

Sale Leasback Opportunity

Truck Parking Facility

San Diego (Otay Mesa)

2451

Siempre Viva Court



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PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE



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



Expeditors
 plantronics
 HENRY LOGISTICS
 PANALPINA

BROWN FIELD MUNICIPAL AIRPORT

Chipman
 Brokerage & Logistics

125

W WHALEN

Wendy's

OTAY MESA RD

SUBWAY

Starbucks

7 ELEVEN

NAPA

Rivulis Irrigation

amazon

905

Steelcase
 Honeywell
 Parker

CUBIC

KRAFT

AMMEX SERVICES

MC
 SOUTHWESTERN COLLEGE

11

FedEx Ground

SIEMPRE VIVA CT

Mex-Cal Truckline

Robertson's

Copart Service Star

PENSKE

HJM

COCINA 35

Holiday Inn

PILOT TRUCK BROKERAGE

Site

AA

SIEMPRE VIVA RD

Jensen

constellis

RL JONES

Ryder Ever better.

Jack in the box

McDonald's

Starbucks

IHop

Carl's Jr.

STANLEY INDUSTRIAL

INNOVATIVE COLD

CBX

FedEx Ground

GENERAL DYNAMICS NASSCO

BOSE

hellmann

O'Reilly AUTO PARTS

FASTRUCKING

SWIFT

BORDER CROSSING

TIJUANA INTERNATIONAL AIRPORT

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