

# FREESTANDING INDUSTRIAL BUILDING FOR SALE

±6,209 SF BUILDING ON ±11,636 SF LOT

6305 RIVERDALE STREET, SAN DIEGO, CA 92120



## TOMMAS GOLIA

Associate Vice President  
D: 858 598 2891

Tommas@PacificCoastCommercial.com  
Lic. 01890744

## JASON VIEIRA

Senior Advisor - Sales & Leasing  
D: 858 300 0375

Jason@PacificCoastCommercial.com  
Lic. 01896589

## OFFICE 619 469 3600

10721 Treena St., Suite 200  
San Diego, CA 92131

www.PacificCoastCommercial.com  
Lic. 01209930

  
**PACIFIC COAST  
COMMERCIAL**

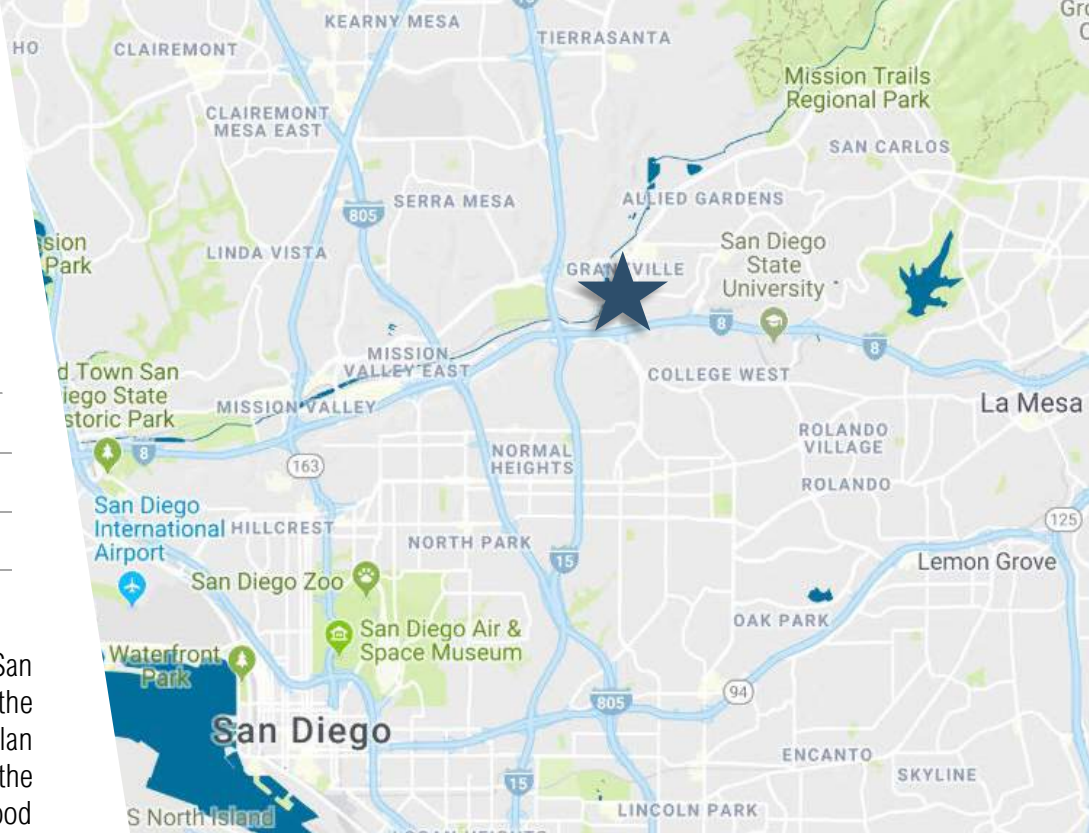
SALES - MANAGEMENT - LEASING

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase.

# HIGHLIGHTS

PROPERTY TYPE	Freestanding Single Tenant Industrial
CONSTRUCTION	Block
YEAR BUILT	2002
BUILDING AREA	± 6,209 Sq. Ft. (Per Public Record)
RENTABLE BUILDING AREA	± 6,680 Sq. Ft. (Per Lease Agreement)
LAND AREA	± 11,636 Sq. Ft.
APN	458-521-30-00
ZONING / DENSITY	CC-3-6   1 DU Per 1,000 SF of Lot Area

The property is located within the Grantville/Mission Gorge submarket of central San Diego, California. Just minutes from Mission Valley, Downtown San Diego and the beautiful San Diego coastline. With the recent landmark Navajo Community Plan approval, the Grantville community will see over 2,200 apartment units come to the market and provide a rare opportunity to be on the ground floor of the neighborhood revitalization.



**PURCHASE PRICE: \$1,500,000**



**GROSS SCHEDULED INCOME: \$107,132\* - October 2019 Annualized**



**PROFORMA NET OPERATING INCOME: \$84,613\***



**OWNER-USER POTENTIAL: Ask Agent For Details**

*\*Estimated After Base Year Tax Recapture*



**TOMMAS GOLIA** | Lic. 01890744  
 Associate Vice President  
 D: 858 598 2891  
 Tommas@PacificCoastCommercial.com

**JASON VIEIRA** | Lic. 01896589  
 Senior Advisor - Sales & Leasing  
 D: 858 300 0375  
 Jason@PacificCoastCommercial.com

**OFFICE 619 469 3600** | Lic. 01209930  
 10721 Treena St., Suite 200  
 San Diego, CA 92131  
 www.PacificCoastCommercial.com

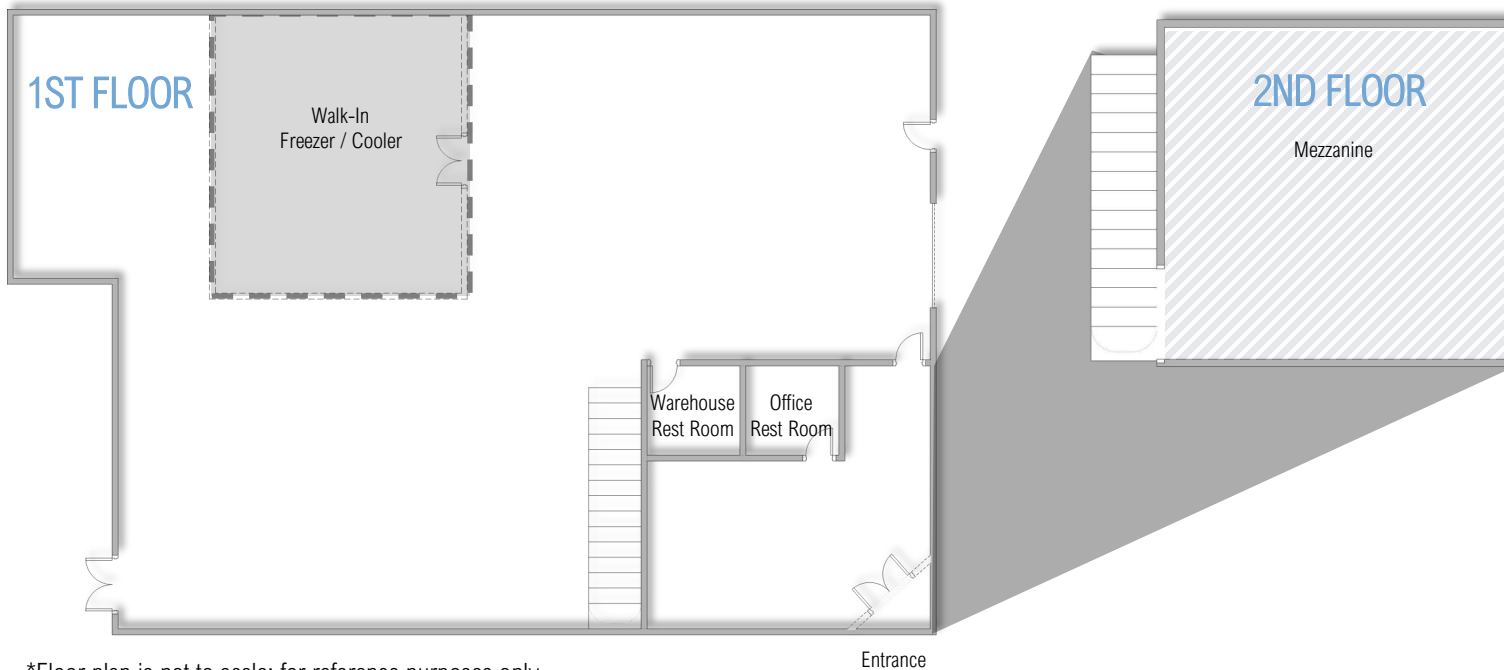
**PACIFIC COAST  
 COMMERCIAL**  
 SALES - MANAGEMENT - LEASING

All information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt it's accuracy, but we do not guarantee it. All information should be verified prior to purchase.

# PROPERTY DETAILS & FLOOR PLAN

BUILDING AREA	LOADING	CEILING HEIGHT	PARKING	POWER	FIRE SPRINKLERS	CURRENT BUILD OUT
± 6,209 Sq. Ft.* *Per Public Record	One (1) Oversized 12' X 12' Electric Grade Level Door	± 22'	7 Onsite	Recently Upgraded	Yes	Warehouse Distribution with Fridge/Freezer Space
RENTABLE BUILDING AREA	TENANT	USE	ORIGINAL TERM	OCTOBER 2019 RENT	ANNUAL INCREASES	EXPIRES
± 6,680 Sq. Ft.* *Per Lease Agreement	GBOD LLC <a href="#">(Click Here)</a>	Restaurant Supply, Wholesale Food Distribution, & Retail Sales	10 Years	\$7,664/Month - MG	3%	2025

Please Do Not Disturb Tenant



\*Floor plan is not to scale; for reference purposes only.

**TOMMAS GOLIA** | Lic. 01890744  
Associate Vice President  
D: 858 598 2891  
Tommas@PacificCoastCommercial.com

**JASON VIEIRA** | Lic. 01896589  
Senior Advisor - Sales & Leasing  
D: 858 300 0375  
Jason@PacificCoastCommercial.com

**OFFICE 619 469 3600** | Lic. 01209930  
10721 Treena St., Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com



All information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.