



RANCHO SAN DIEGO
DISTRIBUTION CENTER

± 55,250 SF FREESTANDING INDUSTRIAL DISTRIBUTION / MANUFACTURING FACILITY FOR LEASE
10605 Jamacha Blvd, Spring Valley, CA 91978

PROPERTY OVERVIEW



10605 Jamacha Blvd
Spring Valley, Ca 91978



± 55,250 SF



5.63 Acres



M-58 Zoning



16' - 19'
Clear Height



4 Grade-Level Doors
(Expandable to 6)



4 Dock High Positions
(Expandable To 6)



505-231-34 APN



2,400 Amps / 480v
Power (Lessee to Verify)



± 3,000 SF
Office



Fenced Outdoor
Storage



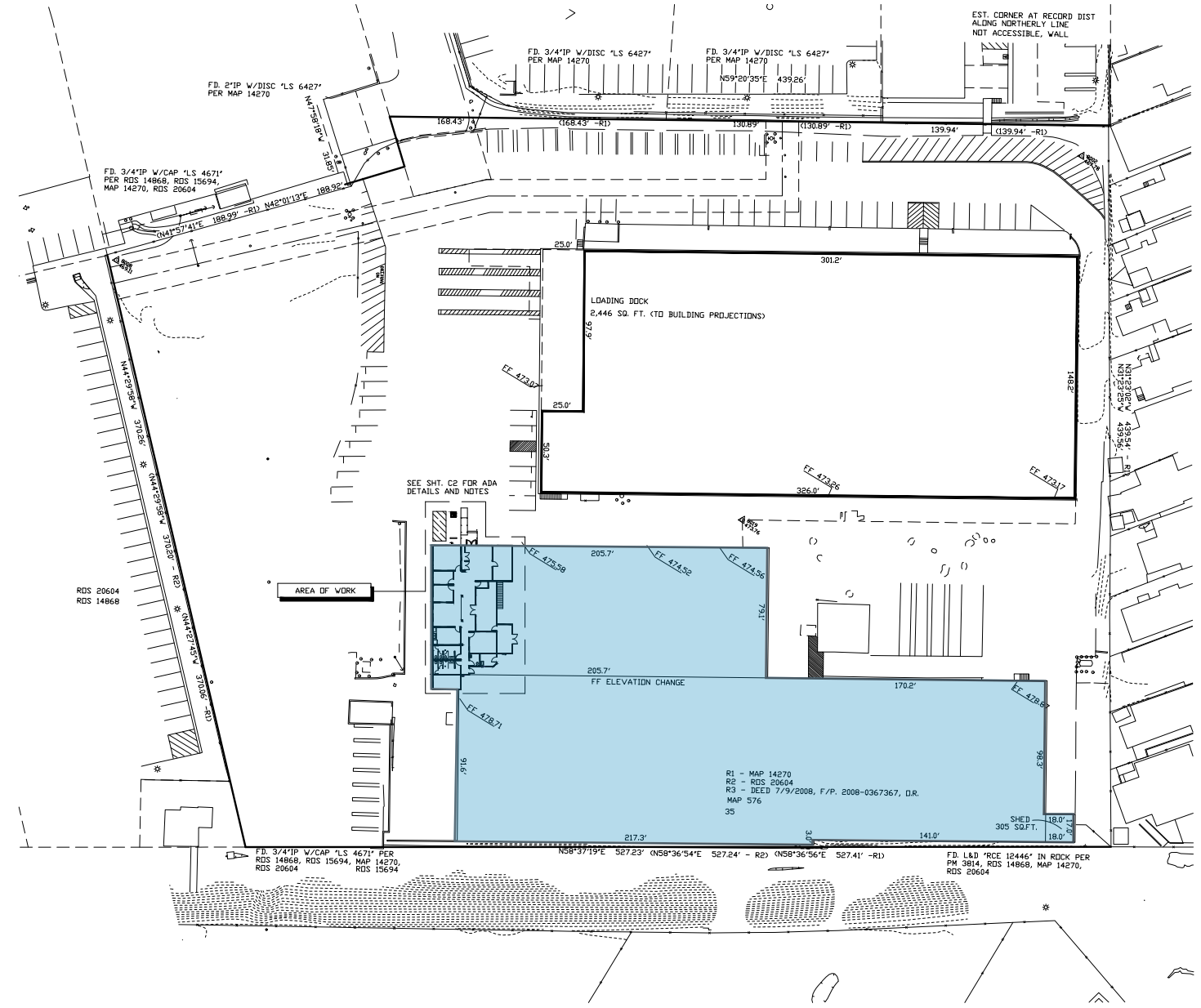
Potential Truck
Trailer Storage



Asking Rental Rate:
\$0.92 NNN
est at \$0.20 PSF



LEASE RATE:
\$0.92 NNN EST at \$0.20 PSF



SITE PLAN

PROPERTY PHOTOS



ZONING

M-58 — High-Impact Industrial allows for unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services, as well as petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit. This is the hardest industrial zoning to find in San Diego County.



Significant capital improvements such as a new roof, upgraded electronic entry gate and resurfaced parking lot have been completed in the past 3 years.



New ownership has spent significant capital to white box the warehouse and modernize interior improvements.



Excellent access to both the south bay and east county markets.



Unique opportunity to lease a potential corporate headquarter location in an extremely tight market



Sweetwater Springs
SELF STORAGE

COMING SOON
amazon

RSD
RANCHO SAN DIEGO
DISTRIBUTION CENTER

OTAY

CALIBER COLLISION

HABA

Shade PRO

JamachaPoint SELF STORAGE

SWEETWATER SPRINGS BLVD

JAMACHA BLVD

WILLIE BAKER WAY





RANCHO SAN DIEGO TOWN CENTER

- 1 Target
- 2 Albertsons
- 3 Staples

- 4 Starbucks
- 5 Chase Bank
- 6 Rite Aid

- 7 Cuyamaca College
- 8 Hilton Head County Park

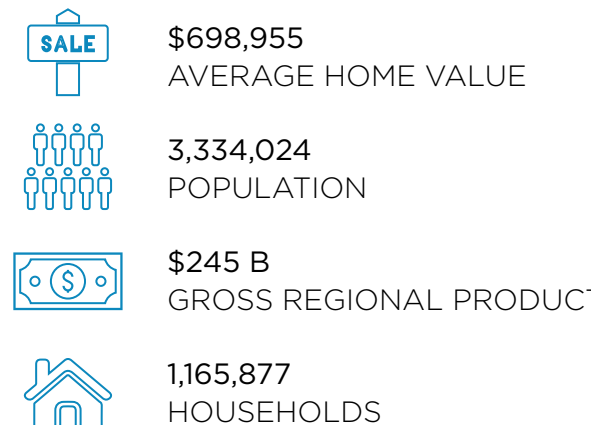
The residents of Rancho San Diego are upper-middle income, making it an above average income neighborhood. Rancho San Diego has a higher income than 64.4% of the neighborhoods in America. 28.7% of its working population is employed in executive, management, and professional occupations. The most common language spoken in Rancho San Diego is English, spoken by 72.2% of households. Other important languages spoken here include Arabic, Aramaic, and Spanish.



SAN DIEGO MARKET OVERVIEW

San Diego County's beautiful year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination and a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies, and electronics manufacturing.



DRIVE TIME ANALYSIS

