

Investment Offering

14271 Danielson Street, Poway, CA



FOR SALE

Single Tenant Leased Investment

Mickey Morera
858.369.3030
mmorera@kiddermathews.com
LIC #00950071

James Duncan
858.369.3015
jduncan@kiddermathews.com
LIC #01253770

kiddermathews.com

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1. Investment Summary

BUILDING DESCRIPTION	±8,000 SF Freestanding two story office building
TENANT	Infrastructure Engineering Corp. www.iecorporation.com
LEASE EXPIRATION DATE	November 27, 2023 with no renewal options
CURRENT RENTAL RATE PER MONTH	\$11,948 NNN (±\$1.49/SF is at-market rent)
RENT ESCALATIONS	3% annually on November 28th
LEASE FORM	AIR Multi-Tenant NNN
YEAR CONSTRUCTED	2001
PARKING RATIO	4/1,000
APN	323-482-25
SALE PRICE	\$2,685,000
CAP RATE	±5.5% (as of 11/28/18)



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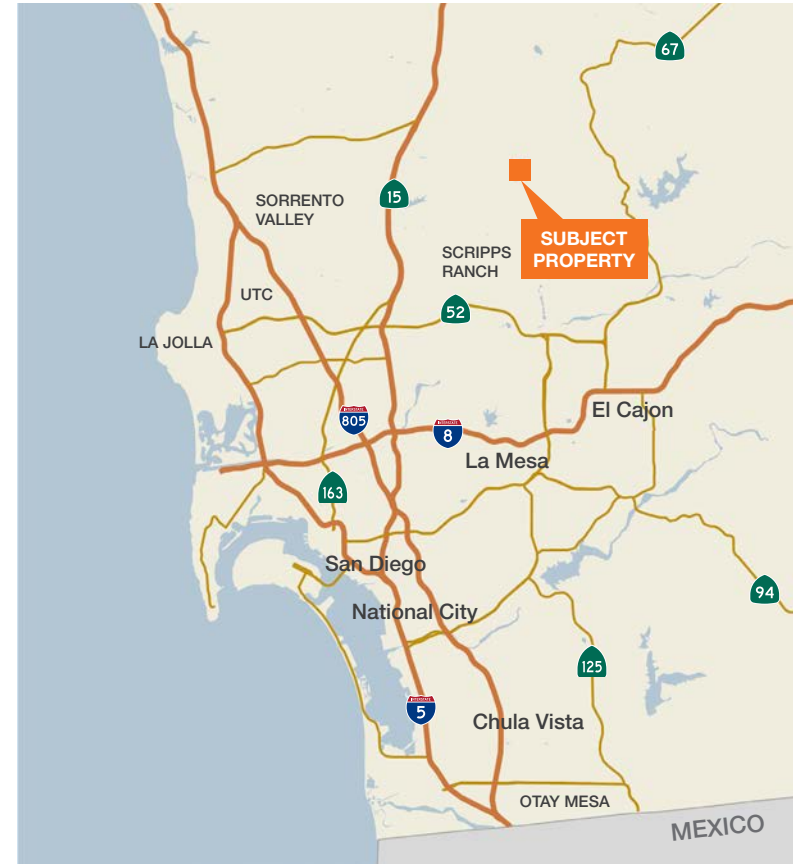
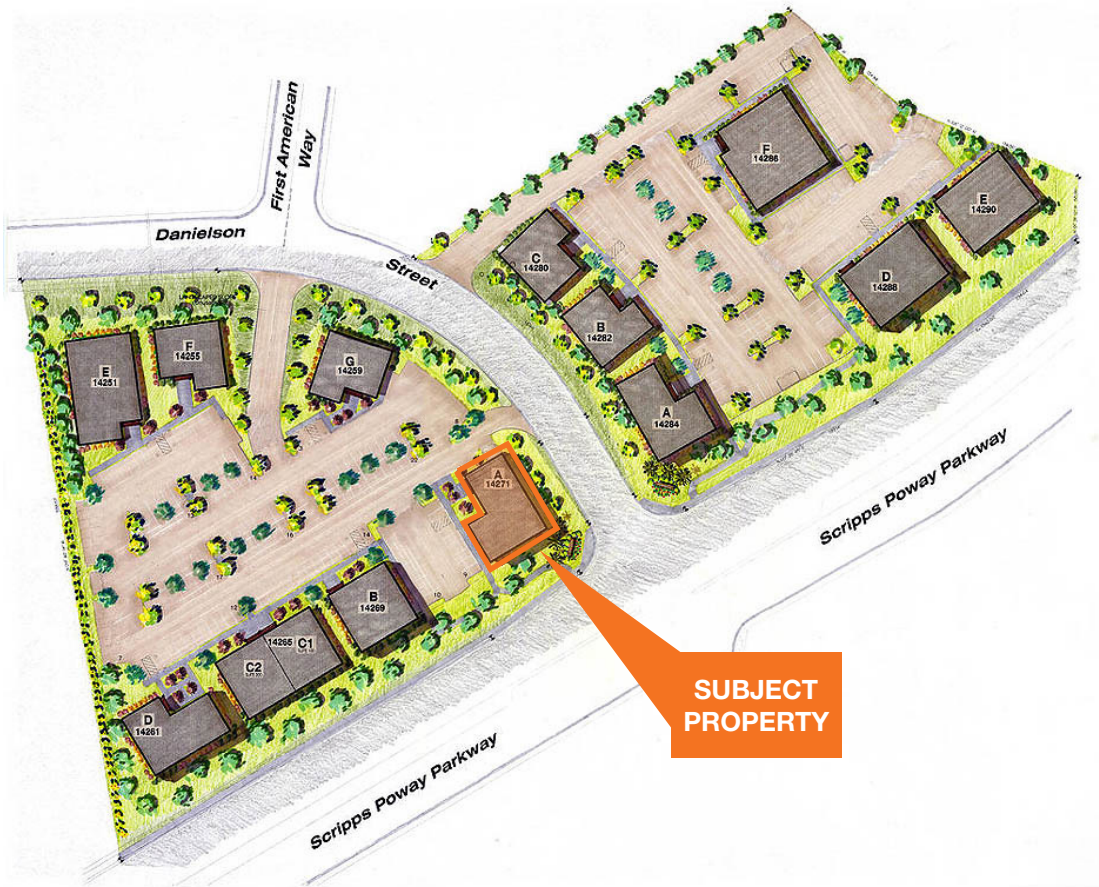
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2. Site Plan & Location Map



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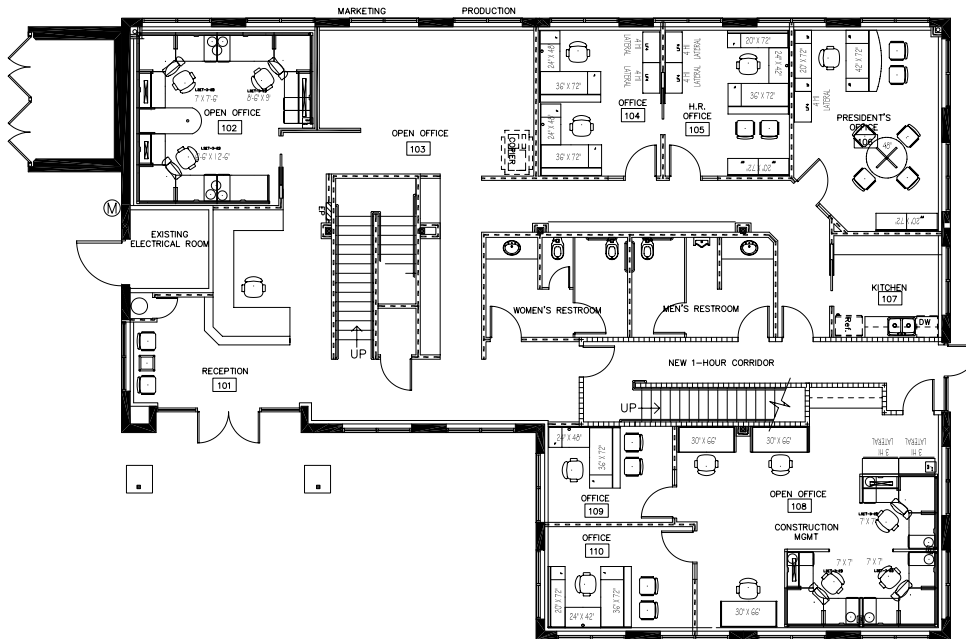
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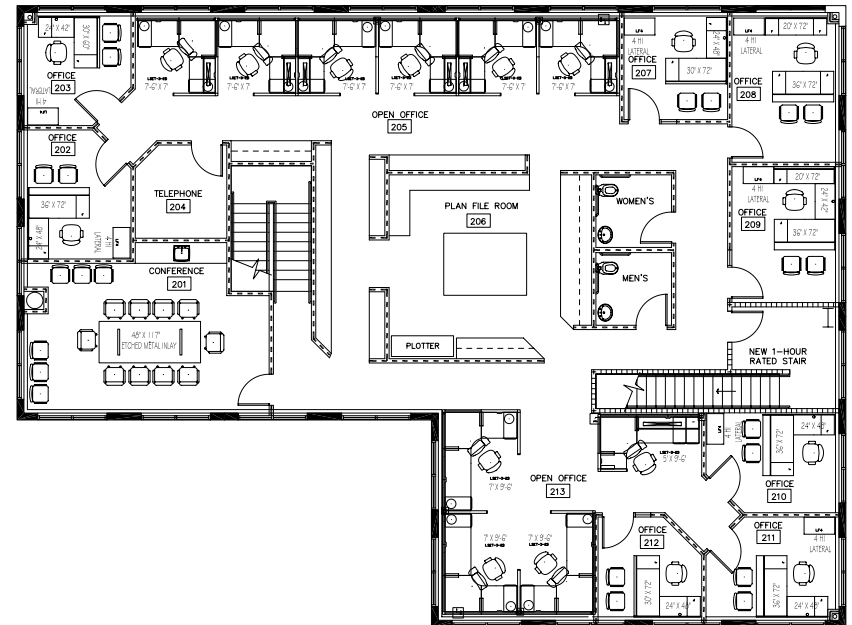
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3. Floor Plans

FIRST FLOOR



SECOND FLOOR



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4. Poway Overview

14271 Danielson Street is located in the prestigious South Poway Business Park, which is one of the newest and most centrally located commercial real estate markets in San Diego County. It is located approximately 5 miles east of Interstate 15 freeway, at the signalized corner of Scripps Poway Pkwy and Danielson St.

The Poway submarket has historically been one of the best performing markets in San Diego County. As of the end of Q12018, the Poway office vacancy rate was 4.2% and the industrial vacancy rate stood at 1.1%.

14271 Danielson Street is in close proximity to abundant retail amenities. The property is located just south of Poway Road, which contains approximately 3 million SF of retail services and stores.

The City of Poway is a desirable place to live and work. It has one of the lowest crime rates in San Diego County and Poway Unified School District is nationally recognized as one of the best in the State of California.



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5. Corporate Neighbors

Numerous large corporations have locations in Poway such as General Atomics Aeronautical Systems, Teledyne, GEICO, Sysco, L3 Communications and SAIC.



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6. Financial Analysis

Sale Price - \$2,685,000 (\$335.63/SF)

RENT SCHEDULE - NNN Multi Tenant Lease

Dates	Monthly Rent	Rent/SF	Cap Rate
Current - Nov 27, 2018	\$11,948	\$1.49	5.3%
Nov 28, 2018 - Nov 27, 2019	\$12,306	\$1.54	5.5%
Nov 28, 2019 - Nov 27, 2020	\$12,676	\$1.58	5.7%
Nov 28, 2020 - Nov 27, 2021	\$13,056	\$1.63	5.8%
Nov 28, 2021 - Nov 27, 2022	\$13,448	\$1.68	6.0%
Nov 28, 2022 - Nov 27, 2023	\$13,851	\$1.73	6.2%



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7. Tenant Information



Infrastructure Engineering Corporation is an engineering, construction management, and environmental consulting firm primarily serving public agency clients. IEC has been located at the property since 2004, when it became their new corporate headquarters. They have other satellite offices located in Oceanside, Temecula, Irvine, Bakersfield and San Jose.

Services include water resources, construction management, planning and information services, municipal services, flow monitoring, environmental services, community outreach, and program management.

For more information visit www.iecorporation.com.



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