



MARKET STEET

5475 Market Street
San Diego, CA 92114

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:

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TABLE OF CONTENTS

4

PROPERTY SUMMARY

Overview

Investment Highlights

Location Highlights

8

FINANCIALS

Rent Roll

Overview & Assumptions

Cash Flow Projections

12

TENANT ROSTER

Tenant Highlights

Tenant Locations

19

SAN DIEGO

About San Diego

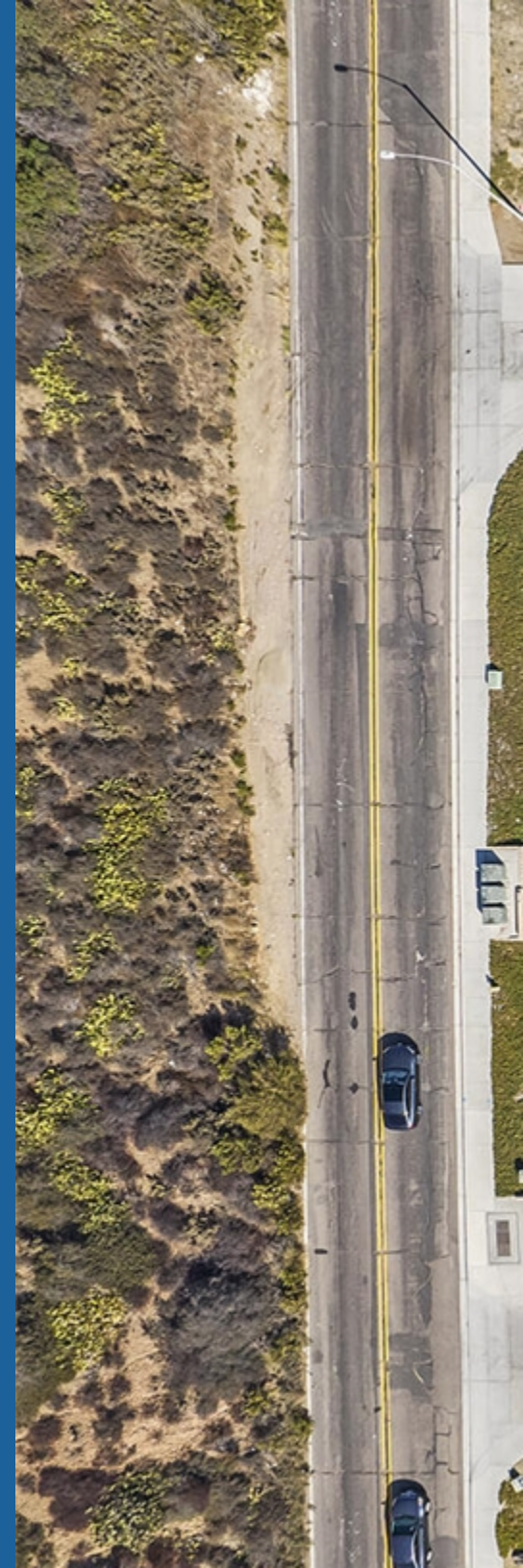
ACI

5090 Shoreham Drive, Suite 100

San Diego, CA 92122

Office: 619-686-6122

Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	\$5,999,000.00
Building SqFt	10,080 SqFt
Year Built	, 1961
Lot Size (SF)	53,776.00 SqFt
Parcel ID	548-070-03-00, 548-070-31-00
Zoning Type	INDUSTRIAL
County	San Diego
Frontage	0.00 Ft
Coordinates	32.709859,-117.077850
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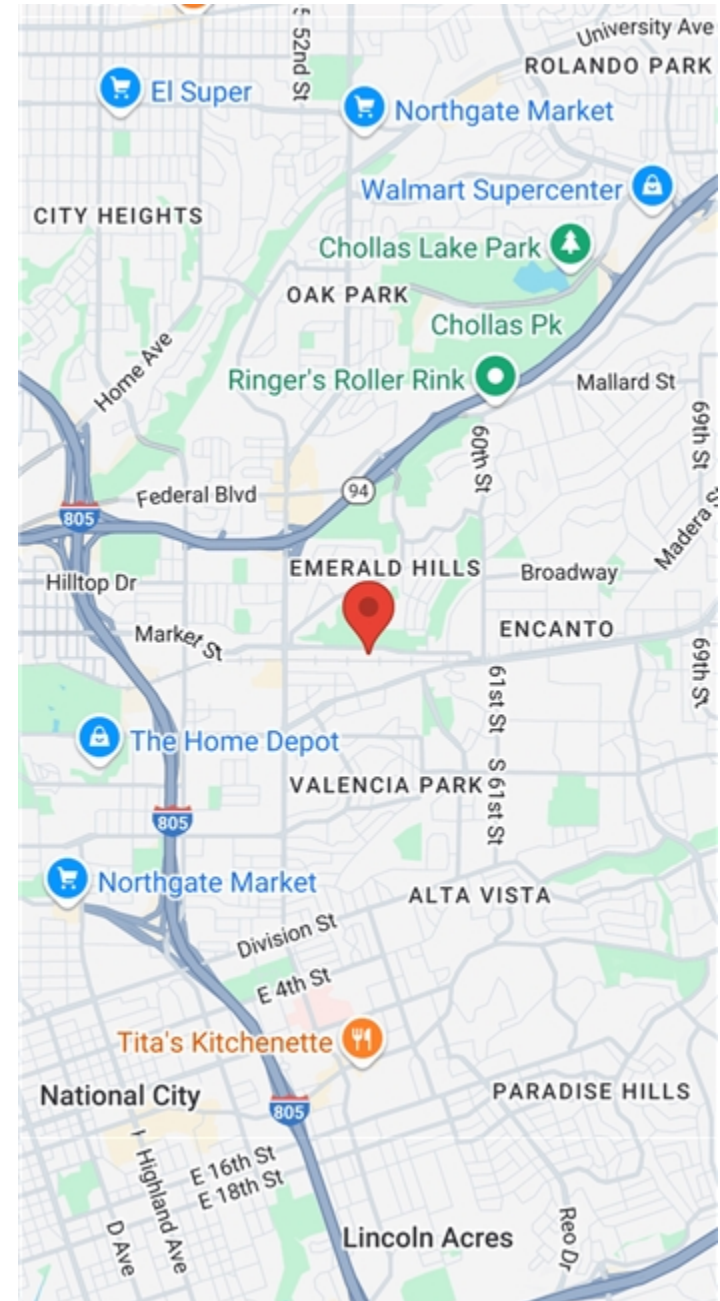
INVESTMENT SUMMARY

ACI is proud to exclusively present, this asset for sale. All needs are met in this industrial investment. This is a prime opportunity located at 5475-5515 Market Street, San Diego, Ca 92114 in San Diego, CA. The property is occupied by Canteen Company, a division of Compass which is located in the U.K.. With an annual net operating income of \$217,986, the property is a sustainable income-producing investment. The current tenant has been at this location since 2011. There is a possibility that the current tenant would vacate early to the benefit of a potential owner/user. This location is near the I-15/I-5 corridors and close to downtown San Diego.

The building sits on a large 1.23 acre site, which offers future possible redevelopment upside.



INVESTMENT HIGHLIGHTS



LOCATION HIGHLIGHTS

RENT ROLL

Unit	Tenant Name	Sqft	Annual Rent	Annual Rent/Sqft	Other Income	Lease From	Lease To
All	Canteen	19,000	\$217,986.60	\$11.47	Other Income - \$0.00	10/23/2024	07/31/2026
	Total Occupied	19000	\$217,986.60				
	Total	19000	\$217,986.60		\$0.00		

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing	\$5,999,000.00
Price PSF	\$315.74
Year 1 NOI	\$226,706.06
Year 1 Cap Rate	3.78%
Year 1 Leveraged Cash / Cash Return	3.78%

General Information

Analysis Period	1
Analysis Start Date	10/23/2024
Expense Source	owner
Income Growth Rate	4.00%
Market Rent/SF	\$0.96

Exit

Exit Cap	3.60%
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CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$217,986.60	\$226,706.06
SCHEDULED BASE RENTAL REVENUE	\$217,986.60	\$226,706.06
TOTAL POTENTIAL GROSS REVENUE	\$217,986.60	\$226,706.06
EFFECTIVE GROSS REVENUE	\$217,986.60	\$226,706.06
NET OPERATING INCOME	\$217,986.60	\$226,706.06
CAP RATE		3.78%



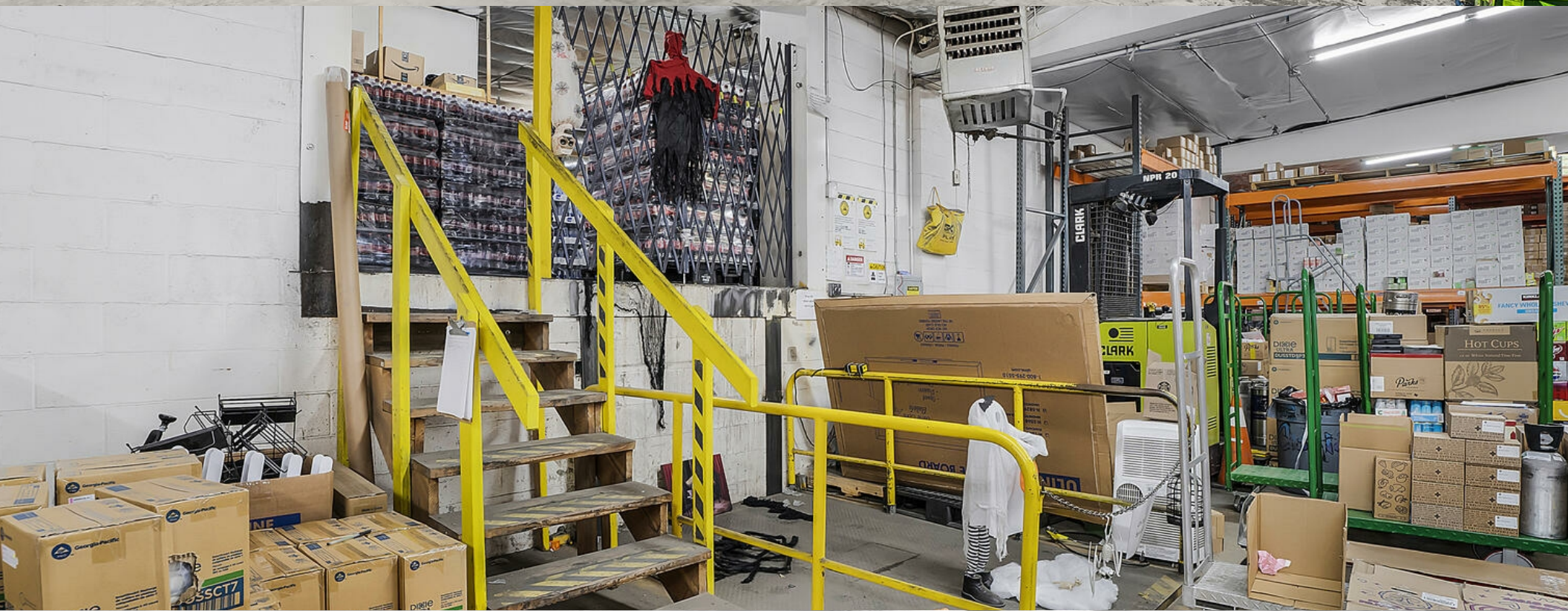
TENANT PROFILES

Canteen Vending

Services

As the largest unattended retail provider in the U.S., Canteen leverages design expertise, consumer insights, and the latest in product and equipment innovation to help clients create a better workplace and connect your employees.



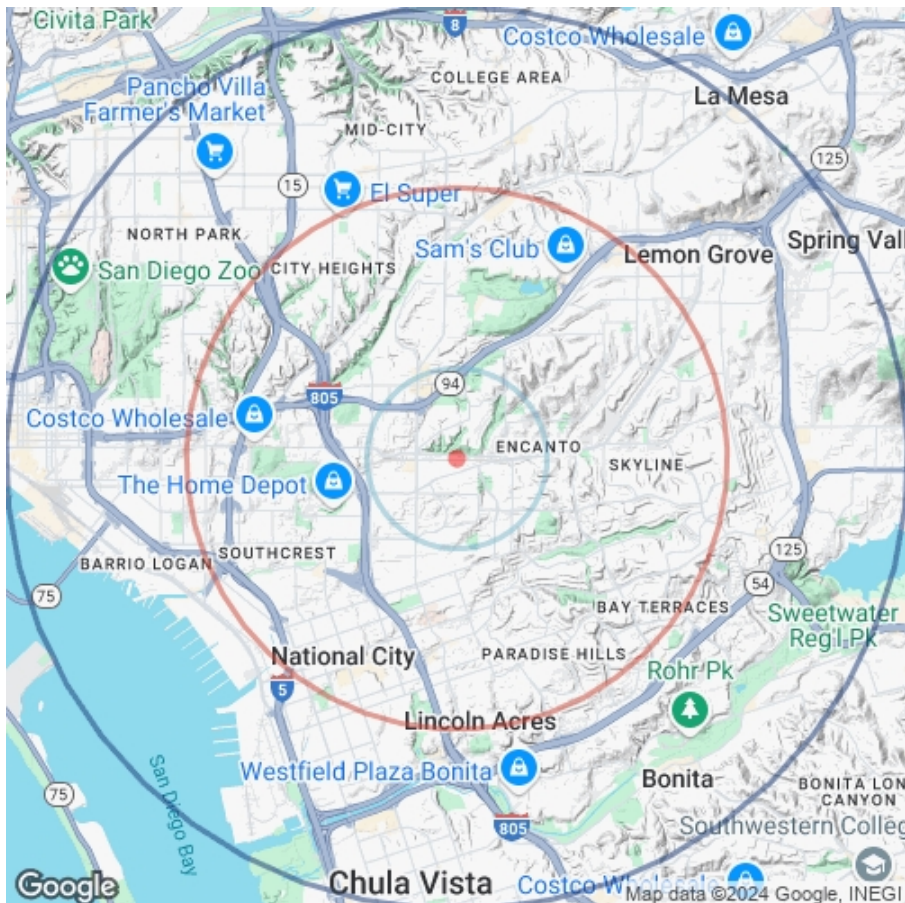




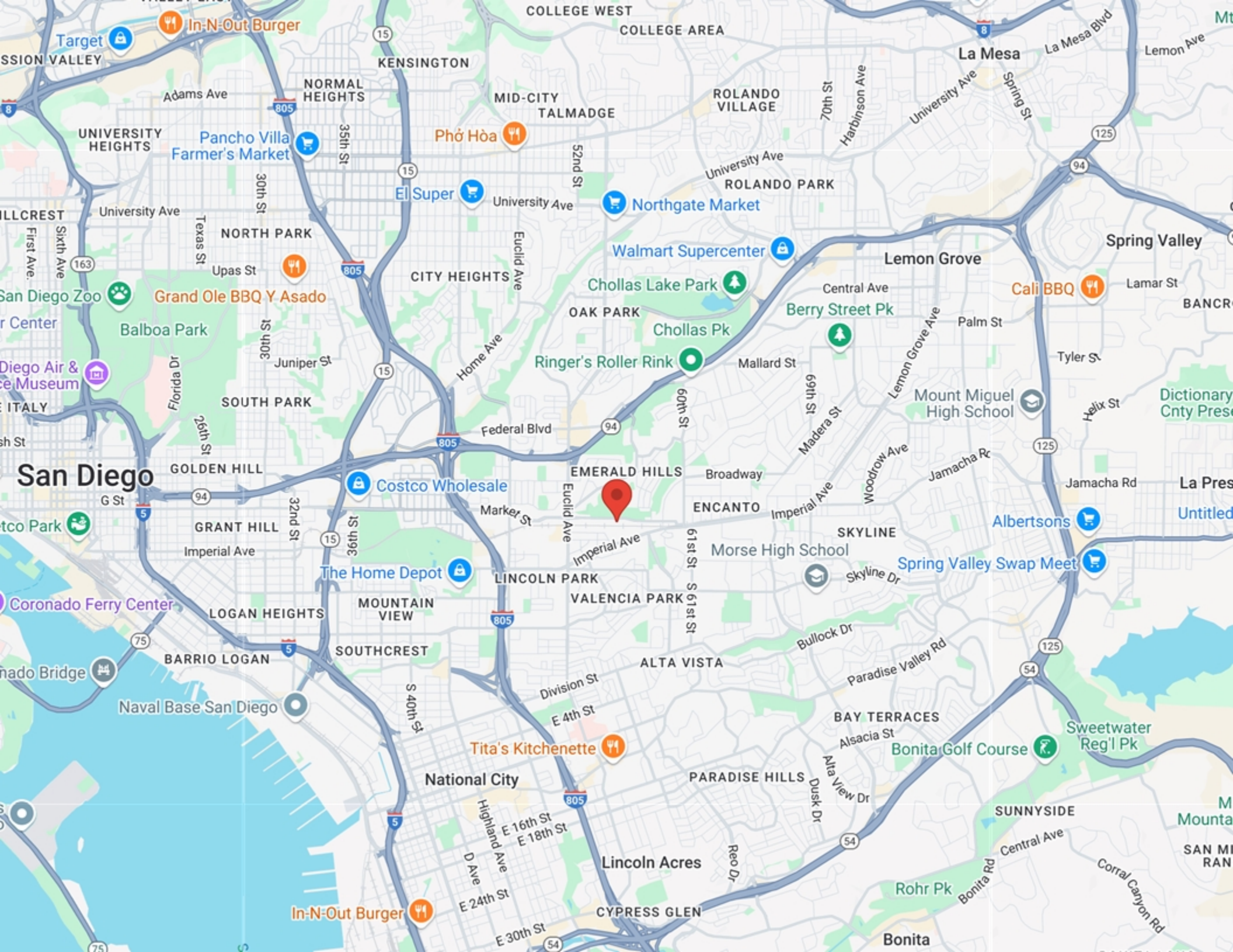
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,227	262,978	602,753
2010 Population	24,799	263,014	609,329
2024 Population	25,176	257,775	619,266
2029 Population	24,961	254,861	619,191
2024-2029 Growth Rate	-0.17 %	-0.23 %	0 %
2024 Daytime Population	18,614	185,129	557,225

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	629	6,561	20,452
\$15000-24999	572	5,688	14,707
\$25000-34999	631	6,461	15,494
\$35000-49999	706	6,975	19,172
\$50000-74999	1,349	13,565	36,835
\$75000-99999	833	10,927	29,039
\$100000-149999	1,167	14,579	42,343
\$150000-199999	514	6,399	20,441
\$200000 or greater	565	5,817	21,983
Median HH Income	\$ 65,360	\$ 73,041	\$ 77,373
Average HH Income	\$ 91,744	\$ 94,562	\$ 104,167



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,744	74,007	199,298
2010 Total Households	6,500	73,454	204,455
2024 Total Households	6,968	76,972	220,470
2029 Total Households	7,043	77,730	226,890
2024 Average Household Size	3.56	3.29	2.7
2024 Owner Occupied Housing	3,484	35,772	83,644
2029 Owner Occupied Housing	3,578	36,833	86,461
2024 Renter Occupied Housing	3,484	41,200	136,826
2029 Renter Occupied Housing	3,465	40,896	140,429
2024 Vacant Housing	258	2,789	13,427
2024 Total Housing	7,226	79,761	233,897



San Diego

In-N-Out Burger

Pancho Villa Farmer's Market

Phở Hòa

El Super

Northgate Market

Walmart Supercenter

Grand Ole BBQ Y Asado

Cali BBQ

Costco Wholesale

The Home Depot

Spring Valley Swap Meet

Albertsons

Tita's Kitchenette

In-N-Out Burger

National City

Lincoln Acres

Bonita

SUNNYSIDE

BAY TERRACES

ALTA VISTA

LINCOLN PARK

VALENCIA PARK

ENCANTO

EMERALD HILLS

Ringer's Roller Rink

Chollas Pk

OAK PARK

Chollas Lake Park

Berry Street Pk

Lemon Grove

Spring Valley

La Mesa

KENSINGTON

NORMAL HEIGHTS

UNIVERSITY HEIGHTS

NORTH PARK

CITY HEIGHTS

SOUTH PARK

GOLDEN HILL

GRANT HILL

LOGAN HEIGHTS

SOUTHCREST

MOUNTAIN VIEW

MID-CITY TALMADGE

ROLANDO VILLAGE

ROLANDO PARK

BANCR

Dictionary Cnty Pres

Untitled

MOUNTAIN

SAN MI

RAN



It's hard to remember to live before you die.

SULLY'S SANDS
Call for more info
703-441-1000

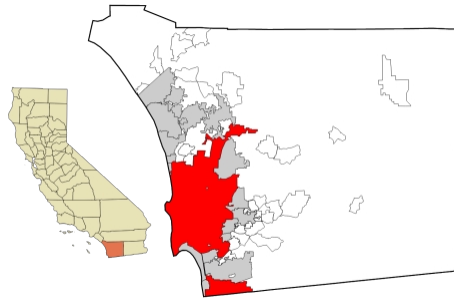
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PAVED
COURTESY
TO WEDNESDAY
EVERY 10 AM

2001



ABOUT SAN DIEGO

San Diego (SAN dee-AY-goh, Spanish: [san 'djeʝo]) is a city on the Pacific coast of Southern California, immediately adjacent to the Mexico–United States border. With a population of over 1.3 million residents, it is the eighth-most populous city in the United States and the second-most populous in the state of California, after Los Angeles. San Diego is the seat of San Diego County, which has a population of nearly 3.3 million people.



CITY OF SAN DIEGO

Incorporated	7/15/1769
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AREA

City	372.4 sq mi
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Land	325.9 sq mi
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Water	46.5 sq mi
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Elevation	62 ft
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POPULATION

Population	1,386,932
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Estimate (null)	1,388,320
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Rank	20
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Density	4,255.96 sq mi
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Urban	3,070,300
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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ACI ADVISOR FOR MORE DETAILS.**

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