

FOR SALE

6530-6540 GATEWAY PARK DRIVE

SAN DIEGO, CA 92154

ASKING PRICE
\$8,086,824 (\$232/SF)

*2 Industrial Buildings
totaling ±34,857 SF on
2 lots totaling 2.26 ac*



KIDDER.COM

km Kidder
Mathews

**6530 GATEWAY PARK DRIVE - VACANT**

APN	646-170-17 (Lot Size: 1.2 acres)
YEAR BUILT	1991
SF	±23,011 SF (Vacant) ±4,335 SF of existing office improvements
LOADING	3 docks and 2 grade level doors
POWER	400 amps @ 120/208V 3-phase power (potential to upgrade)
CLEAR HEIGHT	18' minimum clear height
ZONING	IP-1-1 City of San Diego
SECURITY	Fenced/secure property

6540 GATEWAY PARK DRIVE - LEASED

APN	646-170-18 (Lot Size: 1.06 acres)
YEAR BUILT	1991
LEASING DETAILS	Leased through October 31, 2030; current rent is \$13,031 per SF per month plus NNN with 3.5% annual increases every September 1
SF	±11,846 SF; ±3,000 SF of existing office improvements
LOADING	2 docks and 2 grade level doors
POWER	200 amps @ 120/208V 3-phase power (potential to upgrade)
CLEAR HEIGHT	18' minimum clear height
ZONING	IP-1-1 City of San Diego
SECURITY	Fenced/secure property

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

FOR SALE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



WHY LEASE WHEN YOU CAN OWN?

Own

PURCHASE ASSUMPTIONS

SIZE (SF)	34,857
TOTAL PROJECT COST	\$8,086,824

START-UP COSTS

10% DOWN PAYMENT	\$808,682
LOAN FEE/COSTS	\$19,171
TOTAL START-UP COSTS	\$827,853

MONTHLY COSTS

	Per SF	
MORTGAGE PAYMENT (P&I)	\$1.36	\$47,373
OPERATING EXPENSES	\$0.19	\$9,787
PROPERTY TAXES	\$0.25	\$4,845
TOTAL MONTHLY COSTS		\$62,005

MONTHLY OWNERSHIP BENEFITS (ESTIMATED)

Tax Benefits	
DEPRECIATION BENEFIT	\$5,529
OPERATING EXPENSE DEDUCTION	\$3,915
PROPERTY TAX DEDUCTION	\$1,938
INTEREST DEDUCTION (7 YR AVG.)	\$6,226
Other Benefits	
RENTAL INCOME	\$16,456
AVG. APPRECIATION 3.0%	\$20,217
TOTAL OWNERSHIP BENEFITS	\$54,281
TOTAL EFFECTIVE MONTHLY COST	\$7,724

OWNERSHIP ANALYSIS SUMMARY

ANNUAL EFFECTIVE COST DIFFERENCE	\$129,279
AVERAGE ANNUAL PRINCIPAL PAY DOWN	\$108,845
ANNUAL WEALTH CREATION	\$238,124
15 YEAR WEALTH CREATION	\$3,571,859

Lease

LEASE ASSUMPTIONS

SIZE (SF)	23,011
LEASE RATE PER SQ FT/MTH NNN	\$0.86
MONTHLY LEASE	\$19,789

START-UP COSTS

PREPAID RENT	\$19,789
SECURITY DEPOSIT	\$19,789
TOTAL START-UP COSTS	\$39,579

MONTHLY COSTS

	Per SF	
LEASE PAYMENT	\$0.86	\$19,789
OPERATING EXPENSE	\$0.29	\$6,673
PROPERTY TAXES	\$0	\$0
TOTAL MONTHLY COSTS		\$26,462

MONTHLY OWNERSHIP BENEFITS (ESTIMATED)

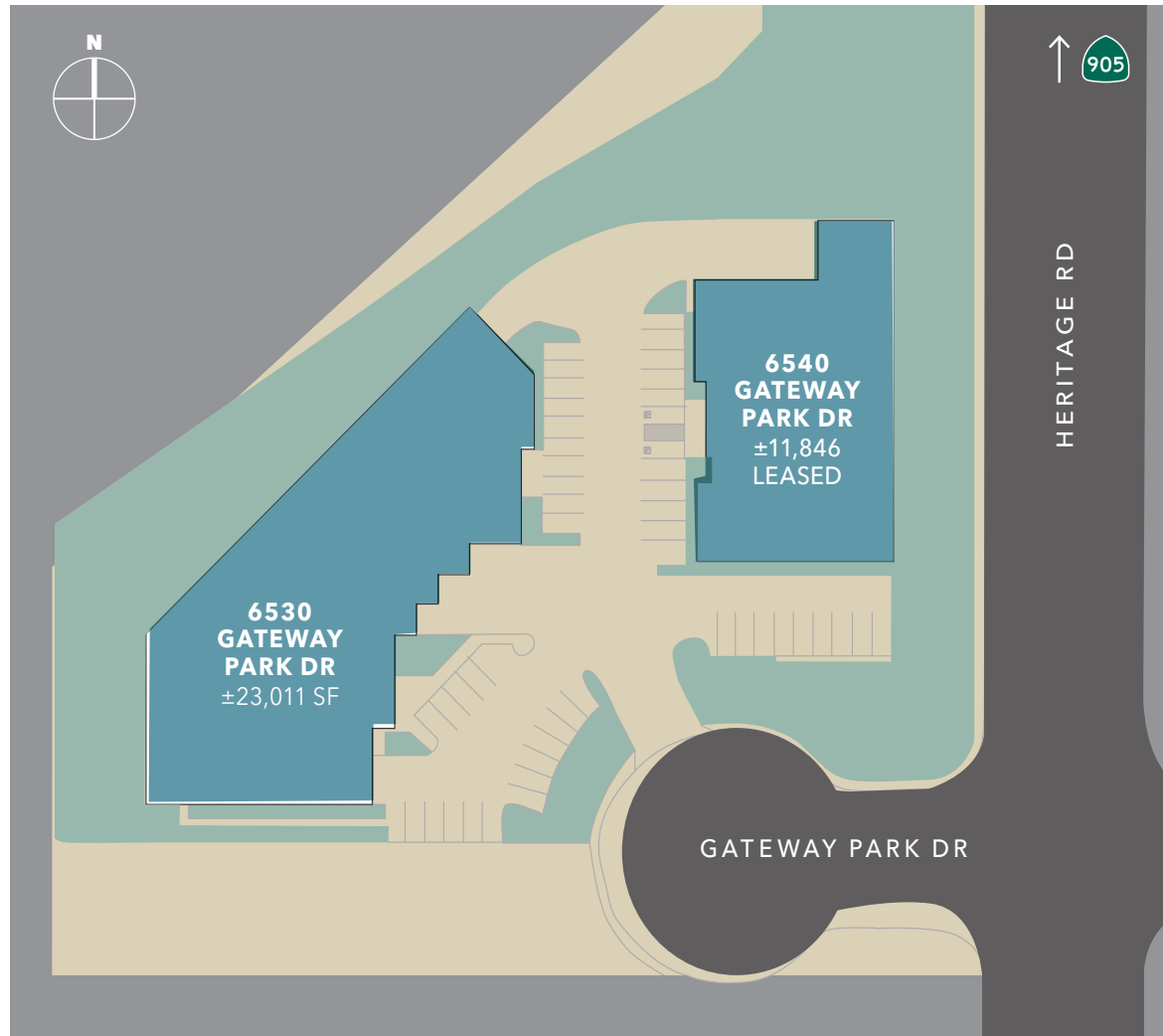
Tax Benefits	
DEPRECIATION BENEFIT	N/A
OPERATING EXPENSE DEDUCTION	\$0
LEASE DEDUCTION	\$7,916
INTEREST DEDUCTION	N/A
Other Benefits	
RENTAL INCOME	\$0
AVG. APPRECIATION 3.0%	\$49
TOTAL LEASE BENEFITS	\$7,965
TOTAL EFFECTIVE MONTHLY COST	\$18,497

For more information contact: Casey Hopkins | SBA 504 Loan Officer
San Diego, CA | 858-395-9269 | chopkins@southlandedc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

SITE PLAN



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

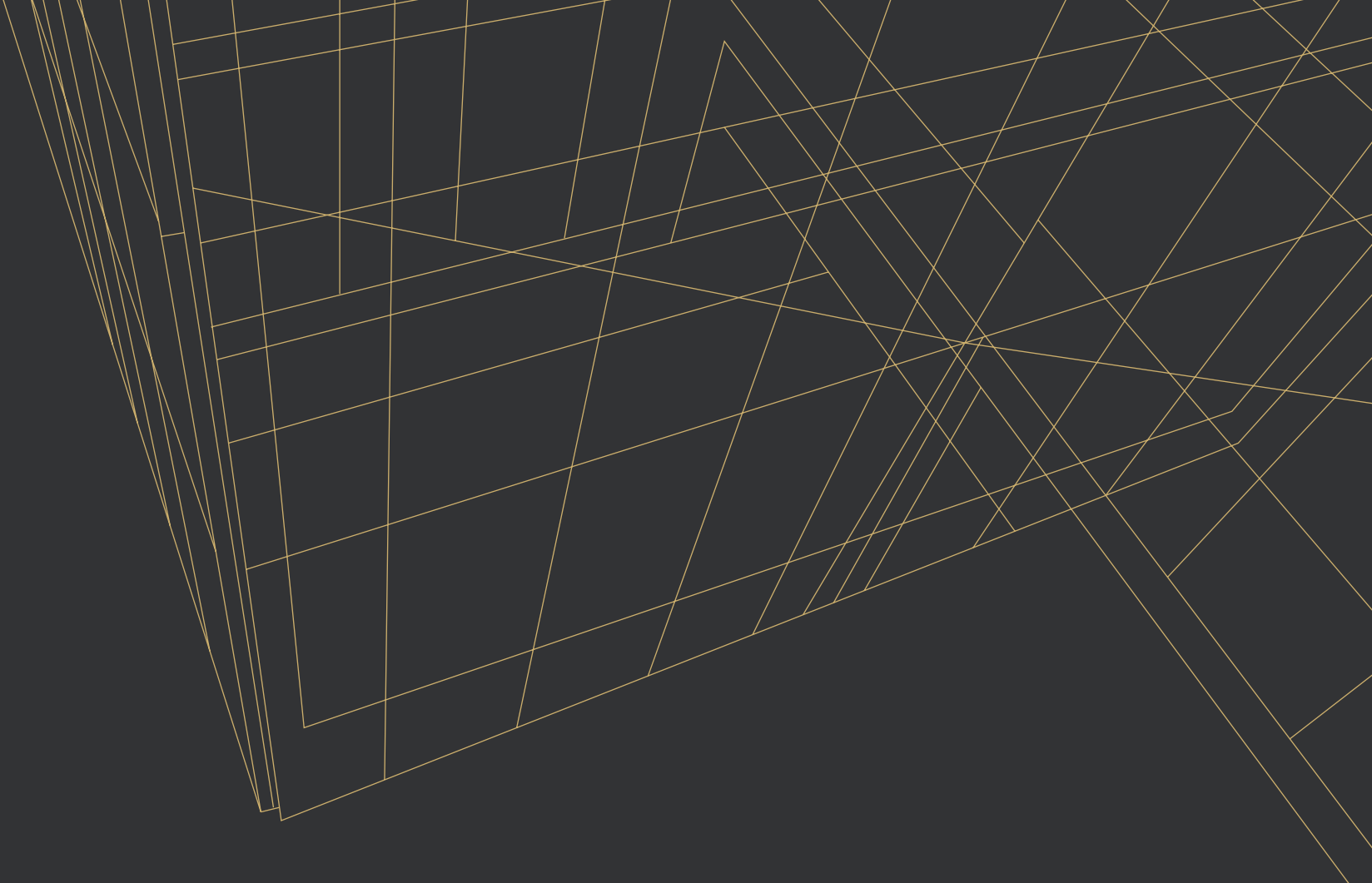
FOR SALE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





Exclusively listed by

BRYAN TEEL
First Vice President
858.369.3074
bryan.teel@kidder.com
LIC N° 01464788

KIDDER.COM

