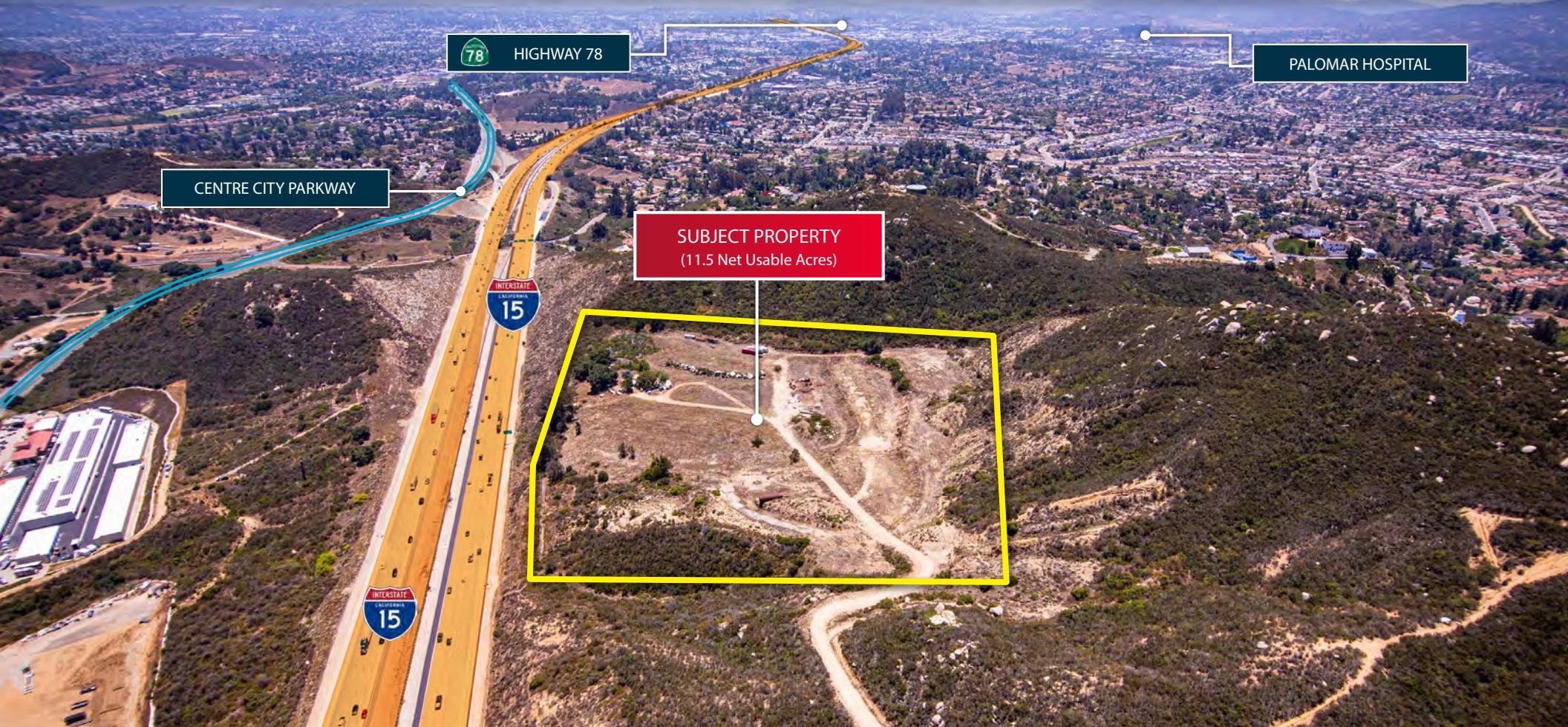


FOR SALE

11.5 Net Usable Acres - Industrial Outside Storage (IOS)

Entitled For Recycling Facility w/ Outside Storage



25568 MESA ROCK ROAD - ESCONDIDO, CA 92026

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES





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DISCLAIMER

Lee & Associates Commercial Real Estate Services, Inc. - NSDC ("Broker") has been retained as the exclusive broker to the Seller regarding the sale of the 159 Acres of land located on 25568 Mesa Rock Rd, Escondido, CA 92026 ("the Property"). This marketing brochure contains certain information pertaining to the subject Property and does not warrant to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections, conceptual site work and information are provided for general reference purposes only and are based on assumptions relating to the general economy, zoning, market conditions, competition and other factors beyond the control of the Seller and Broker. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. Any and all references to square footages and other measurements are strictly approximations. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers. Neither the Seller nor Broker, officers, affiliates or representatives make any representation of warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Seller reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Seller shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without prior written authorization of the Seller or Brokers. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Seller or Brokers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. The Seller reserves the right to sell or withdraw the Property at any time without prior notice. All investors should base their offers and pricing on the "as-is", "where-is" condition of the Property. Each prospective purchaser is to rely upon its own investigation, evaluation, and conclusions as to the condition of the Property. In order to expedite underwriting and upon request, the prospective investors will be given access to certain due diligence information and any information provided by Seller to Broker.





SECTION 1: EXECUTIVE OVERVIEW

- Executive Summary
- Investment Highlights
- Property Profile
- Pad Area & Pricing Analysis
- Zoning Highlights & Site Studies

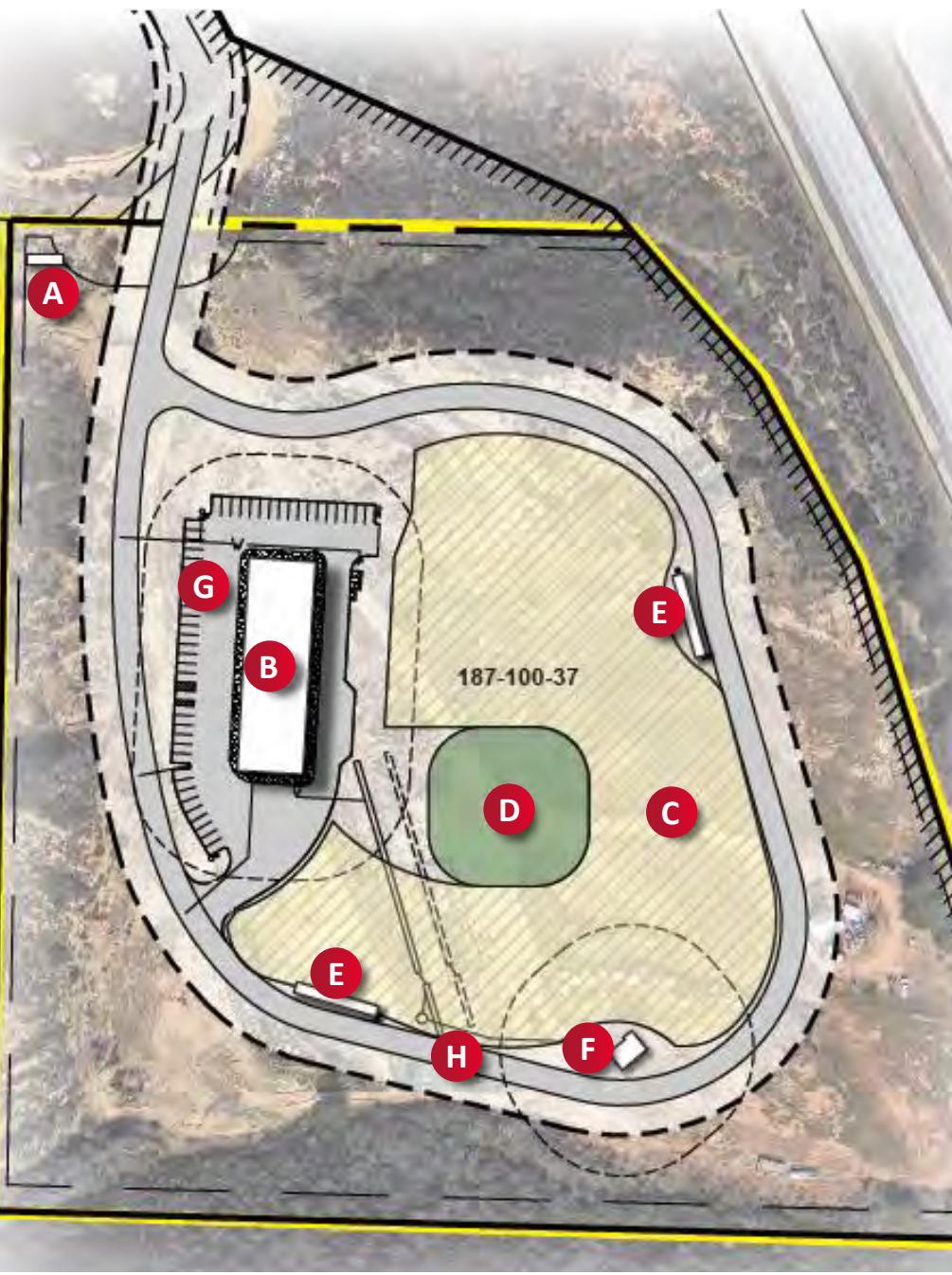
EXECUTIVE SUMMARY

The offering for 159 acres of land, including 11.52 net usable acres of industrial outside storage (IOS) area and 138 acres of open space, mitigation, undeveloped buffer which is located at 25568 Mesa Rock Road, Escondido, CA (“The property”), offers an exceptional opportunity for an owner user or developer to purchase one of the largest remaining industrial outside storage (IOS) properties in one of San Diego’s most desired submarkets.

The Project site has zoning designations of General Impact Industrial (M54), Rural Residential (RR) and Limited Agriculture (A-70). Owner is processing final engineering and construction documents through the County of San Diego for the currently entitled recycling facility with outside storage. That project will contain 11.52 acres of net usable acres that is zoned M54. The Project is classified as a Recycling Processing Facility, Light, which is a permitted use in the M54 Zone.

As proposed, the Project will include construction of a 12,000-square foot steel recycling processing building with associated parking lot, 100,000-gallon water tank, a security trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers.

This provides a unique opportunity for a buyer to step in and inherit the work product and entitlements completed by the owner and seamlessly close escrow based on the current approvals to develop a recycling facility as set forth above.



PLOT PLAN

KEY NOTES

- A Water Tank
- B Recycling Building
- C Material Storage Area
- D Processing Area
- E TruckScales
- F Security Trailer
- G Parking
- H Proposed Road

INVESTMENT HIGHLIGHTS



Rare & Secluded Industrial Outside Storage (IOS) Site

- Largest available IOS site in North San Diego County.
- The existing zoning (M54) and general plan allow for outside storage (*see next page for zoning details*) with proper screening.
- The 11.52 acre pad is secluded and not visible from public view, which is a major benefit for outside storage usage.

Premium Site Location

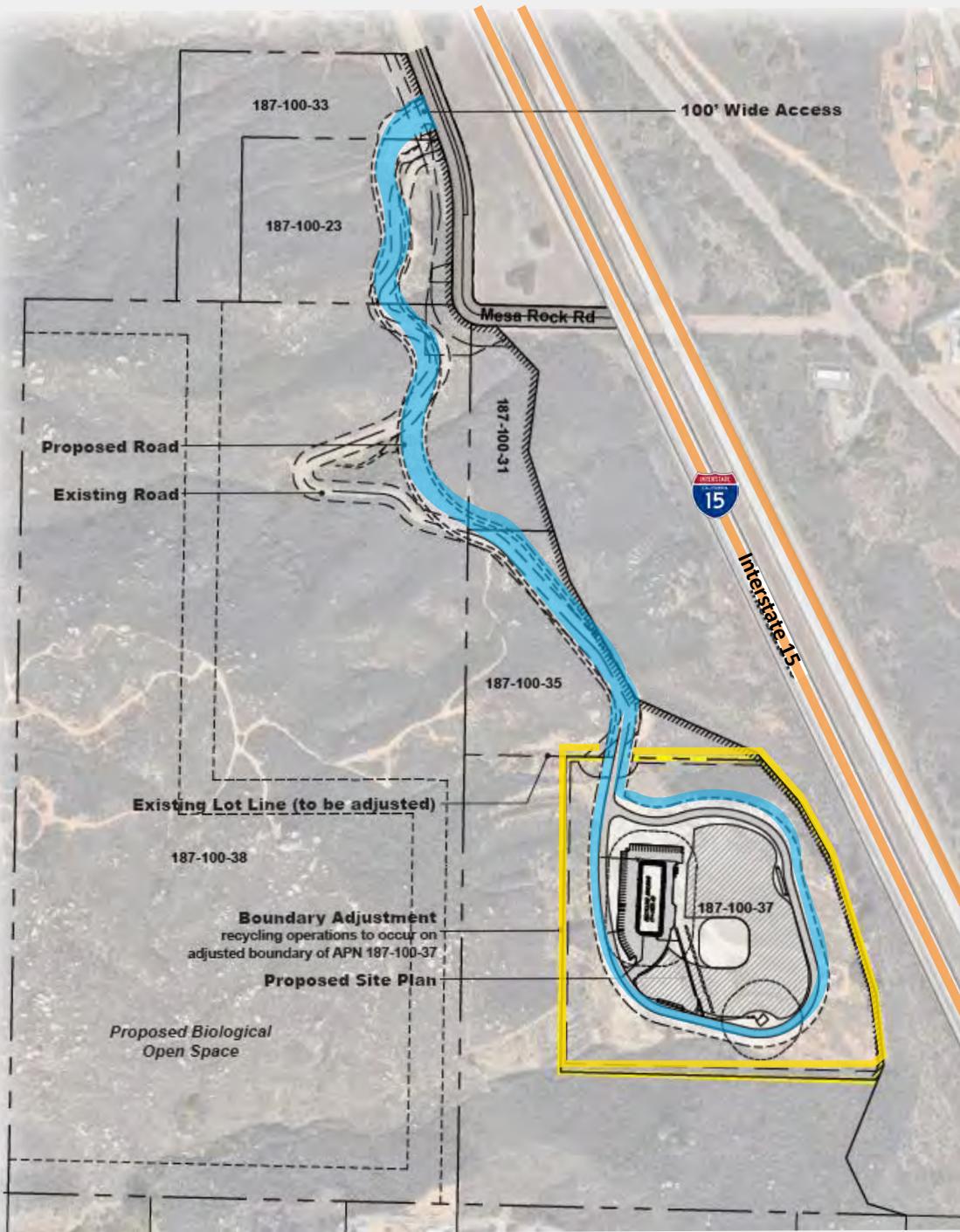
- Located directly on Interstate 15 within 2 miles of the freeway entrance.
- Perfectly situated to service all of San Diego and the Riverside county.
- Escondido is one of the most highly sought after industrial submarkets in all of San Diego County.

Site Plan Entitlements In Process

- Owner has been diligently working to obtain approval of a Site Plan Permit (1) and boundary adjustment to construct and operate a recycling facility on 159 acres. Owner estimates it will take +/- 18 months to obtain final approvals.
- Major site studies and reports have been completed including; Air Quality and Greenhouse Gas Assessment, Biological, Grading, Fire, Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, Transportation and Traffic, etc. (*see next page to access reports*).

PROPERTY PROFILE

Property Address:	25568 Mesa Rock Road
City, State, Zip:	Escondido, CA 92026
# of Parcels:	Six (6) Parcels
APN's:	187-100-23, 187-100-31, 187-100-32, 187-100-33, 187-100-35, 187-100-37, and 187-100-38
General Plan:	High Impact Industrial (I-3)/Semi-Rural Residential (SR-4)
Zoning:	General Impact Industrial (M54)/ Rural Residential (RR)/ Limited Agriculture (A-70)
Community	North County Metropolitan Subregional Plan Area (Twin Oaks Valley Community)
Environmental:	CEQA § 15183 Exemption
Total Acreage:	159 acres
Open, Space, Mitigation & Buffer Acreage:	138 acres
Total Project Disturbance Area (Includes Entry Road):	20.14 acres
Permitted Industrial Usable Area (Excl. Slopes):	11.52 acres (M54 Zoning) - See Zoning
Topography:	Sloped/Tiered - One Existing Residential Structure
Access:	Dirt Road - Access from Mesa Rock Road
Utilities:	Water, Electricity, Septic



OVERALL PLOT PLAN

KEY NOTES

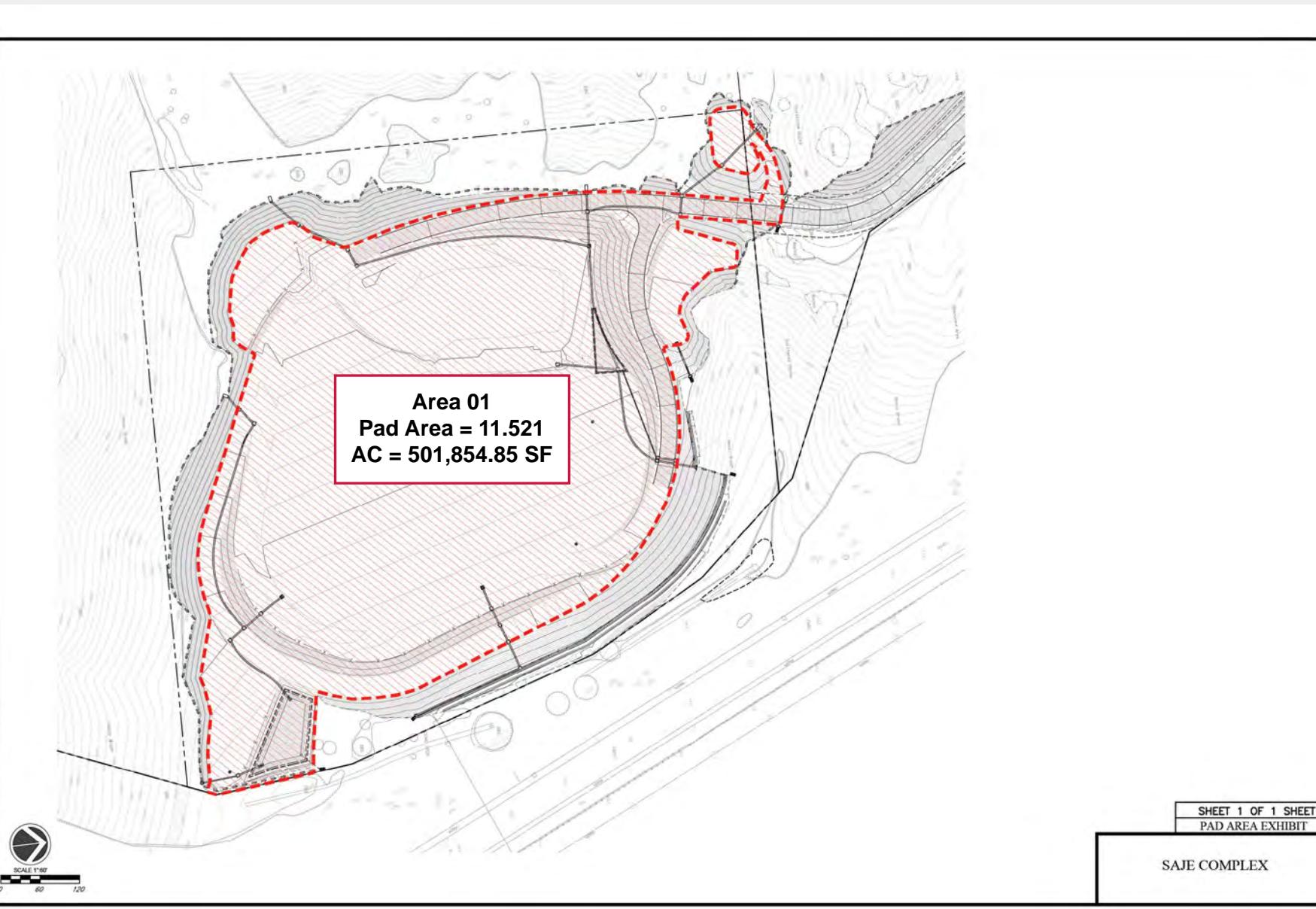
- Proposed Road
- Interstate 15
- Boundary Adjustment

PRICING ANALYSIS

DESCRIPTION	SIZE (ACRES):
Total Sale Acreage:	159 Acres
Designated Open Space, Mitigation & Buffer Acreage:	138 Acres
Total Project Disturbance Area:	20.14 Acres
Permitted Industrial Usable Area (excl. slopes):	11.52 Acres

PRICING ANALYSIS				
Description	Acres	Square Feet	Market Price/SF (Based on estimated market value/SF)	Market Value
Permitted Operating Area (Not including slopes)	11.5	501,855	\$45.00	\$22,583,468.25
Open Space, Mitigation, Undeveloped Buffer	138	6,011,280	\$0.35	\$2,103,948.00
Development Costs - Total Disturbed Project Land (Please note, this is an estimate and buyer shall do it's own due diligence and determine actual development costs)	20.1	877,298	(\$12.50)	(\$10,966,225.00)
Total Asking Price:				\$14,845,248.00

PAD AREA EXHIBIT



ZONING HIGHLIGHTS & SITE STUDIES

The 11.52 acre pad area is zoned M54 (General Impact Industrial) - County of San Diego - [Click here for link to Zoning](#)

Permitted Uses:

- Community recreation, fire & law enforcement services, parking services & minor impact utilities
- Agricultural & horticultural sales
- Heavy & light automotive & equipment; cleaning, fleet storage, parking, repairs, sales/rentals and storage of recreational vehicles and boats
- Building maintenance services, communication services, business support services and gasoline sales
- Construction sales & services
- Recycling processing facility (wood & green materials)
- Wholesaling, storage and distribution, Mini-warehouses and custom manufacturing

Permitted Uses Subject to Limitations:

- Adult entertainment establishments
- Recycling collection facility, small or large
- Recycling processing facility, light or heavy
- Wholesaling, storage and distribution

Uses Subject to a Major Use Permit:

- Major impact services and utilities
- Civic, fraternal or religious assembly
- Clinic services, child care center, administrative services



SITE STUDIES

Click below for links

1. [Conditions 2019](#)
2. [County Approvals, Letters, Planning Documents](#)
3. [Grading Plans](#)
4. [Landscape](#)
5. [Exhibits](#)
6. [Plot Plans](#)
7. [Stormwater & Hydrology](#)
8. [Studies](#)
9. [Plotted Easements](#)



SECTION 2: PROPERTY DESCRIPTION

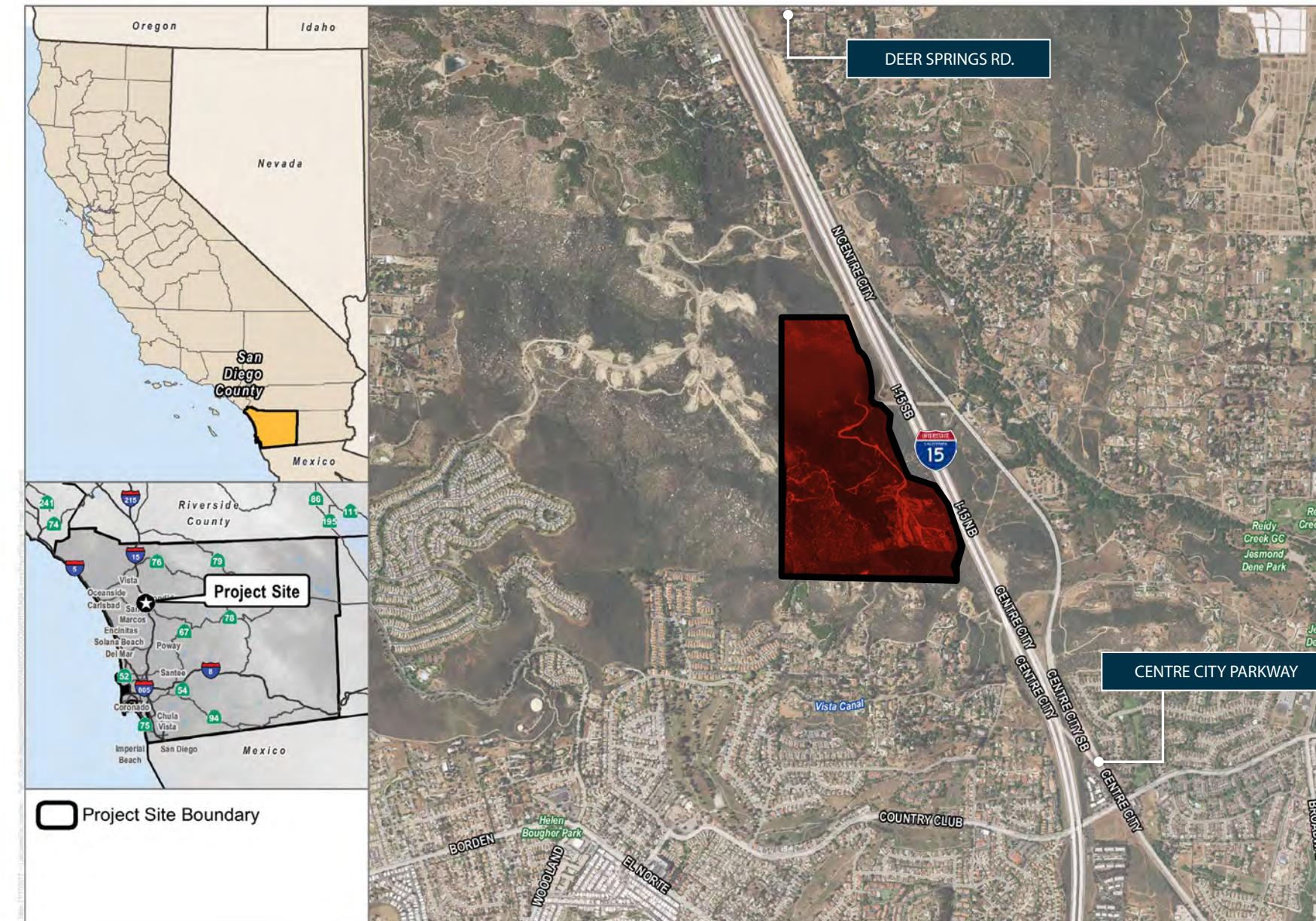
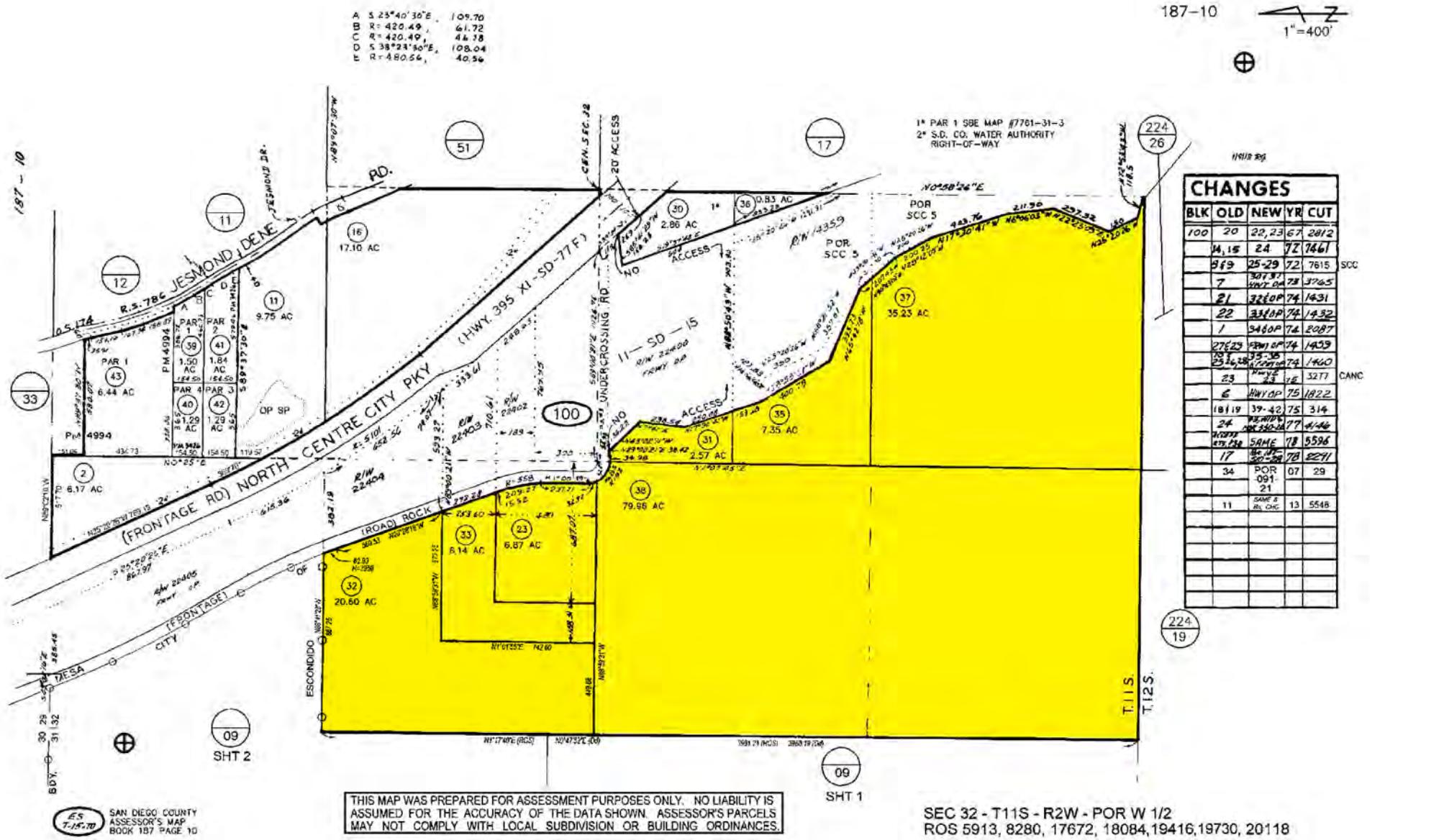
- Property Photos
- Plat Map & Project Site Boundary
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PROPERTY PHOTOS

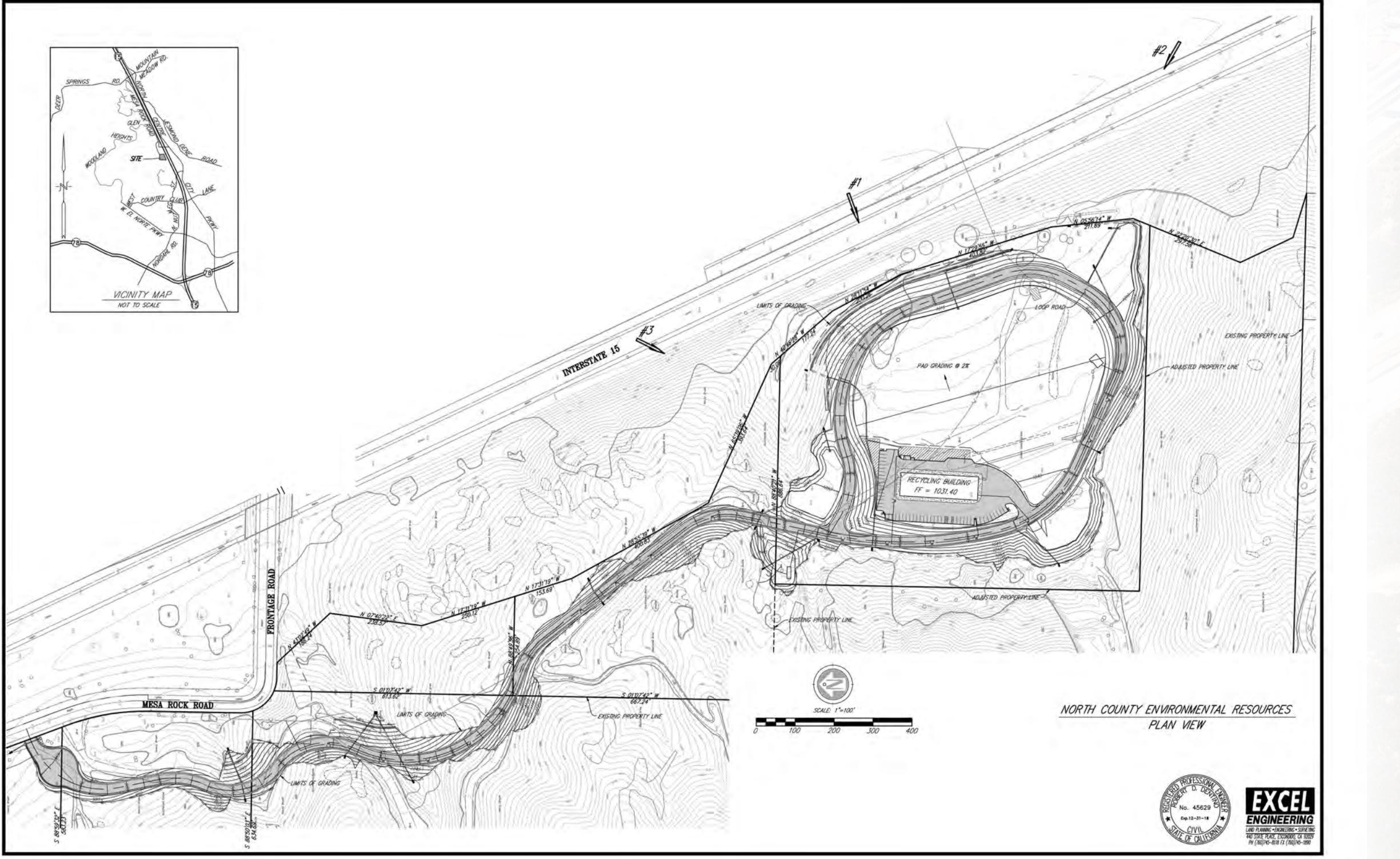


PLAT MAP

PROJECT SITE BOUNDAR



SITE VISUAL





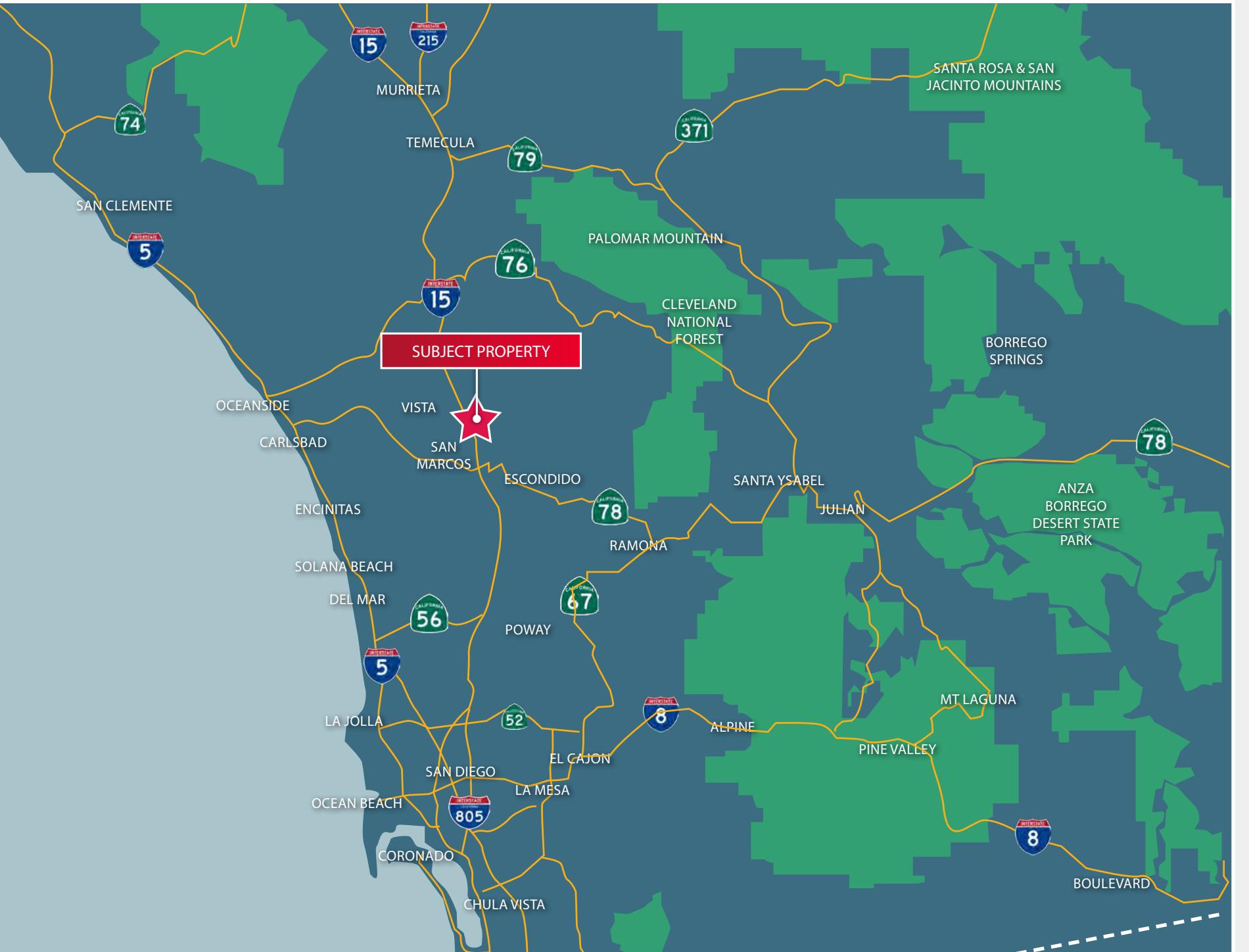
SECTION 3: AERIAL DESCRIPTION

- Aerial Images
- Location Map

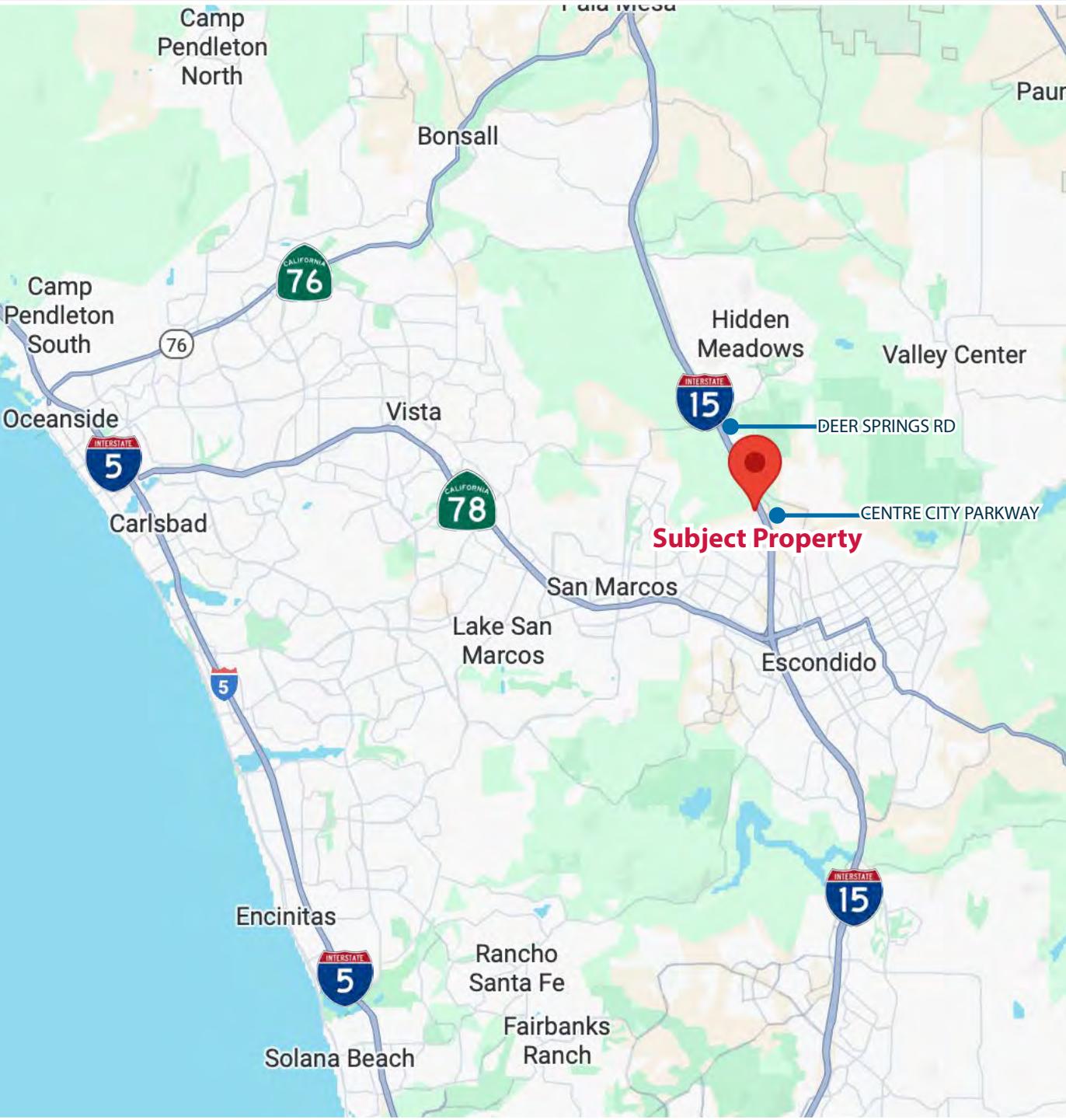
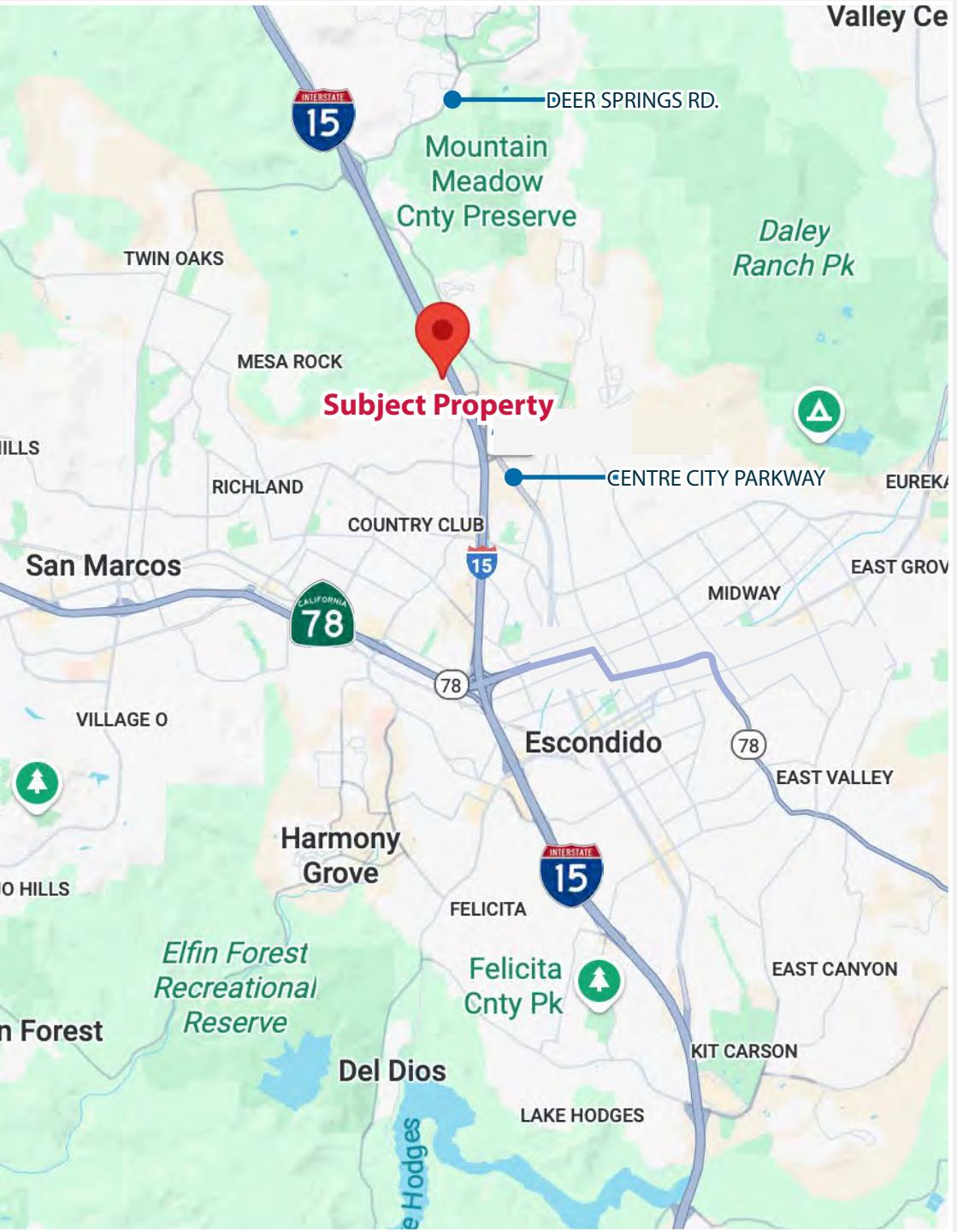
AERIAL IMAGES



LOCATION MAP



LOCATION MAP



DRIVE TIMES

14 miles

Interstate 5

12 miles

Highway 76

3 miles

Highway 78

140 miles

Los Angeles

36 miles

San Diego Airport

82 miles

Ontario

70 miles

Irvine

49 miles

Otay Mesa





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