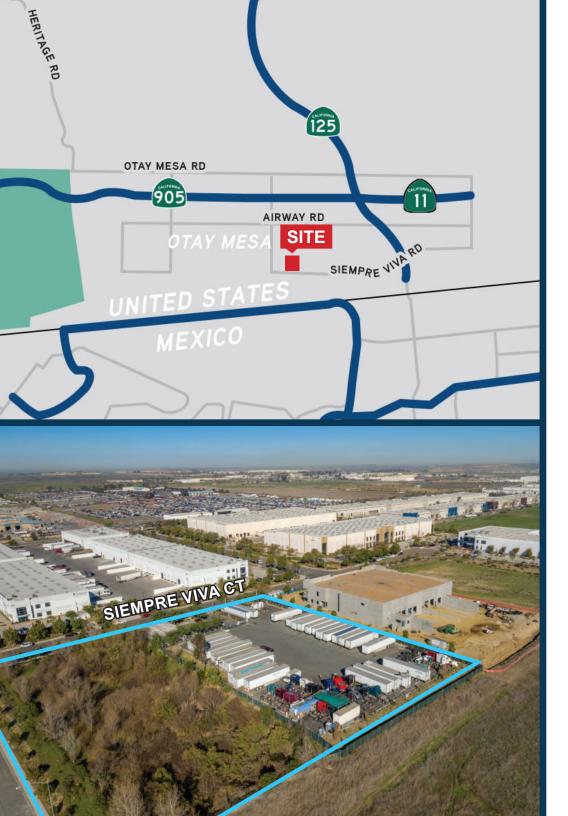


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Sale Leasback Opportunity

- 2451 Siempre Viva Court San Diego (Otay Mesa), CA 92154
- Fully Improved Truck Parking Facility
- Size: 2.0 net acres (3.60 gross acres)

Price

- \$2,750,000
- Year 1 cap rate: 5.2%

Leaseback

- Tenant: NG Trucking, Inc.
- · Term: 7 years
- Annual Increases: 2.5%
- Rent: \$12,000/ Mo NNN (\$144,000 annually)

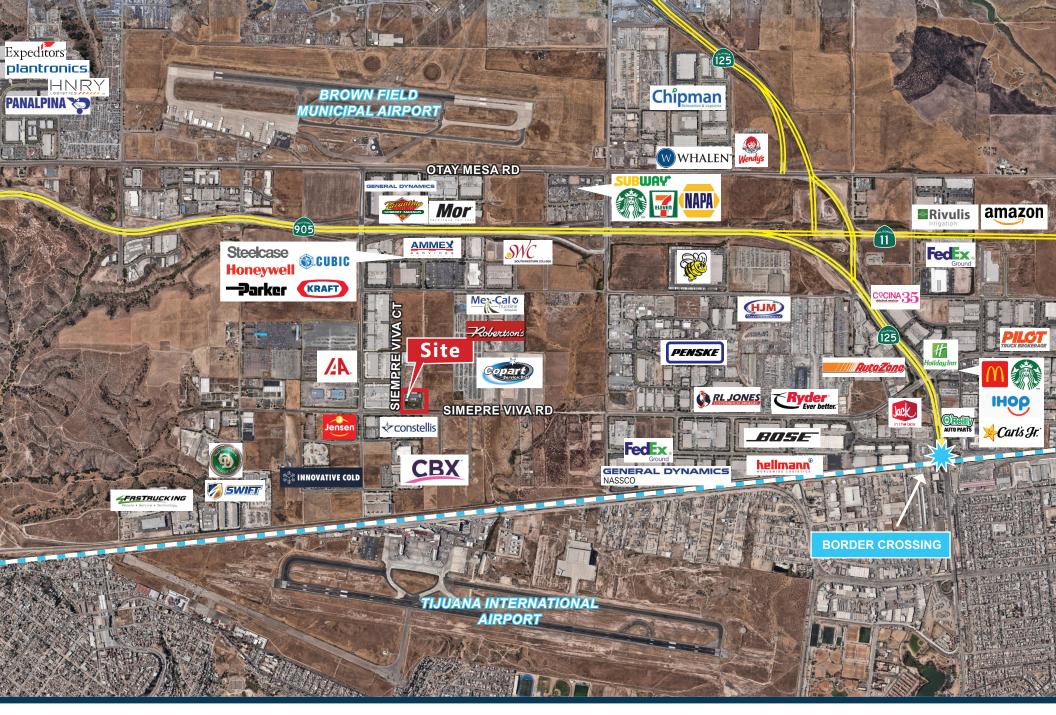
Features

- Two Blocks off the 905 Freeway
- Located in 1st class business park (Britannia Industrial Park)
- Quickly Expanding Market
- Scarcity of finished land
- Entitlement barriers for this type of product
- · High concentration of truck parking tenants in Otay Mesa
- Vacancy rate for truck parking yards is virtually zero

Major Companies in Otay Mesa Include

Amazon (3,300,000 distribution center under construction

 1,500 new jobs), General Dynamics, Plantronics, Parker,
 Kraft| Heinz, FedEx, Costco, Panasonic, Bose, Iron
 Mountain, Sharp, Honeywell, Steel Case



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