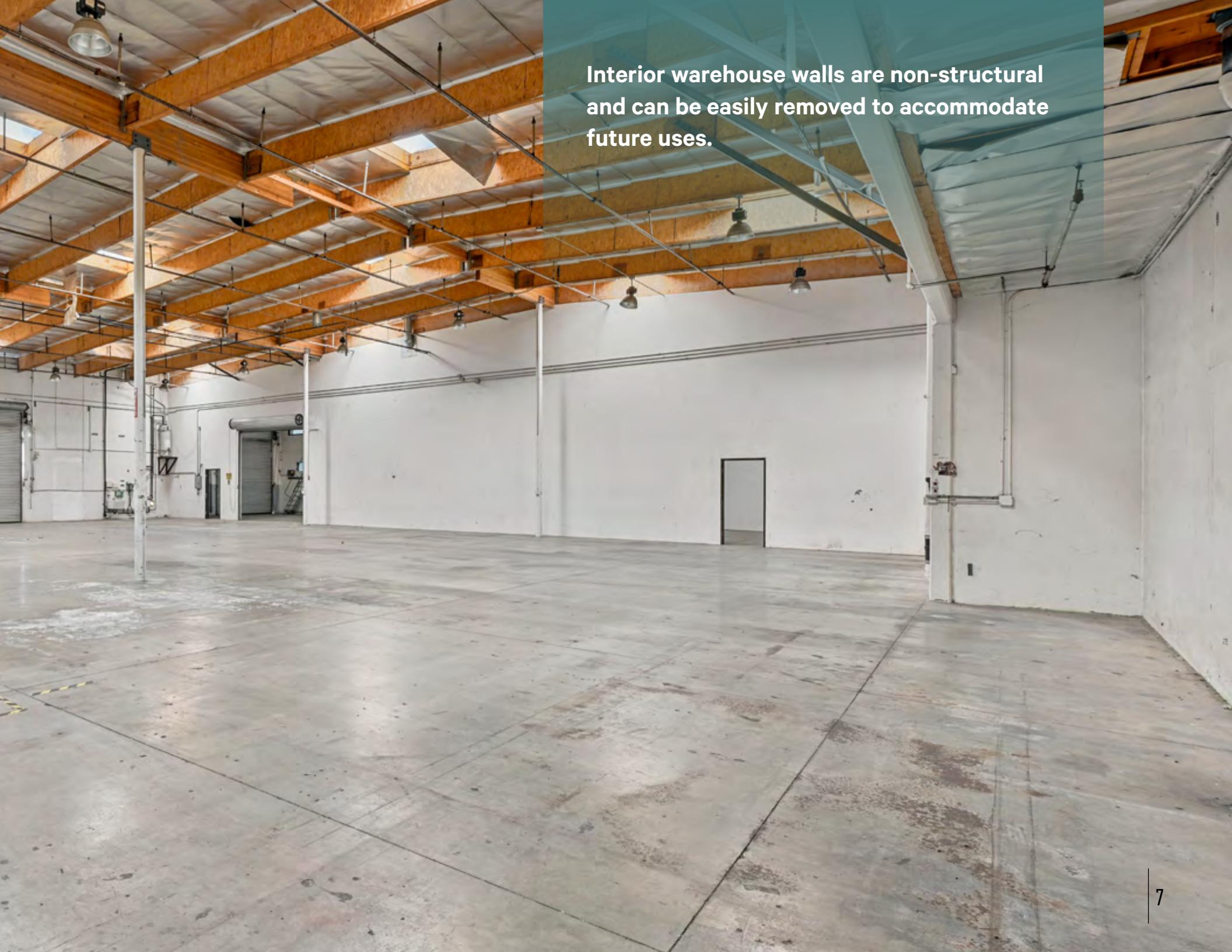
STORIES

Two (2)

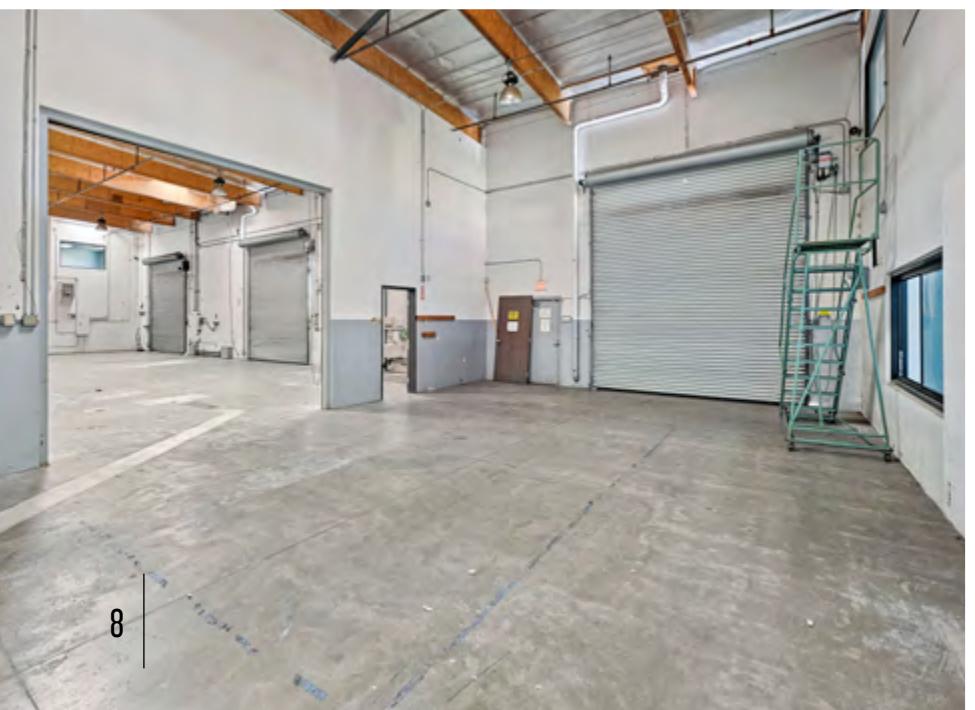
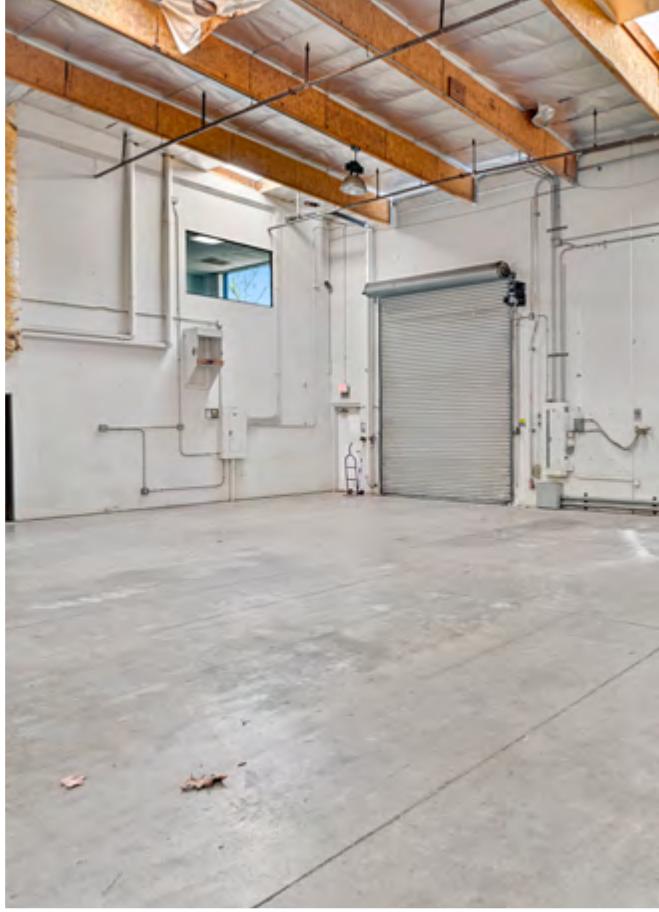
HIGH-IMAGE INDUSTRIAL OWNER-USER OPPORTUNITY

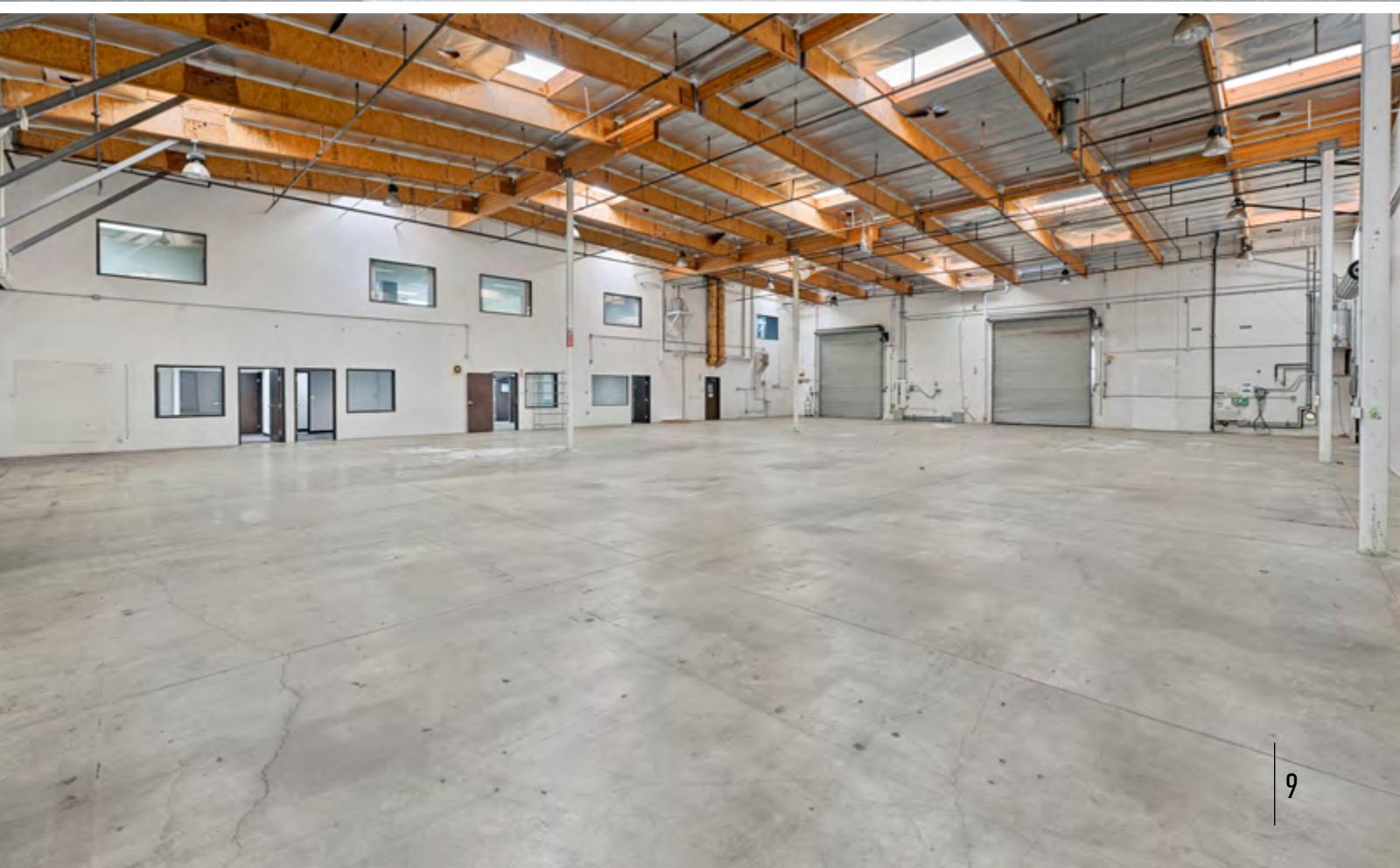
- ▶ 18,900-SF industrial warehouse with “turnkey” interiors including spaces 20-foot clear warehouse area and plentiful offices.
- ▶ This is an ideal corporate headquarters investment that provides an attractive lease-savings tradeoff. As opposed to leasing space, purchasing this property can provide protection against future rental market uncertainty and interest rate hikes, offering occupancy control, tax benefits, and after-tax equity accumulation.
- ▶ **BONUS DEPRECIATION ADVANTAGE:** Given the new tax legislation passed July 2025, a buyer would not have any occupancy cost in the first year given the estimated depreciation benefits providing an approximate \$20,981 monthly tax savings or loss carry forward. (See Lease vs. Own Analysis on page 33.)





Interior warehouse walls are non-structural and can be easily removed to accommodate future uses.



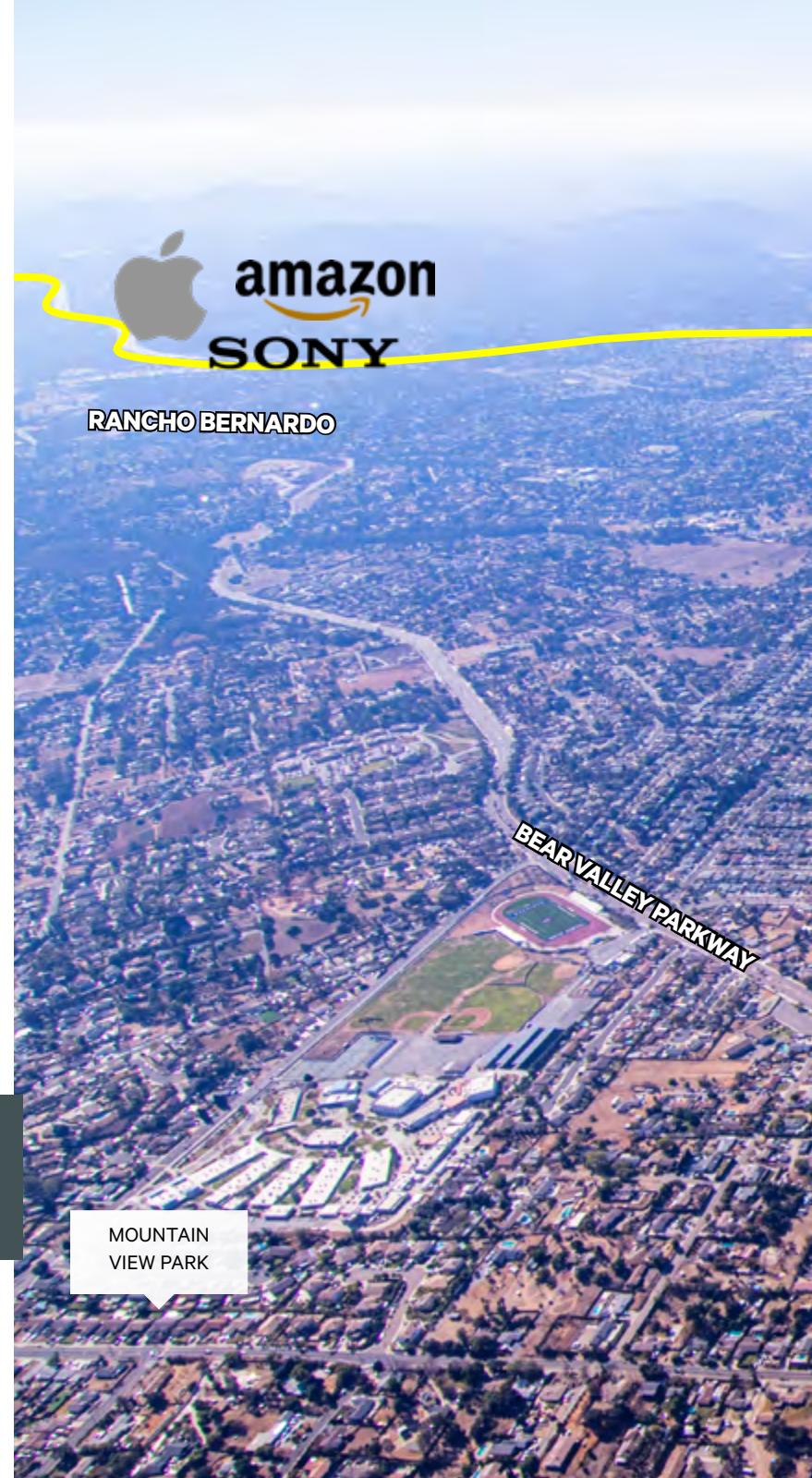


EXTREMELY STRONG MARKET FUNDAMENTALS SUPPORTING UPSIDE / NOI INCREASE

- ▶ The greater Escondido industrial market has one of the lowest vacancy rates in all Southern California **currently sitting at only 1.0%**. This submarket has the lowest vacancy within all North County San Diego comprising of over 51M SF of industrial product.
- ▶ Within the greater Escondido market, “Low Finish Industrial” within Escondido also has a **vacancy rate of 1.0%**.
- ▶ The 1, 3, 5, and 10 year average industrial vacancies rates in Escondido are all under 2.0% (the lowest averages in San Diego County.)
- ▶ With little to no options available for tenants to move to, new ownership should have no problem pushing rents to market.

ESCONDIDO INDUSTRIAL VACANCY RATES

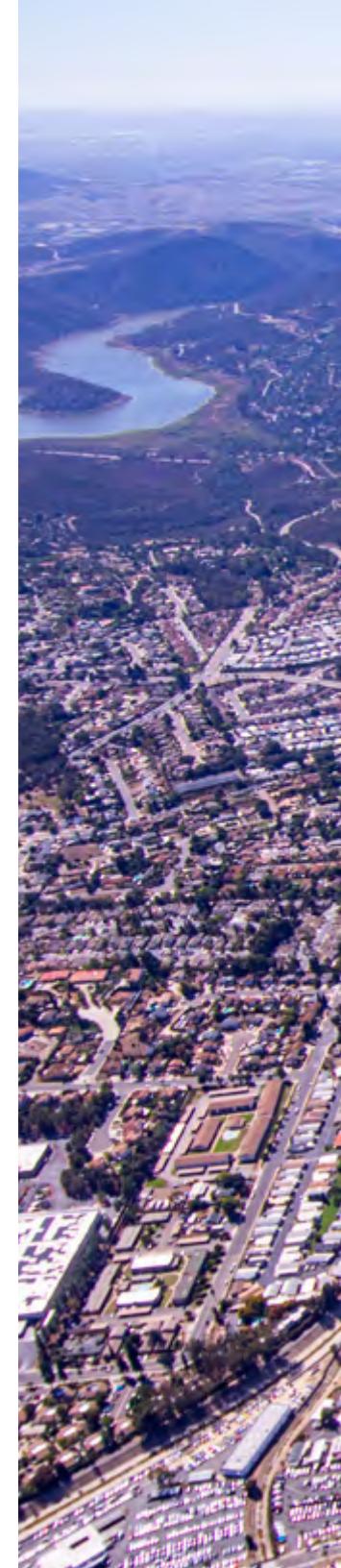
1.0%	1.3%	1.4%	1.6%
CURRENT VACANCY RATE	3 YEAR AVERAGE	5 YEAR AVERAGE	10 YEAR AVERAGE





AMENITY-RICH LOCATION IN NORTH SAN DIEGO

- ▶ Escondido is strategically located at the intersection of the 78 and I-15 and provides convenient access to both North County San Diego and Central San Diego along the I-15 corridor. For this reason, Escondido is highly sought after for regional North County tenants wanting to open one location to service both markets.
- ▶ North County San Diego is the place where innovation meets lifestyle. From tech startups to life sciences to manufacturing, the 78 Corridor attracts top talent and continues to grow. Escondido is centrally located in between Carlsbad and Rancho Bernardo, two of the highest concentrations of STEM workforce in the county.
- ▶ Escondido offers attractive homes in a wide range of prices, two lakes, several parks, a sports center, golf courses, restaurants, wineries, shopping centers, comprehensive healthcare and the nearby San Diego Zoo Safari Park.
- ▶ In recent years Escondido was named by *Money Magazine* as the “Best Place in the West” in which to retire and, at the other end of the spectrum, was named a “Kid-Friendly City” for their broad range of youth programs. *Ladies Home Journal* also ranked Escondido number eight among the “Top Ten Cities for Government.”
- ▶ Close proximity to Palomar Medical Center which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region’s healthcare system and is recognized as one of the most technologically advanced hospitals in the world. The medical center features 288 private single-patient rooms, 44 emergency and trauma rooms and 11 operating rooms. The 56-acre campus will expand in phases - up to double its current size - to meet the developing needs of North San Diego County’s growing community.





955
S ANDREASEN DR



property.



PROPERTY SUMMARY

 **APN**
232-051-39-00

 **ZONING**
IP (Industrial Park)
– City of Escondido

 **LAND USE**
Light Industrial

 **BUILDING SIZE**
± 18,900 SF

 **LAND SIZE**
±1.0 ACRE

 **STORIES**
Two (2)

 **YEAR BUILT**
1993

 **PARKING RATIO**
1.33/1,000 SF

PROPERTY DESCRIPTION



GROUNDS

The property is surrounded by a green lawn, lush shrubbery and palm trees.



FOUNDATION

Poured concrete slab on grade.



STRUCTURE

Steel frame and reinforced concrete.



ROOFING SYSTEM

Flat roof. Solar Panels/System is included.



EXTERIOR IMPROVEMENTS

Painted concrete walls with metal-framed glass windows and doors. Building-side signage opportunity along Andreasen Dr. as well as secure-gated access on both entry points.



INTERIOR IMPROVEMENTS

Standard improvements for warehouse/industrial uses with additional office and lab space.



DRIVE-IN DOORS

Three (3) 10' w x 14' h



CLEAR HEIGHT

20'





ELECTRICAL/POWER SYSTEM

1,600a/110 – 208v, 3p heavy power.



HVAC SYSTEM

Packaged rooftop units.



LIFE SAFETY/FIRE PROTECTION

Standard, up-to-code life safety and protection.



UTILITIES PROVIDERS

Gas: San Diego Gas & Electric

Electric: San Diego Gas & Electric

Water: San Diego County Water Authority

Waste Services: EDI

Telecommunications: AT&T, Cox + various providers

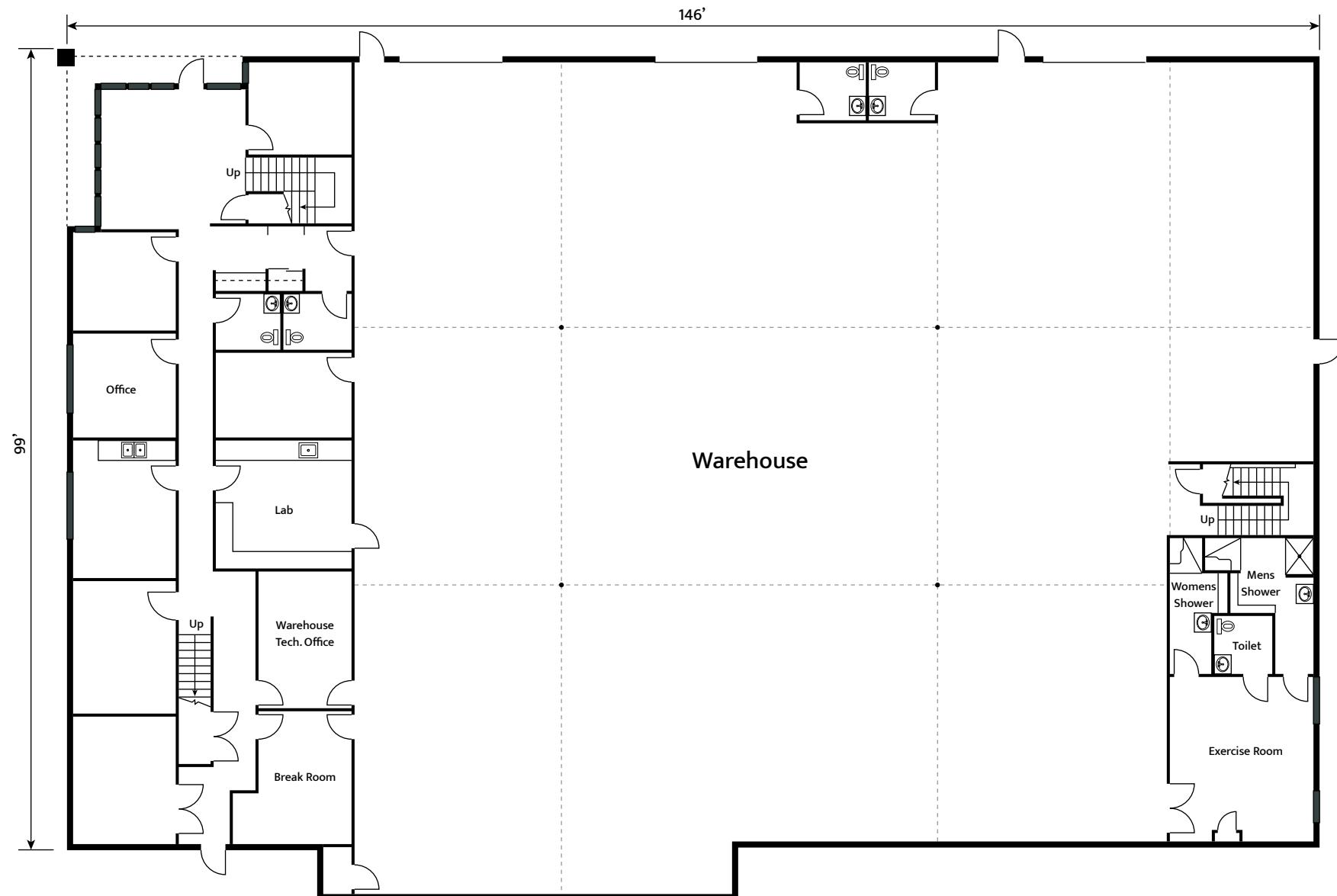


SITE ACCESS

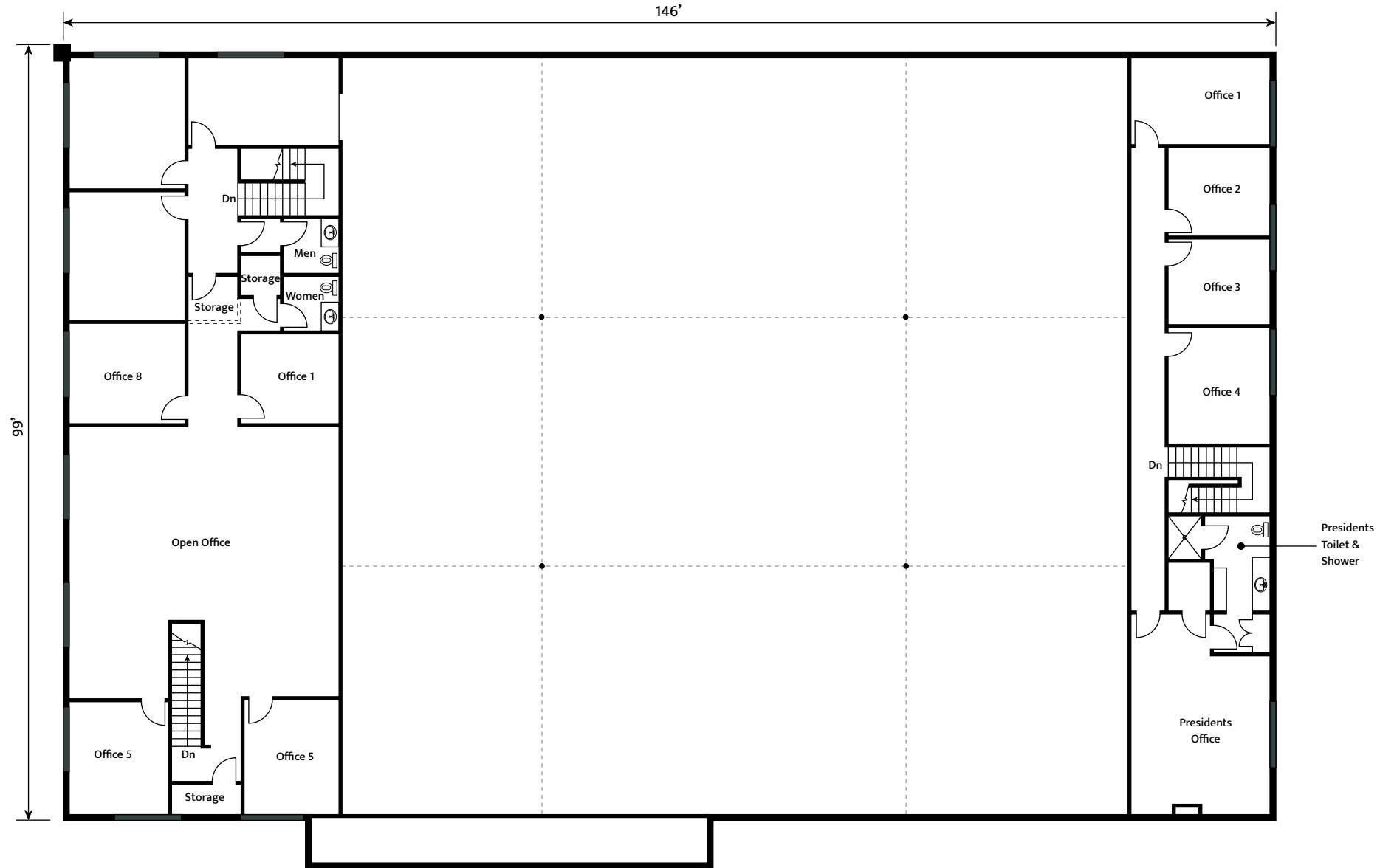
The property is accessible via two (2) egress/ingress points, one (1) off Enterprise St. and one (1) off S. Andreasen Dr.

FLOOR PLAN

FLOOR 1



FLOOR 2



 This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Map not to scale.

SITE PLAN

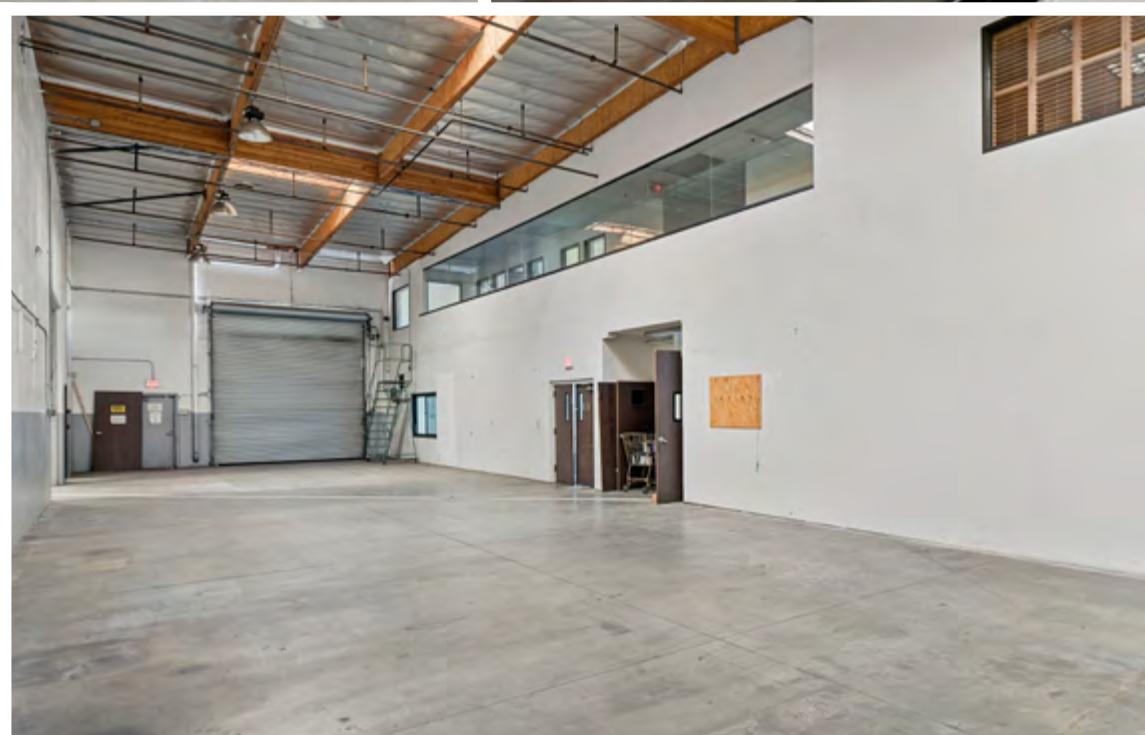
HARMONY GROVE RD

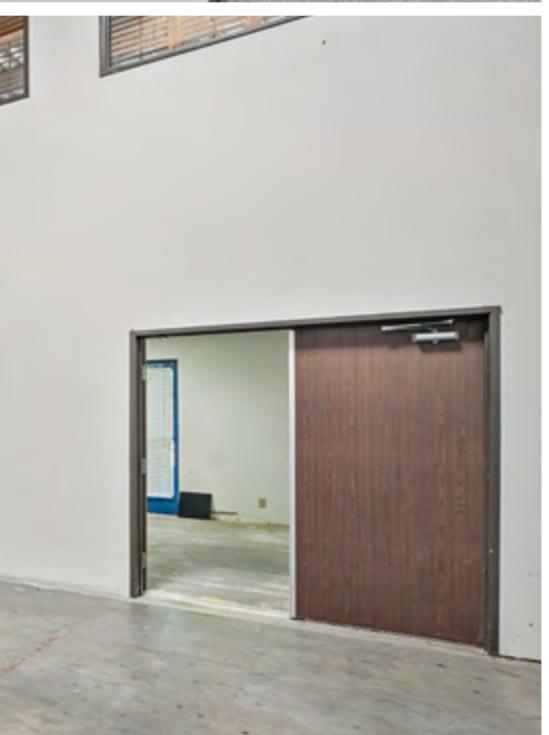
ENTERPRISE ST

955
S Andreasen Dr

S ANDREASEN DR

HARMONY GROVE RD







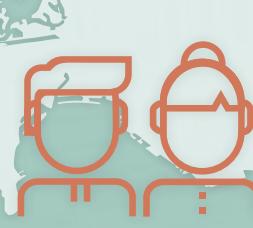
area.

ESCONDIDO IS STRATEGICALLY LOCATED AT THE INTERSECTION OF THE 78 AND I-15 AND PROVIDES ACCESS TO BOTH NORTH COUNTY SAN DIEGO AND CENTRAL SAN DIEGO ALONG THE I-15 CORRIDOR.



- 1 DOWNTOWN SAN DIEGO ± 31 MILES
- 2 SAN DIEGO INTERNATIONAL AIRPORT ± 33 MILES
- 3 SAN BERNARDINO ± 78 MILES
- 4 PALOMAR MEDICAL CENTER ± 1.2 MILES
- 5 CARLSBAD ± 19 MILES

SAN DIEGO



3,334,024^[3]

POPULATION

36

MEDIAN AGE

SAN DIEGO COUNTY OVERVIEW

San Diego County's nearly perfect year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies — and electronics manufacturing.

\$245^B^[2]
GROSS REGIONAL PRODUCT

\$108,186^[1]
AVERAGE HH INCOME

1,165,877^[1]
HOUSEHOLDS

\$698,955^[1]
AVERAGE HOME VALUE

39.9%
POPULATION WITH
COLLEGE DEGREE

2.36M (72%)
TOTAL GEN-Z, MILLENNIAL
AND GEN-X POPULATION

[1] Fast Report [2] U.S. Bureau of Economic Analysis [3] United States Census Bureau



Best place in America
to launch a startup
FORBES MAGAZINE



Most diverse high-tech
Sector in the nation
MILKEN INSTITUTE



Highest number of
active duty military
BEA.GOV



Average commute time
among top 25 most
populated metros
(24.9 minutes)
**AMERICAN
COMMUNITY SURVEY**



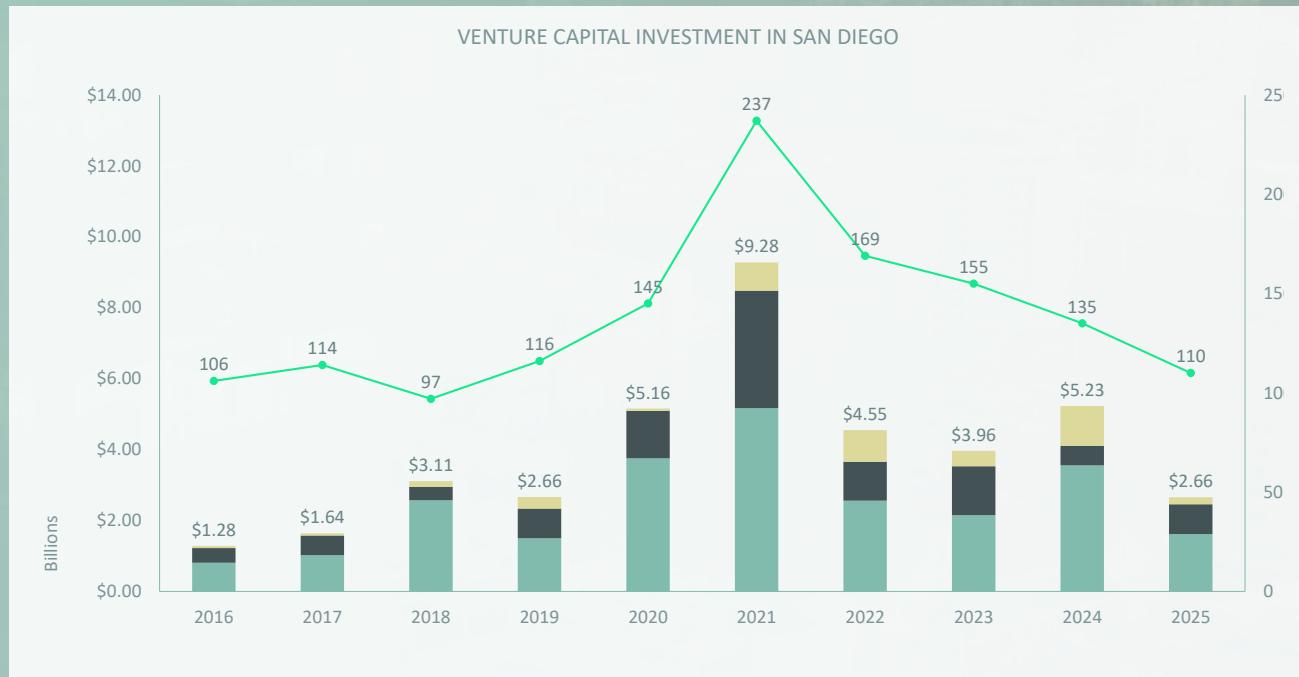
Top Metro in U.S.
for relocation
APA SURVEY



Top U.S. Travel
Destination
MONEY MAGAZINE

WHAT'S PROPELLING IN SAN DIEGO: CAPITAL FUNDING

Record level of Venture Capital funding pouring into the regions most promising companies focused primarily on tech and Life Sciences. **Over \$9B in funding throughout 2021, which was 3.2X the 5yr average.**



SAN DIEGO RANKS

#2

INNOVATION

Patent intensity,
federal funding, venture
capital investment

#2

TALENT

Graduate pipeline,
transferable skills,
Occupational concentration

#4

GROWTH

Unique job postings,
five-year occupational growth

SAN DIEGO RANKINGS

**#1 MOST PATENT INTENSE REGION
IN THE U.S. — #3 IN THE WORLD**

SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

#3 CLEAN TECH CITY IN AMERICA

CLEAN TECH LEADERSHIP

#3 LIFE SCIENCES HUB

**#4 IN VENTURE CAPITAL DOLLARS
PER EMPLOYEE**

NATIONAL VENTURE CAPITAL ASSOCIATION /
U.S. BUREAU OF LABOR STATISTICS

#5 CITY FOR FAST-GROWTH COMPANIES

INC. MAGAZINE

**#5 SAN DIEGO RANKS FIFTH
AMONG THE TOP 25
U.S. STARTUP HUBS**

U.S. CHAMBER OF COMMERCE FOUNDATION



150,902

POPULATION

59,851

COLLEGE-EDUCATED POPULATION

36.9 YEARS

MEDIAN AGE

ESCONDIDO CIY OVERVIEW

Escondido is a city in San Diego County, California bordered by San Marcos to the west and San Diego to the south. Escondido was primarily an agricultural area, with communities initially growing muscat grapes, then orange and lemon trees were planted, followed by olive, walnut, and avocado trees. There is still a significant agrarian presence with vineyards and orchards, although the city has lost most of its agricultural land to housing development. Escondido offers attractive homes, parks, sports centers, golf courses, restaurants, healthcare systems, and shopping centers. It is home to Queen Califia's Magical Circle, a sculpture garden in Kit Carson Park.

\$115,123

AVERAGE HOUSEHOLD INCOME

6,146

NUMBER OF EMPLOYERS

\$789,343

AVERAGE PROPERTY VALUE

78,165

LABOR FORCE

\$4.9BIL

ANNUAL HOUSEHOLD SPENDING BUDGET

4.3%

UNEMPLOYMENT RATE / JANUARY 2025

Money Magazine recognized Escondido as the Best Place in the West for Retirement. Moreover, it is one of Ladies Home Journal's Top Ten Cities for Government.

Route 78 and Interstate 15 serve the city from west to east and north to south, respectively, and air travel is possible through McClellan-Palomar Airport and San Diego International Airport. The North County Transit District operates local bus services in Escondido. Additionally, the city has a Sprinter hybrid rail service with three commuter rail lines and Amtrak's Pacific Surfliner. Escondido has a rich past seen in historic homes, but it also boasts a thriving downtown area, proving that it treasures its heritage while being a community of progress.

TOP EMPLOYERS



NEARBY MAJOR ATTRACTIONS [PLACES AND EVENTS]

- » San Diego Zoo Safari Park
- » Elfin Forest Recreational Reserve
- » Stone Brewing
- » Queen Califia's Magical Circle
- » Orfila Vineyards & Winery
- » Kit Carson Park
- » San Diego Children's Discovery Museum
- » North County Mall

MAJOR TRANSPORTATION INFRASTRUCTURES



Innovate
78

A five-city initiative—designed as a corridor of innovation focusing on technology, life sciences and communications—built on an existing ecosystem rich with leading companies, a talented workforce and a coastal Mediterranean lifestyle.

Escondido's economy is one of the most diversified in the San Diego region. It is home to such industries as healthcare, specialty food and beverage manufacturing, agriculture, professional services and precision manufacturing.

From computers to craft beer, Escondido is rich in the entrepreneurial spirit that defines the San Diego region. Escondido's excellent access to the region's talented workforce creates a vibrant ecosystem for professional, scientific and information-focused companies. Escondido's millennial population, residents 18 to 34 years of age, is the third highest of the 78 Corridor.

Escondido is home to two of North County's top tourism destinations: The world-famous San Diego Zoo Safari Park and Stone Brewing Company, America's ninth-largest craft brewery.

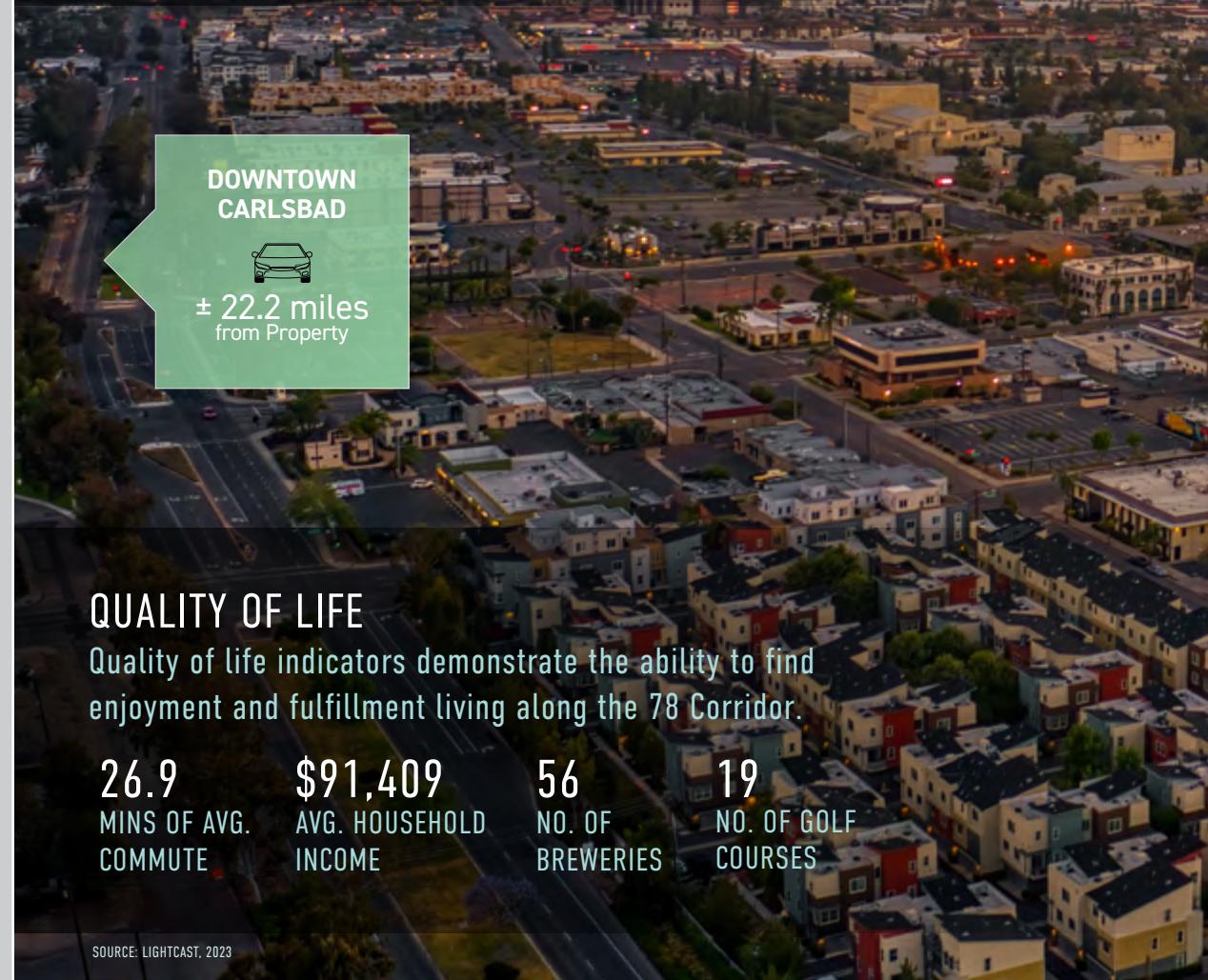
Source: www.innovate78.com

“ Escondido: City of Choice. ”

ECONOMICS

Economic indicators track the health and viability of the 78 Corridor economy and direction of employment.

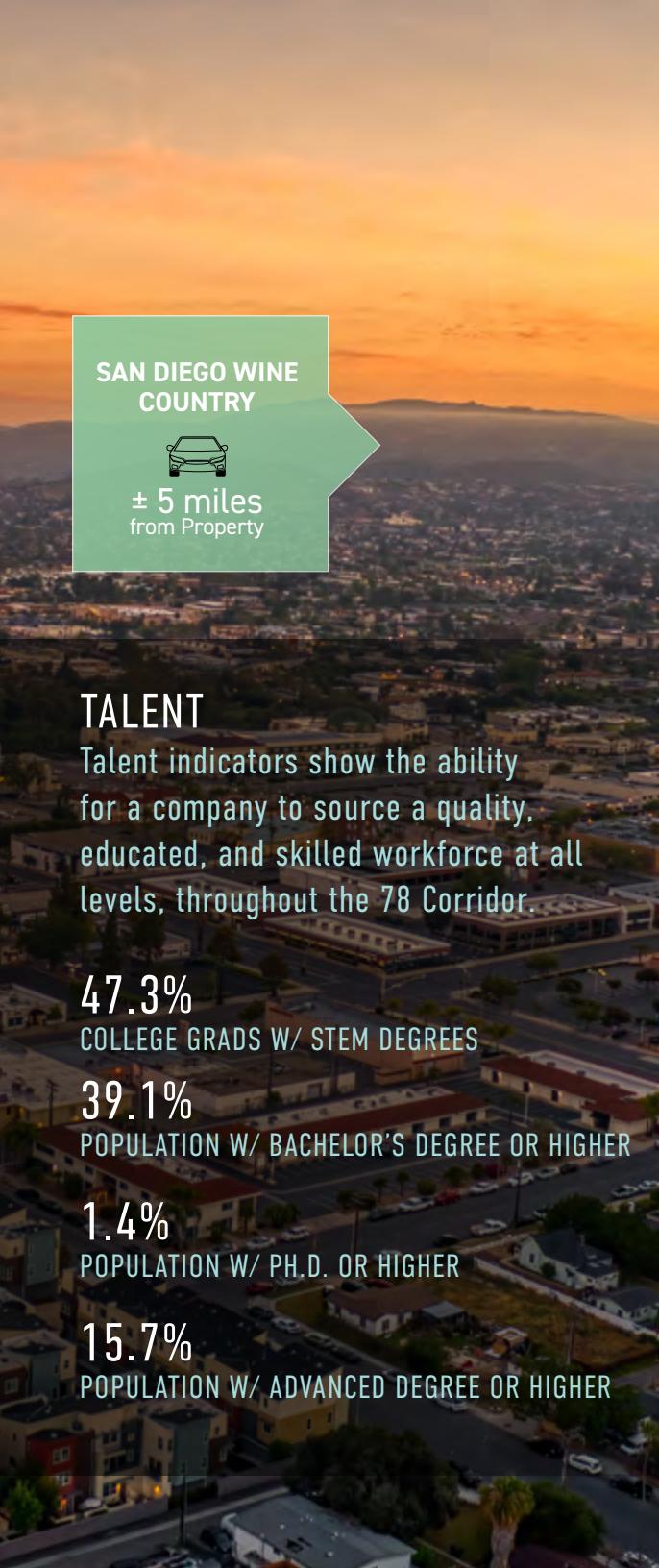
5.1%	292,722	3.4%	16
JOB GROWTH	EMPLOYMENT	UNEMPLOYMENT	NO. OF INC. 5000 COMPANIES



QUALITY OF LIFE

Quality of life indicators demonstrate the ability to find enjoyment and fulfillment living along the 78 Corridor.

26.9	\$91,409	56	19
MINS OF AVG. COMMUTE	AVG. HOUSEHOLD INCOME	NO. OF BREWERIES	NO. OF GOLF COURSES



SAN DIEGO WINE COUNTRY



± 5 miles
from Property

TALENT

Talent indicators show the ability for a company to source a quality, educated, and skilled workforce at all levels, throughout the 78 Corridor.

47.3%
COLLEGE GRADS W/ STEM DEGREES

39.1%
POPULATION W/ BACHELOR'S DEGREE OR HIGHER

1.4%
POPULATION W/ PH.D. OR HIGHER

15.7%
POPULATION W/ ADVANCED DEGREE OR HIGHER



INDUSTRIAL Market Summary 4Q24

Industrial buildings in Escondido have some of the lowest vacancy rates in San Diego County which are the following:

1.0%
CURRENT
VACANCY RATE

1.3%
3 YEAR
AVERAGE

1.4%
5 YEAR
AVERAGE

1.6%
10 YEAR
AVERAGE



10.1%

Escondido's industrial rent's average annual growth over the past 5 years.



financials.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. **THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.** In making any decisions that rely upon this analysis, it should be noted that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation.

LEASE VS. OWN ANALYSIS

YEAR 1 MONTHLY TAX SAVINGS WITH LOSS CARRY FORWARDS OF \$20,981/MONTH.

BENEFITS OF OWNERSHIP

FAVORABLE TAX DEDUCTIONS TO IMPROVE THE BOTTOM LINE

- Mortgage loan interest
- Annual depreciation
- Cost of building improvements

ACQUIRING AN ASSET THAT CREATES VALUE (WEALTH BUILDER)

- Potential source of rental income
- Equity Build-up/Appreciation in asset value over time
- Diversification of business profits

POTENTIAL SOURCE OF PASSIVE INCOME

- Income stream from leasing a portion of the property

BENEFITS OF OWNING PROPERTY

- Space can be modified to accommodate changes in the business

NOTES:

[1] Tax Rate calculated using 37.00% Federal and 13.30% State Ordinary Income Tax Rate.
[2] Rate includes cost segregated depreciation. Assumes 67.00% of asset treated as real property, capital gains on appreciation at 20.00%, depreciation recapture at 25.00%, and a blended ordinary income tax rate based on the federal and respective state tax rates.

[3] Depreciation assumes Cost Segregation Study with break down of Improvements into 4 different asset classes with mid-year convention: 18.00% for a 5 Yr asset, 2.00% for a 7 Yr asset, 13.00% for a 15 Yr asset, 67.00% for a 39 Yr asset resulting in roughly 22 years of depreciation during hold period.

PURCHASE ASSUMPTIONS			
Unit Size	18,900 SF	Base Purchase Price	\$4,995,000
Property Type	Office		
Address	955 S Andreasen Dr. Escondido, CA		
GLOBAL ASSUMPTIONS			
Analysis Period	10 Years	Combined Federal and State Tax Rate [1]	45.38%
Operating Expense Growth Rate	3.00%	Effective Blended Capital Gains Rate [2]	41.60%
LEASE ALTERNATIVE		OWN ALTERNATIVE	
Lease Assumptions			
Size of Leased Premises	18,900 SF	Loan Assumptions	
Monthly NNN Rent	\$1.35 PSF	Loan Amount	\$2,997,000
Annual Rent Increases	3.00%	Interest Rate	6.50%
Monthly NNN Charges	\$0.80 PSF	Amortization Period	30 Years
Equity Available for Investment	\$2,027,970	Loan Fees/Costs	\$29,970
After-Tax Equity Investment Rate	3.00%	Total Equity Investment (Down Pymt & Fees)	
		\$2,027,970	
		Monthly Operating Expenses	\$0.80 PSF
		Annual Growth / Appreciation of Property	0.00%
		Depreciable Basis (Non Land Portion)	70% \$3,496,500
LEASE		OWN	
Monthly Year 1	Per SF	Monthly	
1st Year Monthly Rent	(\$1.35)	(\$25,515)	
1st Year Monthly NNN Charges	(\$0.80)	(\$15,120)	
Tax Savings on Rent Expense	\$0.61	\$11,578	
Tax Savings on NNN Charges	\$0.36	\$6,861	
After-Tax Investment Income	\$0.27	\$5,070	
Monthly Year 1 After-Tax Costs			
	(\$0.91)	(\$17,125)	
Monthly Year 1			
1st Year Loan Payments	(\$1.00)	(\$18,943)	
1st Year Operating Expenses	(\$0.80)	(\$15,120)	
Tax Savings on Operating Expenses	\$0.36	\$6,861	
Tax Savings on Interest Expense	\$0.39	\$7,329	
Tax Savings on Depreciation	\$2.16	\$40,854	
Building Appreciation	\$0.00	\$0	
Monthly Year 1 After-Tax Savings			
		\$1.11	\$20,981
Savings as Owner in Monthly After-Tax Costs Year 1			\$38,107
10-Year Total	Total		
Total Rent (Effective \$1.55 Over 10 Yrs)	(\$3,510,011)		
Total NNN Charges (Effective \$0.92 Over 10 Yrs)	(\$2,080,006)		
Tax Savings on Rent Expenses	\$1,592,808		
Tax Savings on NNN Charges	\$943,886		
After-Tax Investment Income	\$697,452		
Total After-Tax Cash Flow	(\$2,355,871)		
Savings as Owner in Total After-Tax Cash Flows			\$300,442
10-Year Total	Total		
Total Loan Payments	(\$2,303,139)		
Total Operating Expenses	(\$2,080,006)		
Tax Savings on Operating Expenses	\$943,886		
Tax Savings on Interest Expense	\$838,095.65		
Tax Savings on Depreciation	\$746,552		
Building Appreciation	\$0		
Principal Paydown	\$456,259		
Capital Gains Tax	(\$657,076)		
Total After-Tax Cash Flow	(\$2,055,429)		



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

955 S ANDREASEN DR

TAP TO VISIT OUR WEBSITE.



INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

Orange County

Anthony DeLorenzo
Bryan Johnson
Harry Su
Jackson Marlow
Nick Williams
Halie Bergeron
Paul Stache

Los Angeles / Ventura County

Mark Shaffer
Gerard Poutier
Grant Goldman
Dylan Rutigliano

San Diego

Matt Pourcho
Matt Harris
Casey Sterk

Las Vegas

Tyler Ecklund
Michael Hsu
Marc Magliarditi

Portland

Graham Taylor
Gabe Schnitzer
Briana Mathias

Boise

Tim Reid
Kurt Gregg
Montana Carranza

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Chris Martin
Bill Maher
Daniel Meager
Brandon Lalli

Inland Empire

Sammy Cemo
Austin Reuland

Sacramento

Matt Post

Phoenix

Geoffrey Turbow

Midwest U.S.

Kevin Foley
Austin Wolitarsky

Northern Colorado

Jon Rue