

INDUSTRIAL FLEX/SHOWROOM INCUBATOR MULTI-TENANT BUILDING FOR SALE

2142

INDUSTRIAL COURT | VISTA, CA 92081

INVESTMENT OR OWNER/USER OPPORTUNITY



6 SUITE INCUBATOR MULTI-TENANT PROPERTY

PETER MERZ
(760) 448-1362
pmerz@lee-associates.com
DRE Lic#01269042

DANIEL KNOKE
(760) 929-7836
dknoke@lee-associates.com
DRE Lic#01215373

LEE & ASSOCIATES CRE SERVICES - NSDC, INC.
1900 Wright Place, Suite 200
Carlsbad, CA 92008
www.lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Summary

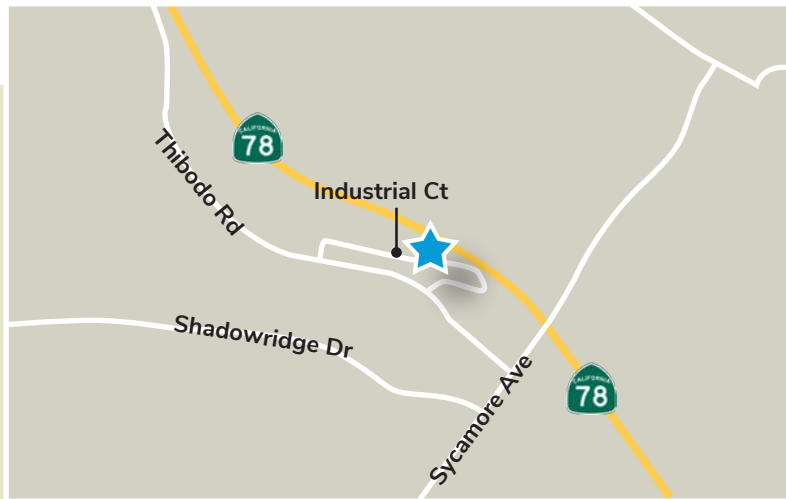
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- Approx. 13,309 SF multi-tenant building with Highway 78 Frontage
- Divisible to six (6) suites:

Suite A	1,250 SF
Suite B	1,250 SF
Suite C	1,250 SF
Suite D	1,250 SF
Suite E	800 SF
Suite F	7,509 SF

Approx. 13,309 SF

- All suites separately metered
- **\$2,195,985.00 (\$165 SF)**
- **PROFORMA CAP RATE 6.3% AT MARKET RENTS**



Highlights

- Excellent owner/user opportunity - occupy a portion and lease out the remainder. Future growth potential.
- Investment opportunity - own a rare, incubator multi-tenant building. Perfect for smaller or first-time investor.
- Divided into six, separately metered, incubator suites.
- Monument signage available on Hwy 78
- Building signage visible from Hwy 78
- Parking Ratio 3/1,000 SF
- 800 amps 120/208v

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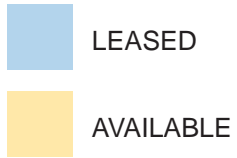
Building Summary

TENANT SUMMARY

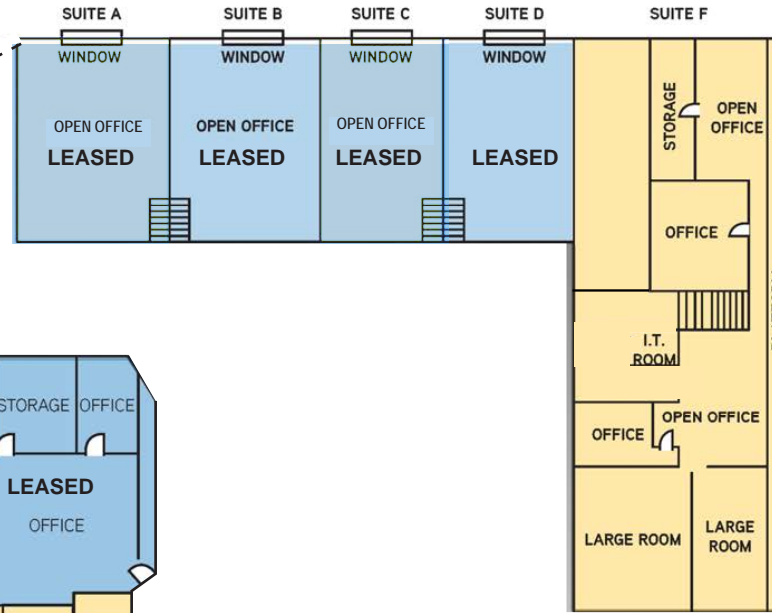
Tenant	Suite	Rent	CAM	Lease Expiration	Proforma Rent
Mariee Wright	A	\$1,330.00	\$125.00	5/1/21	\$1,250.00
Amato Insurance	B	\$1,000.00	\$150.00	6/1/19	\$1,250.00
Movie Production	C	\$1,150.00	\$0.00	1/1/21	\$1,184.00
Advocate Debt Relief	D	\$1,150.00	\$150.00	10/1/19	\$1,250.00
Fine Wine	E	\$1,000.00	\$200.00	10/1/19	\$1,000.00
Vacant	F	\$0.00	\$0.00	N/A	\$7,509.00
TOTAL	-	\$5,630.00	\$625.00	-	\$13,443.00

ANNUAL PROFORMA	
Potential Gross Revenue	
Potential Base Rental Revenue	\$161,316.00
CAM Reimbursement	\$17,100.00
Total Potential Gross Revenue	\$178,416.00
General Vacancy @ 3.00%	(\$5,352.00)
Effective Gross Revenue	\$173,064.00
Operating Expenses	
Expenses	\$9,600.00
Fixed Assessment	\$1,589.00
Taxes @ 2.1 MM	\$22,595.00
Total Operating Expenses	\$33,786.00
NET OPERATING INCOME	\$139,278.00

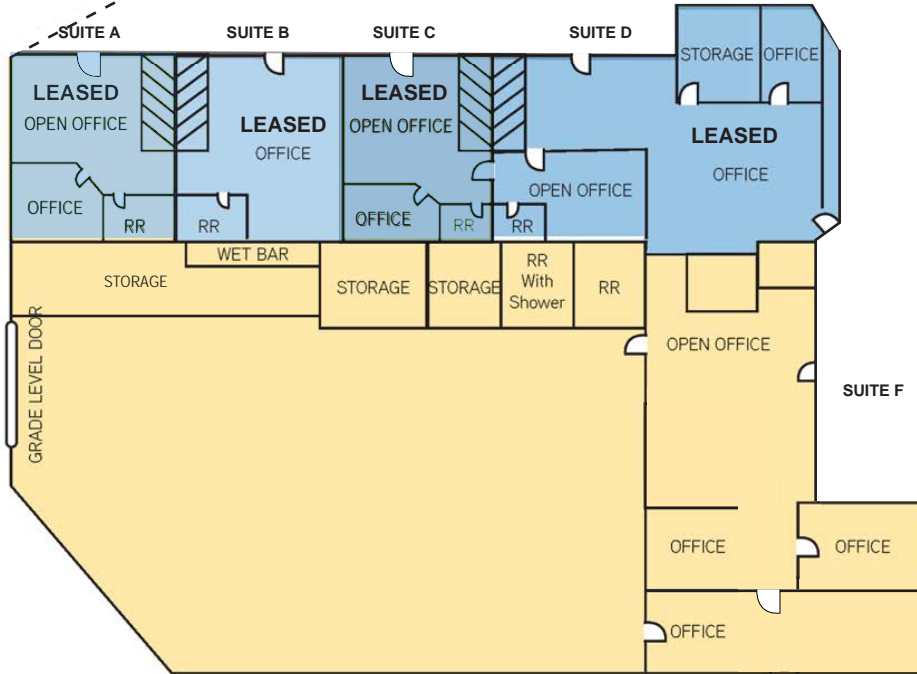




SECOND FLOOR



FIRST FLOOR



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