

5260
ANNA
AVENUE

INVESTMENT OVERVIEW

72,220 SQUARE FEET | INDUSTRIAL DISTRIBUTION | 100% LEASED | SAN DIEGO, CA

EXECUTIVE SUMMARY



5260
ANNA
AVENUE

Cushman & Wakefield, as exclusive advisors is pleased to present the opportunity to acquire 5260 Anna Avenue (the “Property”), a best-in-class multi-tenant industrial building representing one of San Diego’s most unique investment opportunities in one of its most innovative submarkets, Morena. The 72,220 square foot distribution building features concrete tilt-up construction, ideal ingress/egress, efficient warehouse and office layouts, dock & grade loading and ample parking. Additionally, the Property is optimally located in Morena near the I-5 and I-8 freeways, providing access to San Diego County’s various residential communities, San Diego International Airport, the Port of San Diego and the extensive amenity base San Diego has to offer.

The Property is 100% leased to two well established tenants, together providing stable in-place income with attractive lease terms and a secure cashflow. The offering also provides the potential for value enhancement through increasing the current under market rents, an advantageous position near the future trolley stop, and within the San Diego industrial market which continues to experience high tenant demand and strong rent growth. With high-quality tenants, a prime location and historically strong market fundamentals, the Property represents an extremely rare opportunity to acquire a sizable building in the highly desirable Morena submarket.

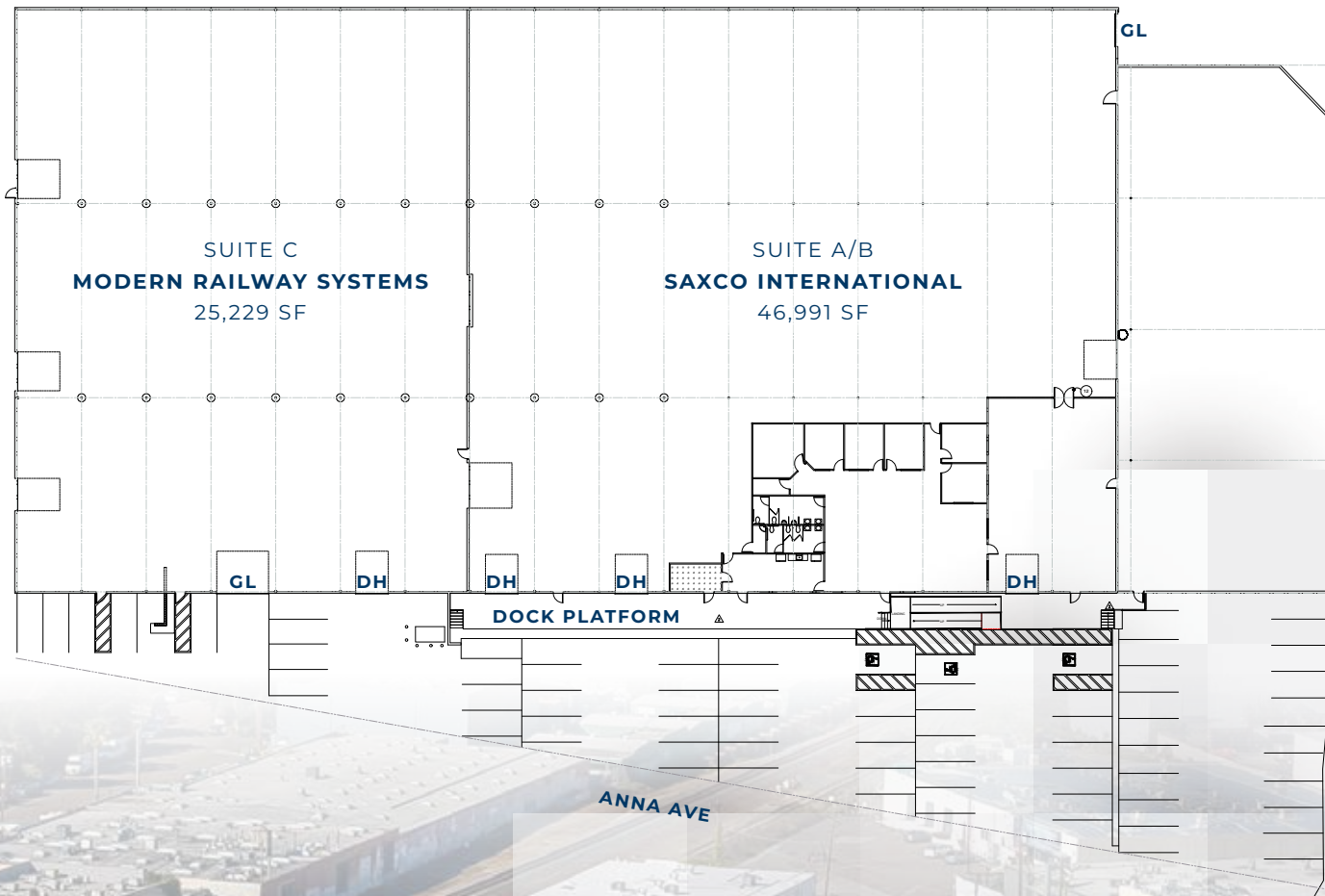
INVESTMENT HIGHLIGHTS

- » STRONG CASH FLOW WITH VALUE-ADD OPPORTUNITY
- » RECENT ACQUISITION BOLSTERS TENANT'S CREDIT
- » WIDE RANGE OF INVESTMENT STRATEGIES
- » AREA REDEVELOPMENT PLAN BOOSTS DESIRABILITY
- » BEST ACCESS IN SAN DIEGO COUNTY
- » RAPIDLY GROWING AMENITY RICH ENVIRONMENT

BUILDING FEATURES

ADDRESS	5260 Anna Avenue, San Diego, CA
SUBMARKET	Morena
SIZE	72,220 SF
OFFICE SF	5,825 SF
TOTAL LAND	2.32 Acres
STORIES	Single Story
PARKING	53 Spaces
CLEAR HEIGHTS	16' - 30'
DOCK LOADING	4 Dock High Doors
DOCK POSITIONS	8 Dock High Positions
GRADE LOADING	2 Grade Level Doors
SIGNAGE	I-5 & I-8 Facing Building Signage
COLUMN SPACING	20' x 60'
POWER	800a 277-480v
GAS SERVICE	Natural Gas
SPRINKLERS	Yes
ZONING	IL-3-1
YARD	Secured Fenced Yard
YEAR BUILT	1968





PERCENTAGE OCCUPIED: **35%** **65%**

LOCATION OVERVIEW

MISSION BAY

FIESTA ISLAND

SAN DIEGO RIVER

SPORTS ARENA

FOUR POINTS BY SHERATON

MORENA DISTRICT

5260
ANNA
AVENUE

UNIVERSITY OF SAN DIEGO

YMCA

OLD TOWN

SPAWAR REDEVELOPMENT



SAXCO INTERNATIONAL

SUITE A/B - 46,991 SF

Saxco International is the leading provider of packaging and printing solutions to the wine, beer, spirits and food industries. The company was founded more than eighty years ago, and they have expanded their operations globally. Unlike their competitors, Saxco also offers a variety of value-added services that support their customers at every stage of their business lifecycle – from product inception and brand development to specialty programs and volume expansion.

19

LOCATIONS
GLOBALLY

1936

YEAR
FOUNDED

5,000+

CUSTOMERS IN
NORTH AMERICA

250+

GLOBAL
ASSOCIATES

MODERN RAILWAY SYSTEMS

SUITE C - 25,229 SF

Modern Railway Systems delivers a wide range of services to the rail transportation industry. They take a primary focus in train control disciplines, but are capable of efficiencies in communications, power distribution and rail operations disciplines. Modern Railway Systems currently employs 75 people and owns their headquarters building in Littleton, CO. They maintain project offices and warehouses across the country including locations in CA, NC, MI, OR, CO, TX, and UT, and own \$3.1 million worth of fleet vehicles and field equipment.

\$120M

COST OF CURRENT
SANDAG PROJECT

2001

YEAR
FOUNDED

75

US
EMPLOYEES

9

CURRENT RAILWAY
PROJECTS IN US



MORENA CORRIDOR SPECIFIC PLAN

VISION

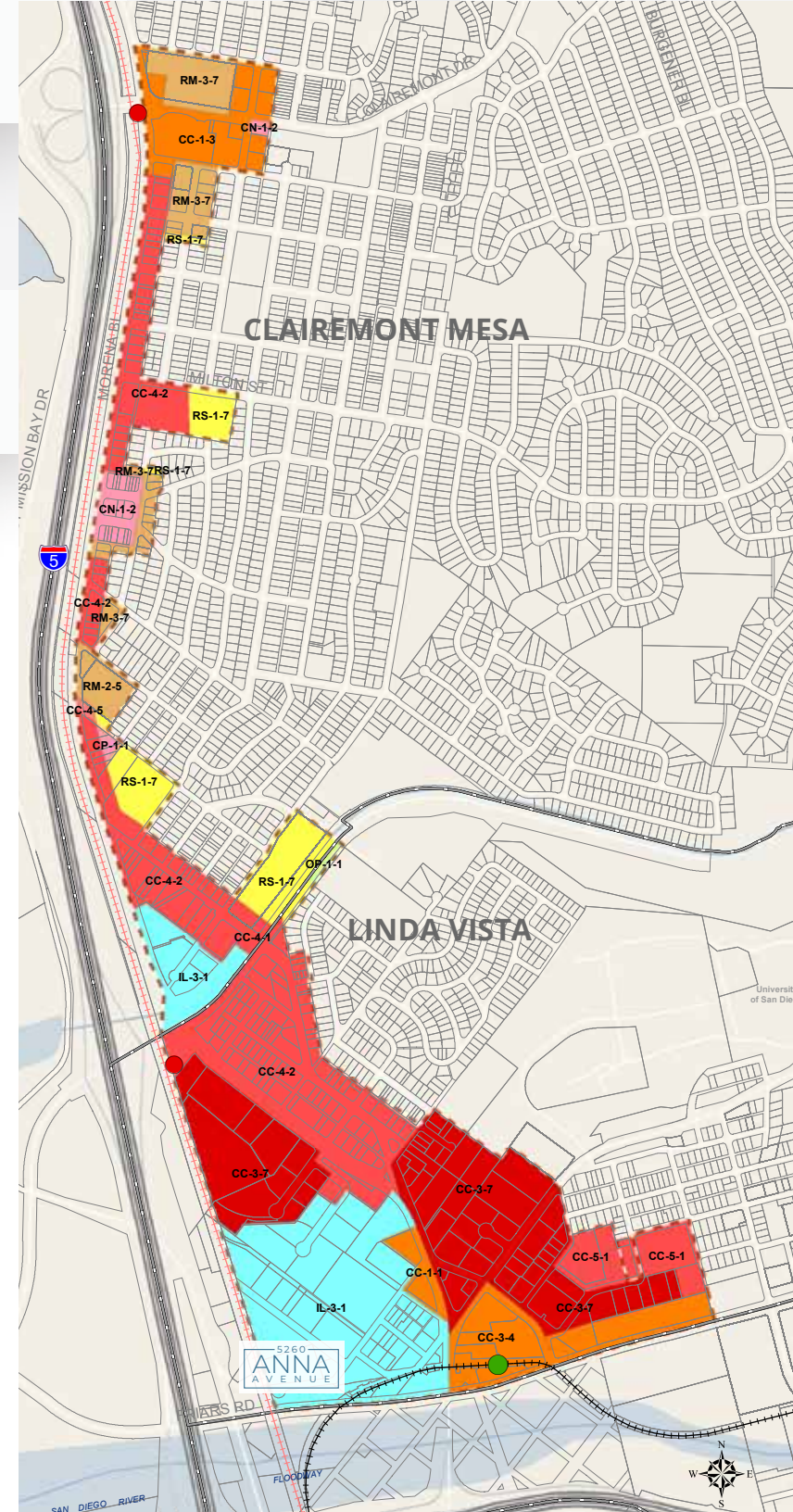
Enhance the Morena Corridor as a mixed-use village that has a vibrant community core with strong restaurant/retail/design district components and gathering places, balanced residential density that includes affordable housing, quality urban design, safe and accessible travel for all modes, employment opportunities, supporting infrastructure, and public amenities.

OVERVIEW

The Morena Corridor Specific Plan (Specific Plan) envisions the transformation of an auto-oriented commercial corridor into a pedestrian-oriented village with employment areas, retail, and residential uses linked by pedestrian and bicycle facilities adjacent to the Tecolote and Morena trolley stations in the Linda Vista community. The Specific Plan implements the goals of the City's General Plan and Climate Action Plan (CAP) by increasing employment and housing opportunities near transit, promoting walking and bicycle use as viable travel choices, and improving transit access and frequency.

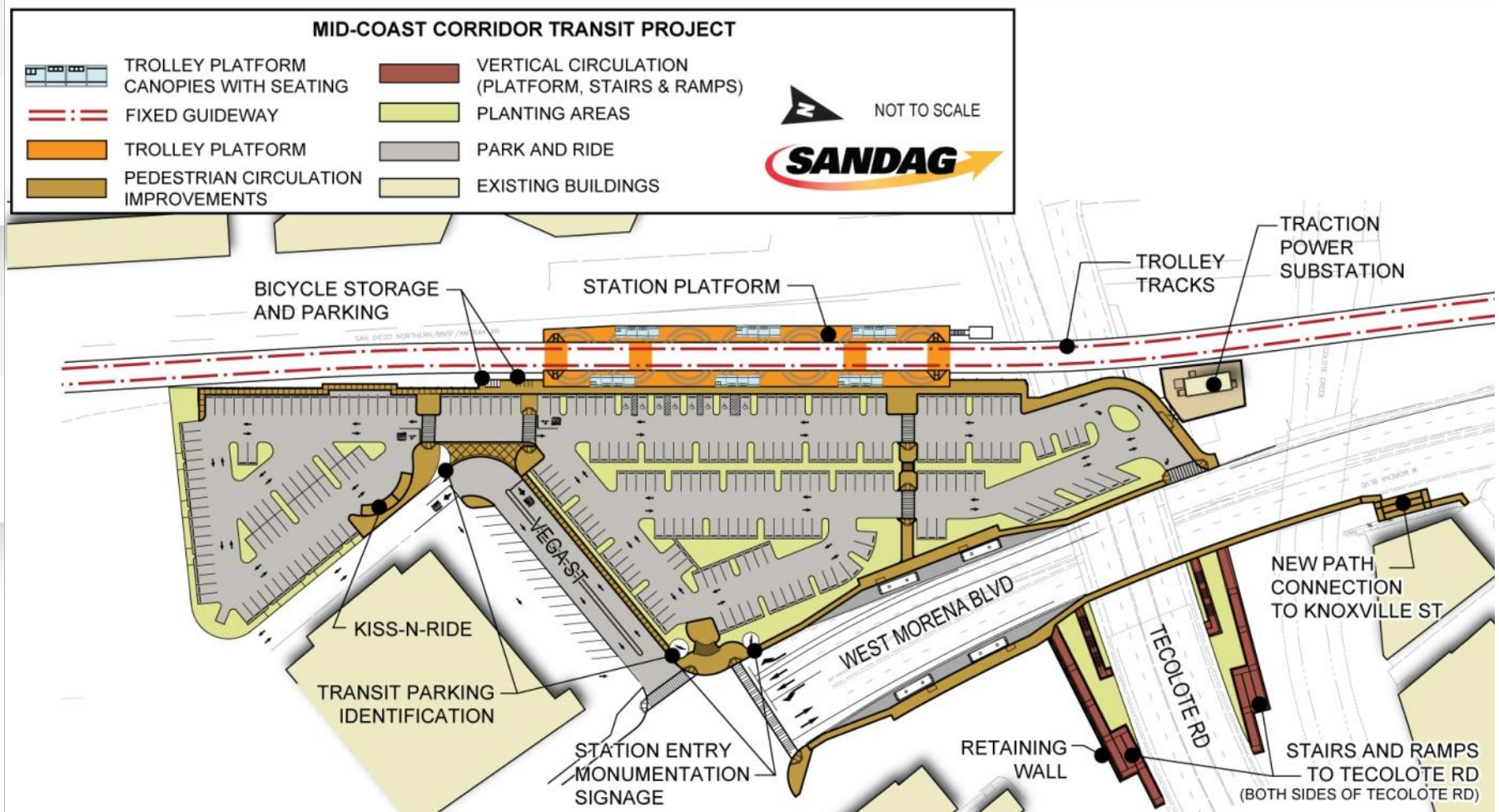
EMPLOYMENT DISTRICT

The Specific Plan envisions a range of urban oriented light industrial, creative office/flex space business, and commercial uses that provide a sub-regional job center for small and medium size businesses adjacent to the transit centers consistent with the General Plan identification of Morena as a Subregional Employment Area. Streetscape enhancements would improve walkability to the transit stations.



TROLLEY LINE EXPANSION

In an 11-mile extension of the Trolley Blue Line, expanding from Old Town Transit Center and continuing to UTC Transit Station, San Diego looks to improve its public transportation segment. The new project headed by SANDAG, will include nine new stations, five with parking, and 36 new rail vehicles. The Tecolote site is planned to begin testing and commencing its initial rides by 2021. These transit stations will include carshare, bikeshare, bike parking, ride share, and other technology to improve transportation. These benefits mixed with the existence of a new form of efficient public transportation will be responsible for 21,000 new daily boarding's, 8,600 fewer daily automobile trips and a reduction of CO2 emission by 260 metric tons per day.



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