

FOR SALE | SINGLE-TENANT NNN INDUSTRIAL INVESTMENT

5.875% CAP Rate

\$2,531,000

2540

2540

PIONEER AVENUE

VISTA, CA 92081

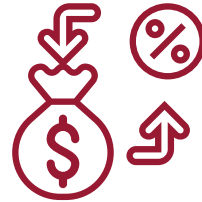
 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

offering summary



Asking Price
\$2,531,000



CAP Rate
5.875%
(Average 6.21% over the remaining term of the lease.)



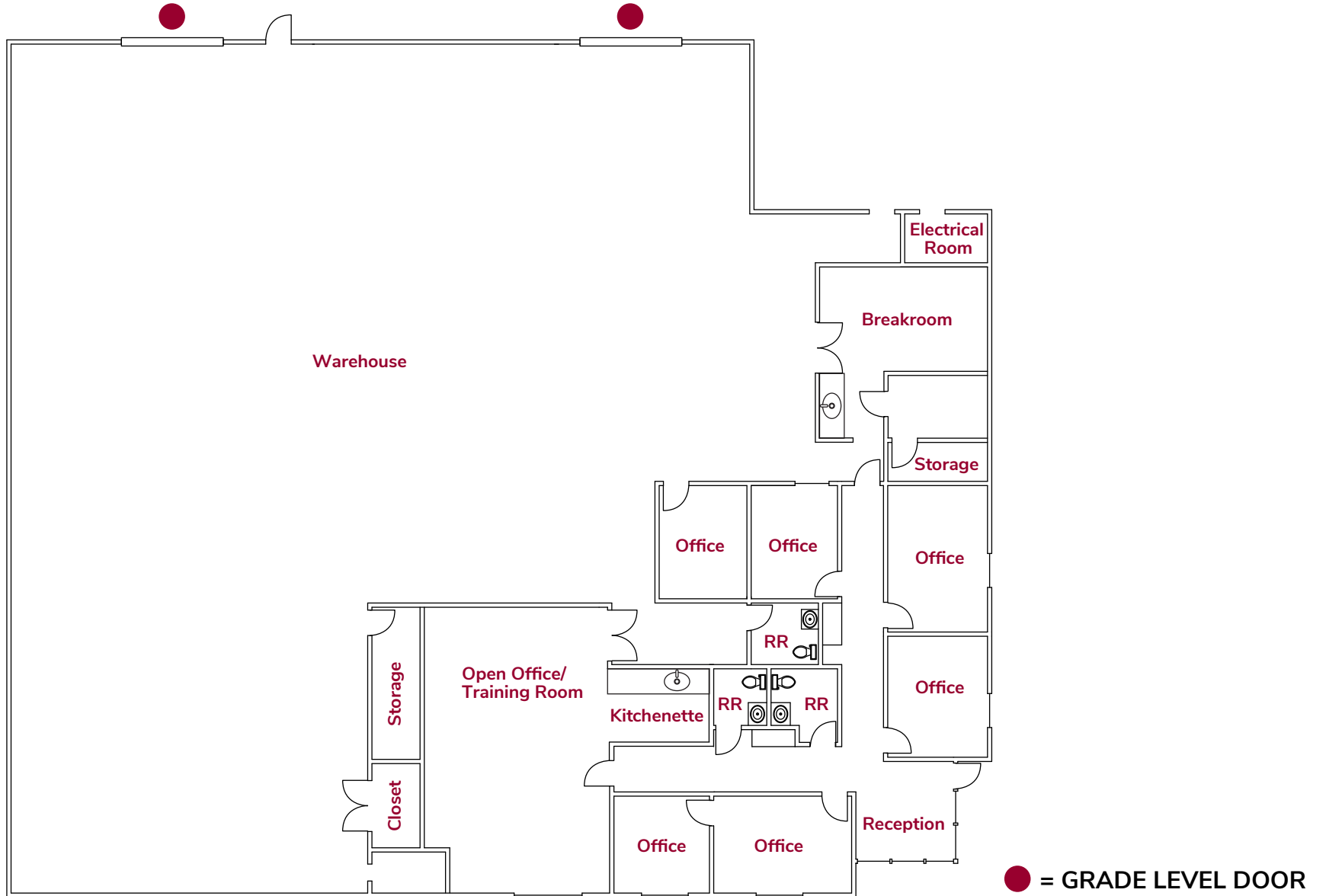
NOI
\$148,740

Highlights

- Fully Leased NNN Investment
- Single-Tenant Freestanding Industrial Building
- Highly Desirable & Functional Building
- Single Story with No Mezzanine & Secured Yard
- 3.5 Years Remaining on Lease
- 3% Annual Increases



floor plan



property features



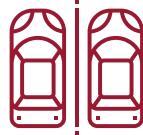
10,940 SF
Industrial Building



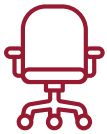
Power: 400a,
120/208v - 3p, 4w



Lot Size
0.63 Acres



20 Parking Spaces
(1.82/1,000 SF)



Office Area
±35%



Natural Gas
Stubbed to Building



Year Built
1990



Sprinklers
Throughout



2 Grade Level
Doors



Fenced Loading
& yard area



15-17'
Clear Height



Single Tenant AIR
NNN Lease





lease details

lease details: Arrow Pipeline Repair

lease commencement: May 1, 2019

lease expiration: June 30, 2024

current lease rate: \$1.13/SF NNN

current monthly base rent: \$12,395.02

current annual base rent: \$148,740.24

renewal option: One (1), Three (3) Year

rent increases: 3% Upon Anniversary of Lease Commencement

lease type: Single Tenant AIR NNN Lease

Tenant Utilities:

UTILITY	PROVIDER	RESPONSIBILITY
ELECTRICITY	SDG&E	Tenant
GAS	SDG&E	Tenant
WATER*	Vista Irrigation	Landlord
SEWER	Vista Irrigation	Tenant
TRASH	EDCO	Tenant
PHONE	AT&T	Tenant
INTERNET	AT&T	Tenant

*Landlord pays separate water bill for common area landscaping and bills back tenant and owners of 2520, 2530 & 2550 Pioneer Ave.

Rent Schedule:

5/1/2019 – 4/30/2020 **\$12,034.00** NNN/month

5/1/2020 – 4/30/2021 **\$12,395.02** NNN/month

5/1/2021 – 4/30/2022 **\$12,766.87** NNN/month

5/1/2022 – 4/30/2023 **\$13,149.88** NNN/month

5/1/2023 – 4/30/2024 **\$13,544.38** NNN/month

5/1/2024 – 6/30/2024 **\$13,950.70** NNN/month

about the tenant



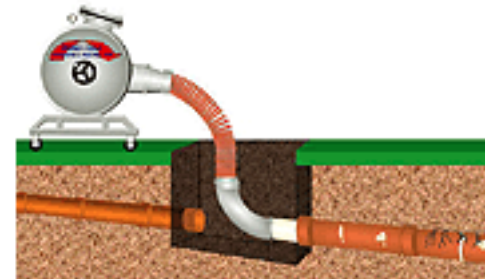
Arrow Pipeline Repair inspects, locates, and repairs sewer laterals. Lane Post, President of Arrow Pipeline, has been in the drain and sewer business since 1975 as owner and operator of Pacific Drain Service. His experience and credentials in residential and commercial drainage problems are well established and second to none in San Diego County.

Lane started Arrow Pipeline Repair, Inc. in 2002 with the express purpose of working together with the plumbing, drain cleaning, and building industries to solve all their drainage problems. Arrow Pipeline is the only "A" license plumber in San Diego County that focuses on sewer repair to the EXCLUSION of all other service and repair plumbing. We are armed with every technology available to repair or rehabilitate broken lateral drain and sewer pipe. Utilizing Perma-Liner, Vermeer pipebursting, Link Pipe, and right-of-way repair, Arrow Pipeline has become the regional industry leader in lateral pipe repair.

The Latest Technologies:

Trenchless pipe lining, pipe bursting, jetter service, camera inspection, and traditional excavation.

- Commercial, residential & municipal
- Class-A Engineering license
- We do sewer repairs under public streets!
- Septic to sewer conversions
- 24/7 emergency service















Trenchless Pipe Repair

- Repairs Cracked or Broken Pipes
- Without Major Excavation!
- Puts new pipe inside your old pipes



For more information on the company,
[click here](#) to visit their website

lease comparables

	Address	City	Leased SF	Lease Rate	Rate Type	Commencement Date	Term
 	1630 Faraday Ave, Suite B	Carlsbad	6,400 SF	\$1.12	NNN	11/01/2019	38 Months
 	1347 Keystone Way, Suite B	Vista	9,273 SF	\$1.27	NNN	05/01/2019	75 Months
 	830 Los Vallecitos Blvd, Suites A-C	San Marcos	10,200 SF	\$1.35	MG	01/01/2019	84 Months
 	2865 Scott St, Suite 105	Vista	5,643 SF	\$1.27	MG	05/01/2019	13 Months
 	1261 Liberty Way, Suites B&C	Vista	14,438 SF	\$1.20	NNN	02/01/2021	60 Months
 	1483 Poinsettia Ave, Suites 101 & 102	Vista	7,392 SF	\$1.20	NNN	02/01/2020	66 Months

1 the island at carlsbad



2 palomar commons



3 vista palomar park



2540 PIONEER AVENUE
VISTA, CA 92081

6 grand plaza



1

5

6

4 bressi ranch village center



3 the square @ bressi ranch



nearby retail
and amenities



Vista



population
103,381



corporate & local
businesses
±5,000



median household
income
\$78,948



multi-industry
job force
48,000+

california's craft beer capital

most craft breweries per
capita of any california city

18 
Breweries

1 
Meadery

2 
Wineries

vista's local industries



manufacturing
warehousing
logistics
action sports



life sciences
maritime
active lifestyle

information technology



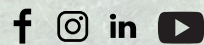
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