

CBRE

14,748 SF Industrial Building
on 2.31 Acres

For Lease
± 6,812 SF of
Industrial Space
with Half Acre
Outside Storage

VIRTUAL TOUR



FOR SALE OR LEASE

785 E Mission Road

SAN MARCOS, CA 92069

Property Highlights for Premises

1/2 ACRE

Exclusive outside storage (not including parking or easements)

±3,525 SF

2nd floor Class B office

DIRECT ACCESS

to 78 & 15 Freeways

1 GROUND LEVEL

Roll up door

STREET FRONT

Signage

LOW NETS

~\$0.21 per SF* (OpEx only to be charged for building SF, not outside storage SF)

±3,287 SF

Warehouse

\$19,000

Per month NNN asking rate

FREE STANDING

Building

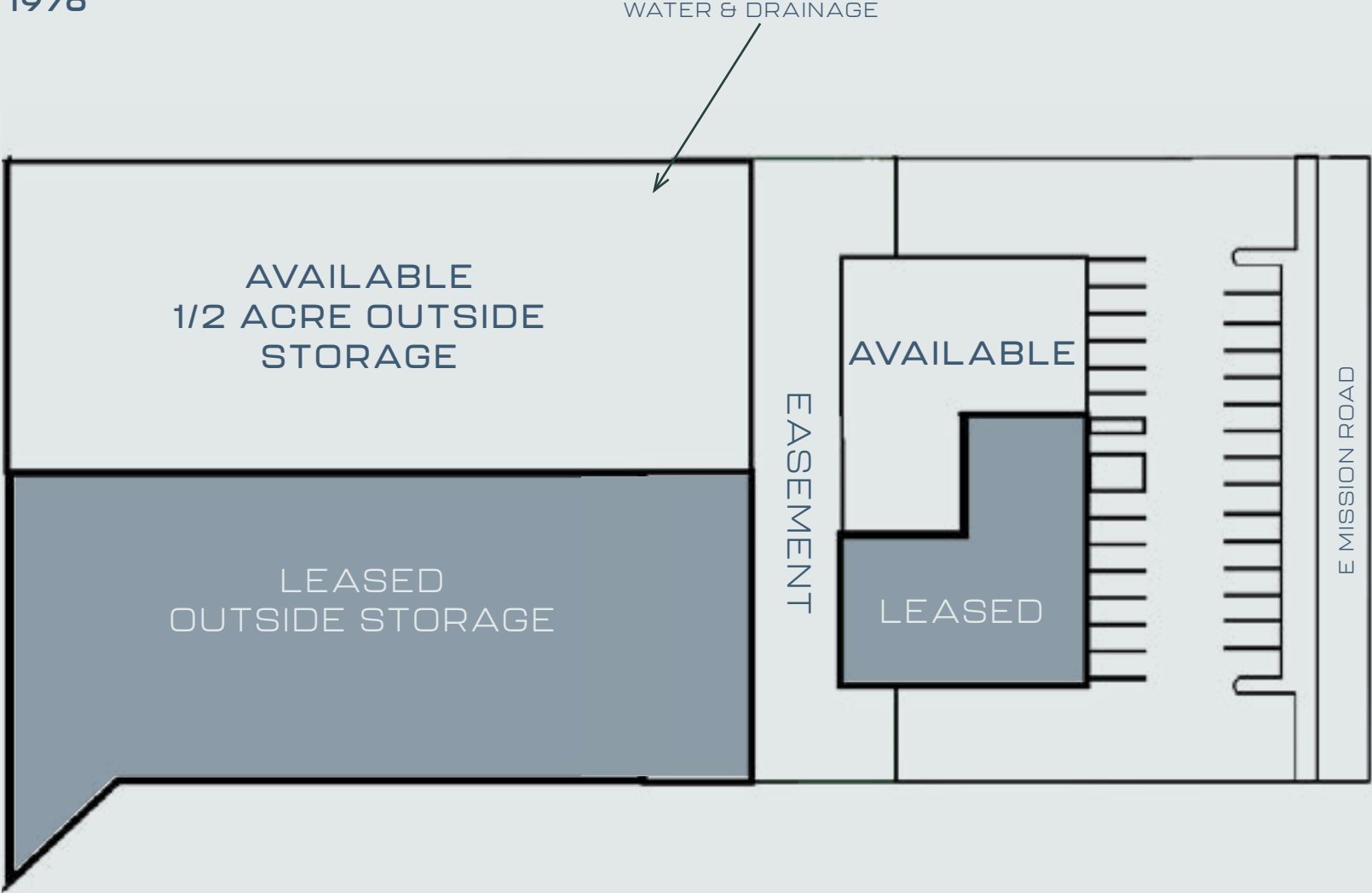
DRIVE THROUGH

Truck & vehicle access



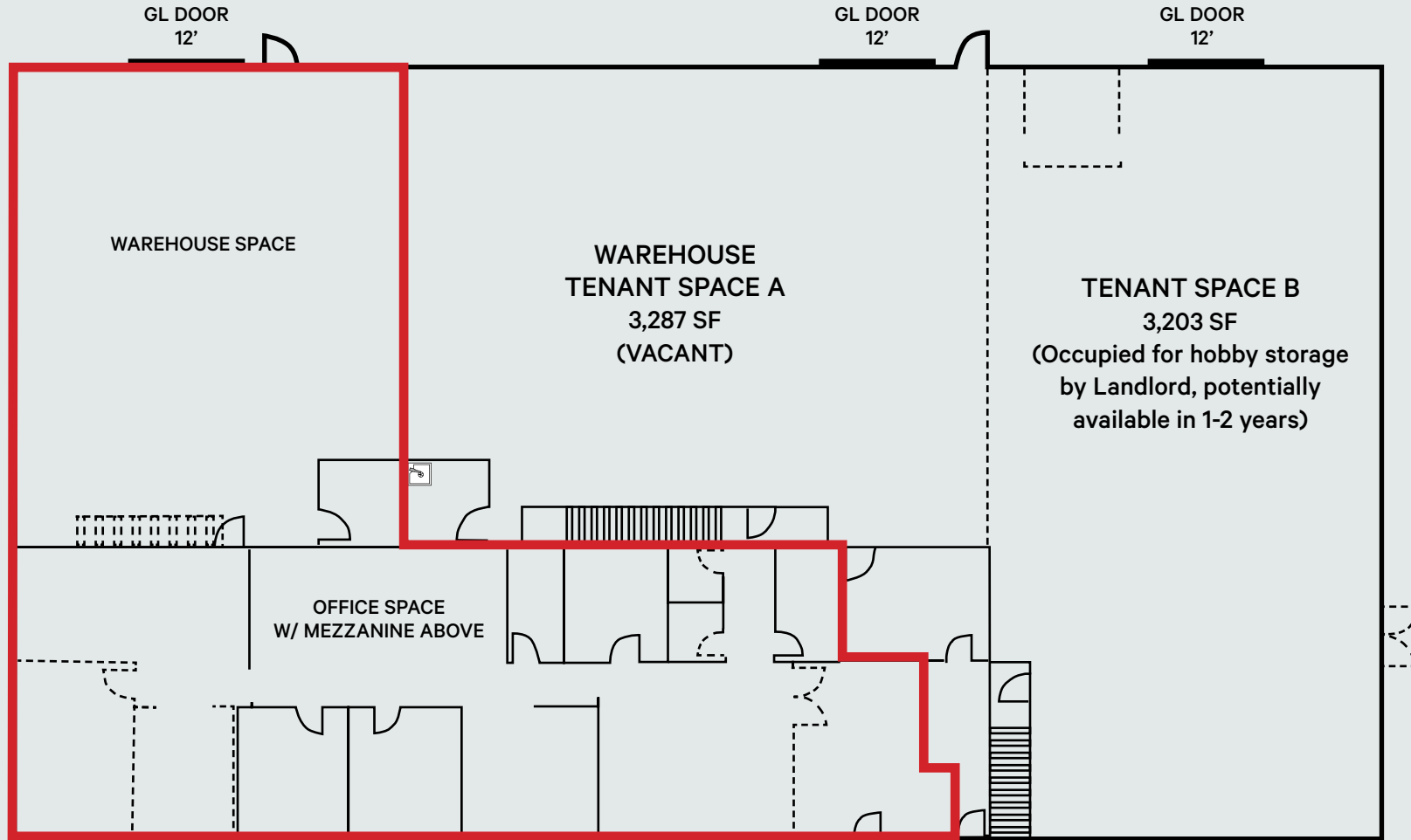
Site Plan

RBA: 14,748 SF
LOT SIZE: 2.31 AC
BUILT: 1976



Building Floor Plan

**SECOND FLOOR SHOWN ON FOLLOWING PAGES*



 = LEASED TO AIRX UTILITY SURVEYORS (4,733 SF)

CBRE and Landlord make no guaranteed the floorplan is to scale

Floor Plans

VACANT TENANT SPACE A
±3,287 SF

VIRTUAL TOUR



AirX Utility Systems

currently leases 4,733 SF of building and 22,000 SF of outside storage

Starting 10/1/2026

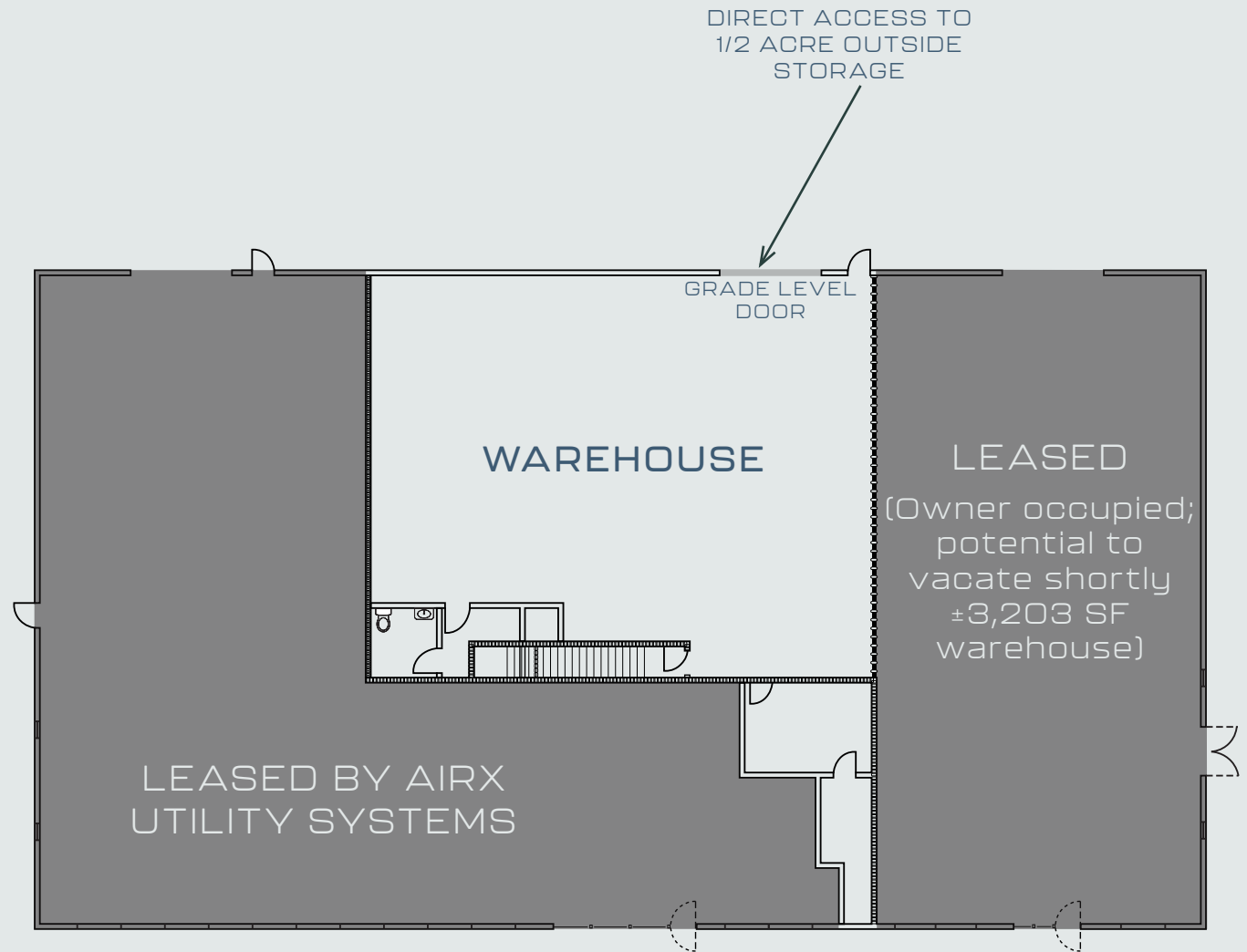
their base rent is: \$15,702 GRS +E, with 3% annual increases

AirX Lease Expiration

9/30/2027

AirX Option to Renew

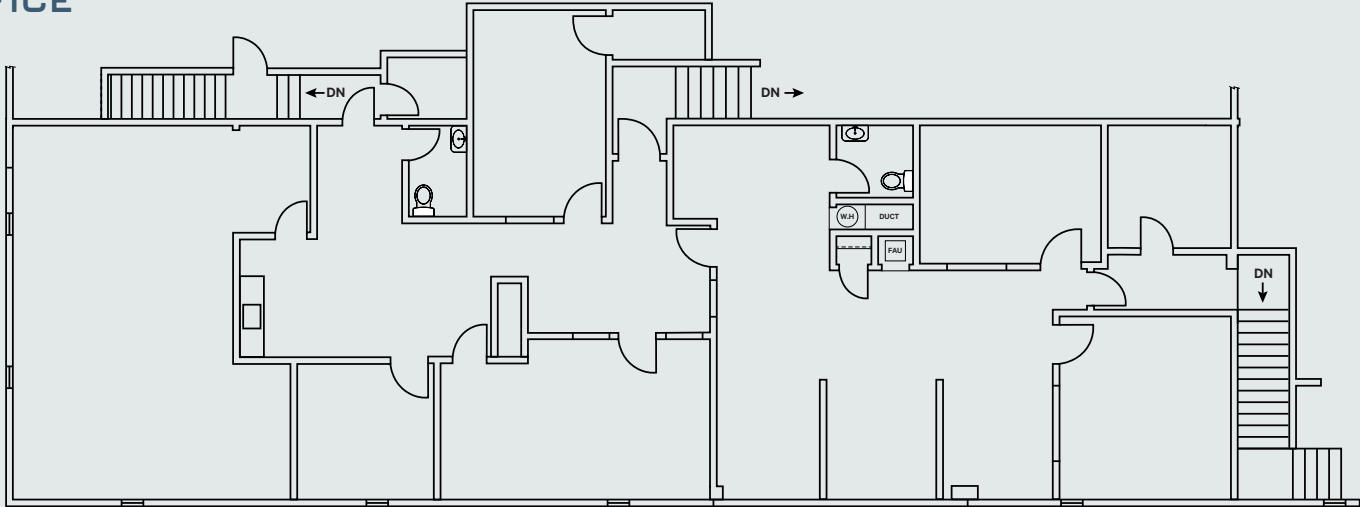
One additional option to renew at FMV for 5 years



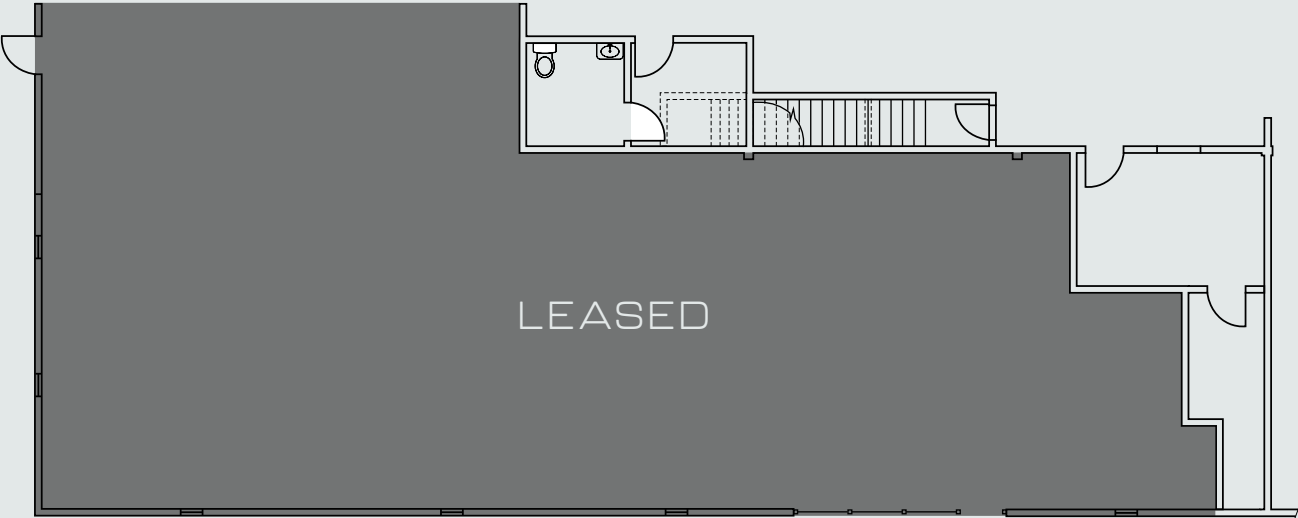
■ NOT AVAILABLE

Floor Plans

VACANT SECOND FLOOR OFFICE
±3,525 SF



FLOOR PLAN of FIRST FLOOR OFFICE



■ NOT AVAILABLE

Own vs. Lease Analysis

SBA 504 90% LTV Financing Available
OCCUPANCY COST OF ONLY
\$0.83 Gross PER SQ. FT. PER MONTH!!!

PROPERTY ADDRESS: 785 E. Mission Road, San Marcos, CA 92069

APPROXIMATE TOTAL SQUARE FOOTAGE: **14,748** on 2.31 Acres of Outside Storage Yard
 OWNER OCCUPIED SPACE: **10,150**
 SALES PRICE: **\$8,250,000**
 DOWN PAYMENT %: **10%**
 DOWN PAYMENT \$: **\$825,000**
 LOAN AMOUNT: **\$7,425,000**
 INTEREST RATE: Blended **5.92%**
 AMORTIZATION: Blended **25**
 BUILDING GSI: **\$188,424** assumes tenant income from AIRX paying \$15,702 monthly Gross.
 TOTAL ESTIMATED OPERATING EXPENSES: **\$0**
 BUILDING NOI **\$188,424**

LOAN AMOUNT	ANNUAL DEBT SERVICE EXPENSE (1)	(-) Minus ANNUAL NOI FROM TENANTS AFTER OPER. EXP	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	(-) Minus AVR. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.	Divided by 12 = EFFECTIVE MONTHLY DEBT SERVICE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR OWNER/USER	<i>OWN</i> <i>Vs.</i> <i>LEASE</i>
\$7,425,000	\$569,723	\$188,424	\$381,299	\$151,047	\$230,252	\$128,713	\$101,539	\$8,462	\$0.83	
Market Gross Lease Rate per square ft.: \$3.00					ANNUAL LEASE EXPENSE	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL LEASE EXPENSE	Divided by 12 = EFFECTIVE MONTHLY LEASE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR LEASE	
					\$365,400	\$127,890	\$237,510	\$19,793	\$1.95	

Note: Consult with your tax advisor. Western Alliance Bank makes no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale. These are items that need to be addressed with an accountant or tax advisor. There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.

1. Assumes 90% LTV with SBA financing, with a blended interest rate today of 5.92%.
2. Average annual principle paydown based on 5 year accumulation.
3. Assumes applicable 35% effective tax rate (combined state and federal) plus deduction for depreciation based on 39 year schedule - 65% (building value) of sale price.



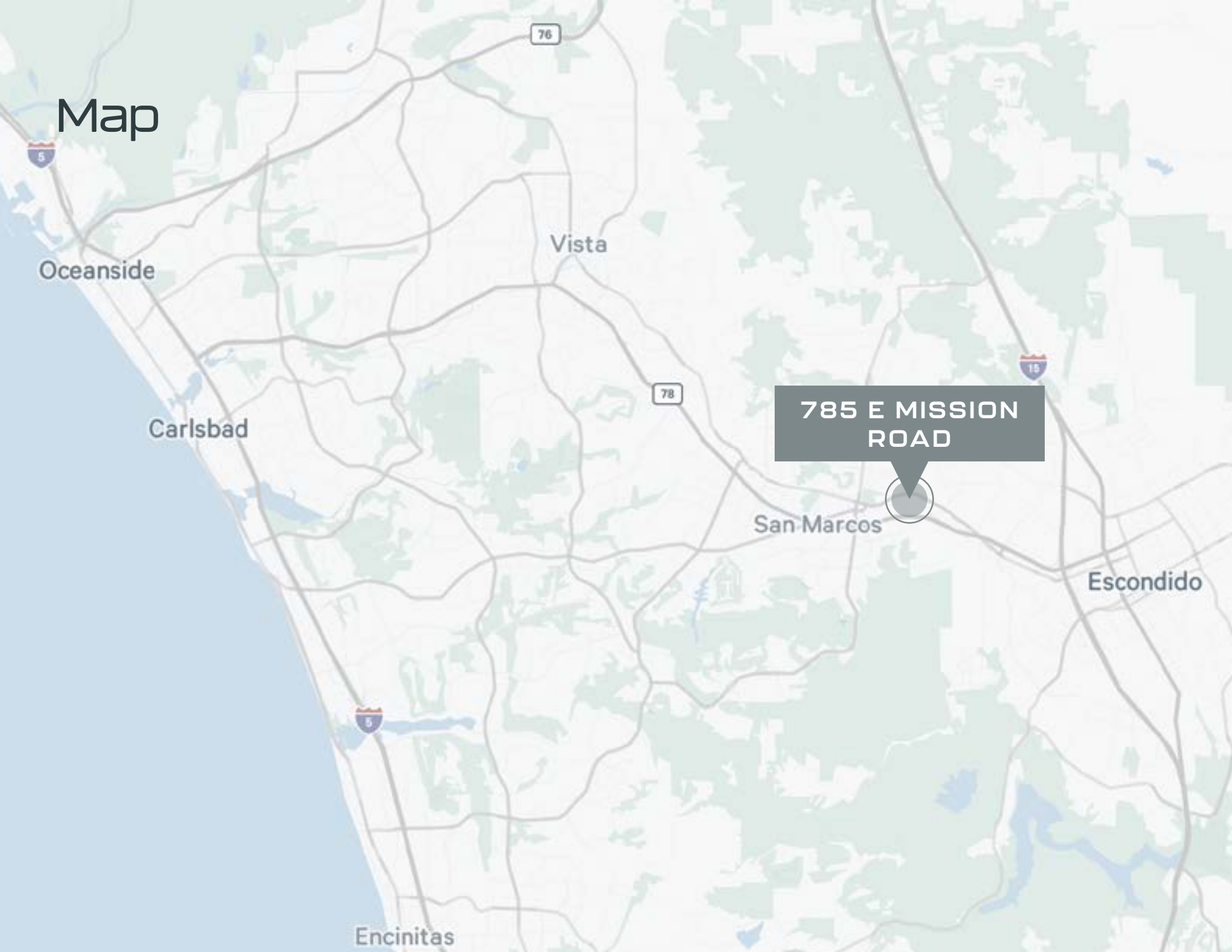
WESTERN ALLIANCE BANK member FDIC

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Loan terms and conditions may vary based upon lending program, subsidiary and applicant qualification.

Map



Oceanside

Carlsbad

Vista

San Marcos

Escondido

Encinitas

785 E MISSION
ROAD



**PROEPRTY
PHOTOS**





6,812 SF & 1/2 ACRE OUTSIDE STORAGE
FOR LEASE
FULL BUILDING FOR SALE

785 E Mission Road

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CBRE

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