

FOR SALE > 67,718 SF INDUSTRIAL BUILDING



NNN Leased Investment

1709 LA COSTA MEADOWS DRIVE, SAN MARCOS, CA



Property / Area Description

Rare opportunity to acquire a low management single tenant NNN leased building in one of the strongest industrial submarkets in San Diego. Located in the exclusive La Costa Meadows Business Park, a unique and desirable environment a serene “park like” setting. Large corporate users in the immediate neighborhood include Hunter Industries and Fluid Components International.

Investment Summary

- > Offering Price: 6,868,025 (\$101.42 / SF)
- > Rentable Area: 67,718 SF
- > Lease Expiration: March 28, 2016
- > Year One Income: \$549,442 (Jan 2011 - Dec 2011)
- > Cap Rate 8%
- > Land Area: 3.4 Acres

About the Tenant



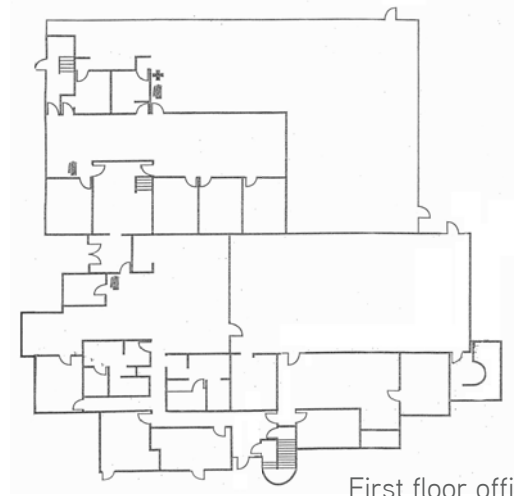
Jacques Gourmet, LLC is a diversified baking, restaurant and food catering company and has been operating since 1987. They operate 15 **Champagne French Bakery Cafes** in California that serve breakfast, lunch, dinner and desert. They also own and operate an additional gourmet foods wholesaler entitled Miss Meringue. **Miss Meringue** is the leading meringue manufacturer in the U.S. offering a variety of quality bakery products which are sold in major grocery retailers, popular restaurant chains and also within the Champagne French Bakery Cafes.

CHUCK MCNARY
760 930 7904
CARLSBAD, CA
chuck.mcnary@colliers.com
Lic# 00466251

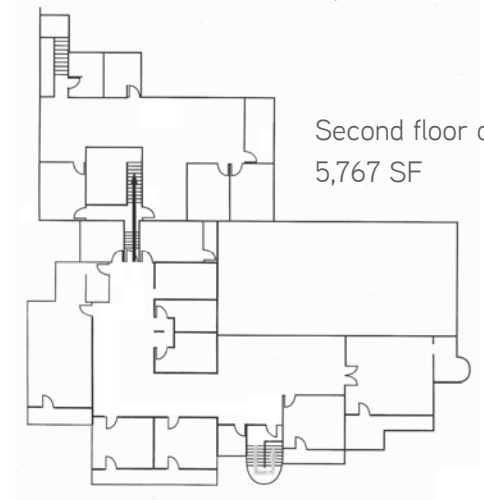
GREG LEWIS
760 930 7947
CARLSBAD, CA
greg.lewis@colliers.com
Lic# 01365602

ERIK MCNARY
760 930 7924
CARLSBAD, CA
eric.mcnary@colliers.com
Lic# 01478947

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad



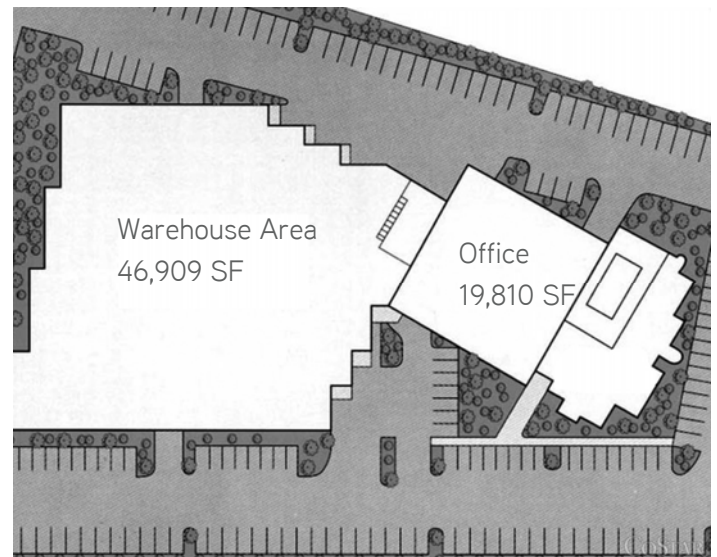
First floor office
9,927 SF



Second floor office
5,767 SF

1709 La Costa Meadows

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.



CHUCK MCNARY
760 930 7904
CARLSBAD, CA
chuck.mcnary@colliers.com
Lic# 00466251

GREG LEWIS
760 930 7947
CARLSBAD, CA
greg.lewis@colliers.com
Lic# 01365602

ERIK MCNARY
760 930 7924
CARLSBAD, CA
eric.mcnary@colliers.com
Lic# 01478947

