

MONTBLEAU & ASSOCIATES

San Diego, CA



\$ 11,264,576
OFFERING PRICE

6.25%
CAP RATE

**VIEW OFFERING
MEMORANDUM**



- INDUSTRY-LEADING TENANT WITH STRONG HISTORY & REPUTATION
- MISSION-CRITICAL HQ LOCATION WITH STRONG HISTORICAL OCCUPANCY & COMPLEX BUILD-OUT
- NEW LONG-TERM LEASE WITH 12 YEARS REMAINING
- ABSOLUTE NNN LEASE WITH AGGRESSIVE RENTAL GROWTH
- STRATEGIC INDUSTRIAL POSITIONING IN DENSE SUBMARKET
- CLOSE PROXIMITY TO DOWNTOWN SAN DIEGO & MAJOR POPULATION DRIVERS
- EXCEPTIONAL DEMOGRAPHICS
- CALIFORNIA INVESTMENT OPPORTUNITY

POINT OF CONTACT



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