

FOR SALE

OWNER/USER INVESTMENT OPPORTUNITY

2345 VIA SEGUNDO, SAN YSIDRO, CA 92173



Exclusively listed by

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Mathews

2345 VIA SEGUNDO

OWNER/USER INVESTMENT OPPORTUNITY FOR SALE IN SAN YSIDRO, CALIFORNIA



PROPERTY SUMMARY

SALE PRICE	\$2,650,000 (\$255/SF)
TOTAL BUILDING SIZE	±10,410 SF
LAND SIZE	±0.62 AC
NUMBER OF CONDOS	4
CLEAR HEIGHT	20'
OCCUPANCY	75%
LOADING	Grade Level Doors
PARKING	16 Spaces
ZONING	IL-3-1

\$2.65M

SALE PRICE

\$255

PRICE / SF



Property Overview

SUITE A

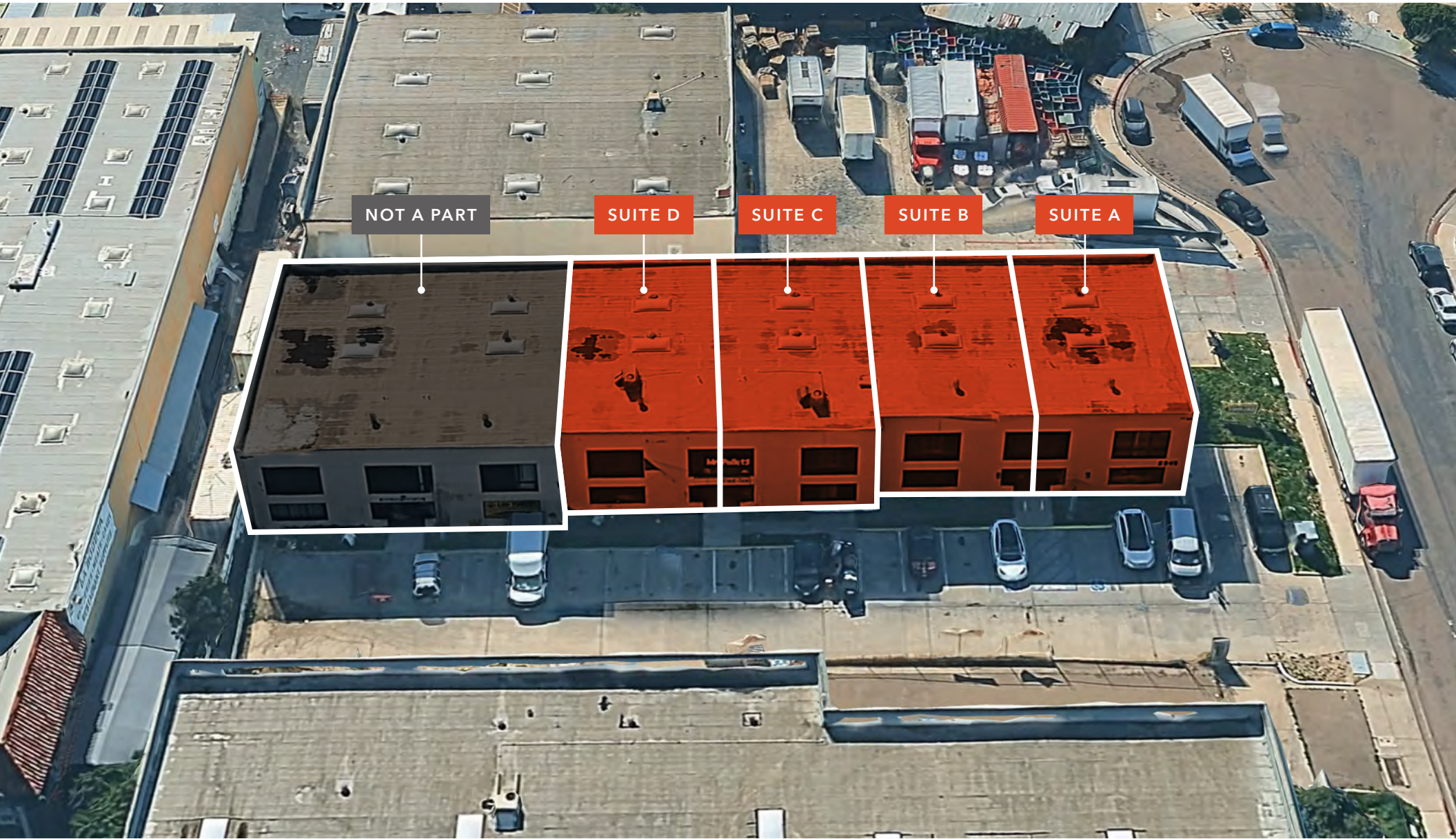
TOTAL SF	±2,504 SF
LEASE EXPIRATION	10/31/2029
CURRENT MONTHLY RENT	\$3,881.20 (+ \$0.35/SF NNN)
ANNUAL INCREASE	4%

SUITE B-C

TOTAL SF	±5,205 SF
LEASE EXPIRATION	10/31/2028
CURRENT MONTHLY RENT	\$6,000.00 gross
ANNUAL INCREASE	4%

SUITE D

AVAILABLE SF	±2,701 SF
OCCUPANCY	Vacant
LEASE RATE	\$1.15/SF (+ \$0.35/SF NNN)



2345 VIA SEGUNDO



905

SUNSET ELEMENTARY SCHOOL

805

SAN YSIDRO MIDDLE SCHOOL

BEYER BLVD

GROCERY OUTLET
Pargain Market

DOLLAR TREE

WELLS FARGO

Starbucks

Jack
in the Box

McDonald's

Jack
in the Box

CHASE

YUM YUM

El Super

WINGS HOT

W SAN YSIDRO BLVD

5

W CALLE PRIMERA

SUBJECT
PROPERTY

LAS AMERICAS PREMIUM OUTLETS

	RALPH LAUREN	VANS
COACH	Levi's	GameStop
H&M	adidas	ck Calvin Klein
Starbucks	kate spade NEW YORK	GAP

LARSEN FIELD

CAMINO DE LA PLAZA

UNITED STATES

MEXICO

AVAILABLE FOR SALE

KIDDER MATHEWS



2345 VIA SEGUNDO

*For more information on
this property, please contact*

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