

**13500**

DANIELSON STREET

POWAY, CA

**SPECIALIZED R&D MANUFACTURING HQ  
IN CENTRAL SAN DIEGO**

■ 100% NET LEASED TO SOMACIS, INC THROUGH APRIL 2034



**CBRE**

**NATIONAL  
PARTNERS**

## THE OFFERING

CBRE, as exclusive advisor, is pleased to present **13500 Danielson Street** (the “Property” or “13500 Danielson”), a highly specialized and mission-critical industrial R&D and manufacturing facility totaling 72,600 SF. The Property is 100% leased to Somacis, Inc., a global credit tenant and leading producer of advanced printed circuit boards for aerospace, defense, medical, and high-technology industries. Somacis, along with its predecessor, has maintained operations at the facility for nearly three decades and has invested significantly in infrastructure and technical improvements, demonstrating its long-term commitment to the site and its importance within the company’s global platform.

Situated on 6.42 acres in the highly coveted Poway submarket of San Diego, the facility serves as Somacis’ sole U.S. location supporting government programs and high-reliability production requirements. The long-term NNN lease extends through April 2034, offering durable income and attractive 4% annual increases backed by a well-capitalized international operator with a strong performance history. Nearly 30 years of continuous occupancy and substantial capital deployment reinforce the strategic necessity of this location within Somacis’ manufacturing and R&D operations.

13500 Danielson features robust infrastructure including rare 4,000-amp heavy power, full-building HVAC, specialized manufacturing improvements, and efficient loading capabilities. These features support a broad range of advanced manufacturing, processing, and R&D functions and create high barriers to relocation or replacement.

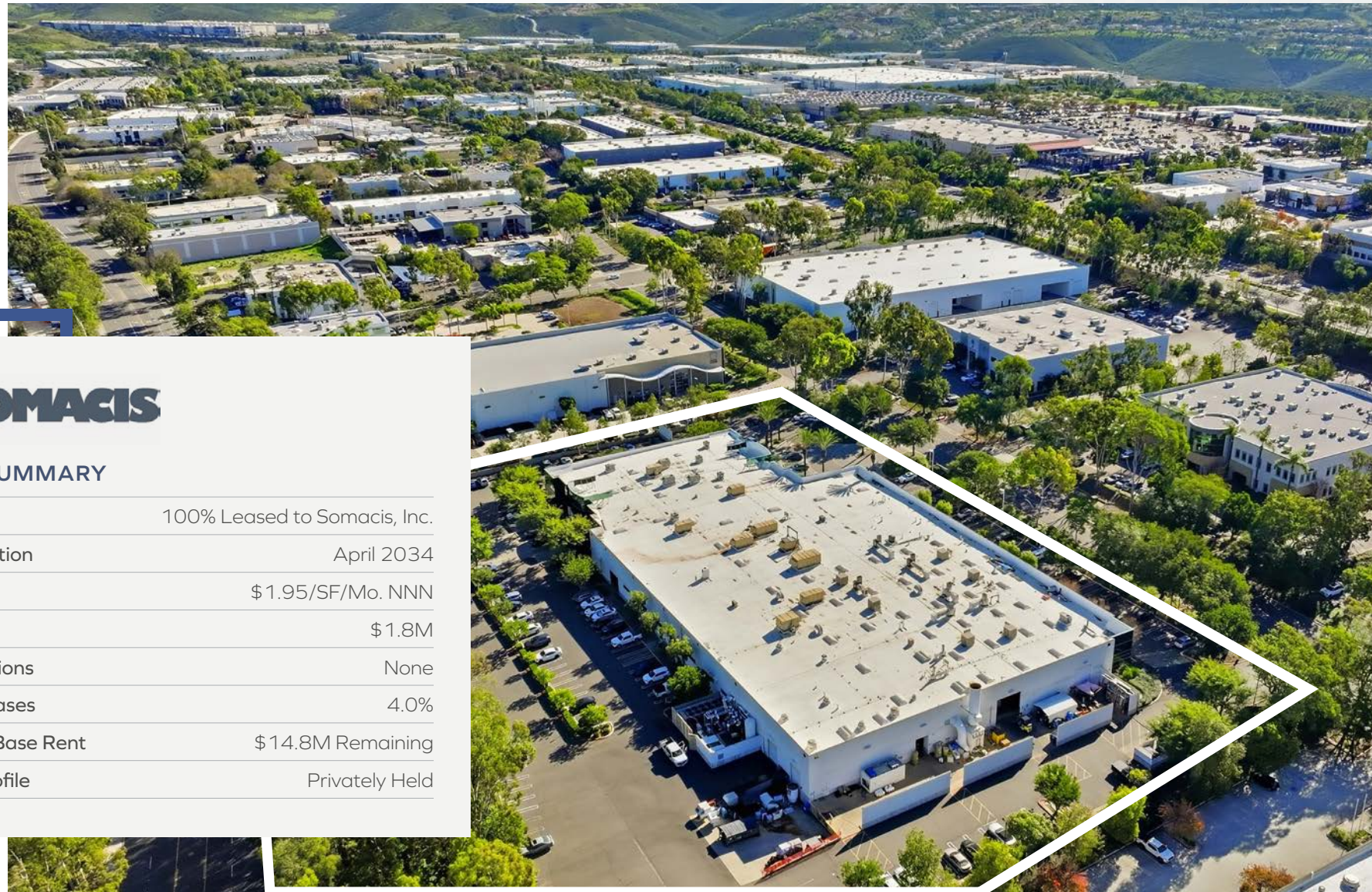
**13500 Danielson is offered for sale without an asking price and no debt to assume.**

*The offering could be combined with other assets within the portfolio. Contact the CBRE Team for additional information.*



### TENANT SUMMARY

Tenancy	100% Leased to Somacis, Inc.
Lease Expiration	April 2034
Current Rent	\$ 1.95/SF/Mo. NNN
Year 1 NOI	\$ 1.8M
Renewal Options	None
Annual Increases	4.0%
Contractual Base Rent	\$ 14.8M Remaining
Company Profile	Privately Held



### ASSET OVERVIEW

Property Type	Industrial   R&D/Light Manufacturing
Address	13500 Danielson Street
Region   Submarket	Central San Diego   Poway
Building Size	72,600 SF (No Mezzanine)
Power	4,000 AMPS – 480/277 volts
APN	317-280-73
Built	1997
Clear Height	20'
Land Area	6.42 Acres
Parking	2.85 / 1,000 SF
Zoning	PC-7 “Light Industrial” – South Poway Business Park

# INVESTMENT HIGHLIGHTS

## 100% NNN LEASED TO SOMACIS, INC.

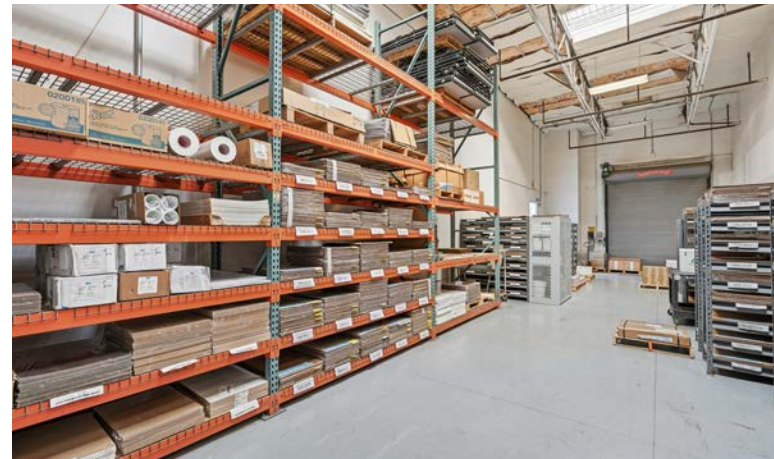
- Somacis, Inc. is a globally recognized leader in high-reliability PCB production, serving critical sectors such as aerospace, defense, and medical devices
- Strong global presence and investment grade tenancy
- Longstanding operational history with nearly 30 years onsite
- 13500 Danielson is the company's sole U.S. location, essential for fulfilling government and commercial program requirements
- \$14.8M in remaining contractual rent with 7.8 years on existing lease with attractive 4% annual increases
- Ideal NNN lease structure with minimal landlord obligations ensures stable, low-touch cash flow



## HIGHLY FUNCTIONAL INDUSTRIAL CORPORATE HQ FACILITY

13500 Danielson Street is a highly functional industrial headquarters designed for advanced technology and manufacturing operations. The facility features highly specialized improvements and is equipped with critical manufacturing and distribution capabilities. Purpose-built improvements and specialized infrastructure create significant barriers to relocation or replacement, ensuring enduring value for Somacis or other advanced manufacturing tenants. With no second-story office and a layout optimized for production, the property offers an ideal combination of efficiency and purpose-built design in a market where comparable assets are increasingly scarce.

- 2 dock-high doors and 4 grade-level doors
- Rare heavy power infrastructure with 4,000 amps
- Two ingress / egress points along Danielson St
- Full HVAC coverage throughout the building
- Modern office buildout and glass façade deliver a strong corporate image
- Full drive-around access and efficient truck circulation



## ROBUST INFRASTRUCTURE FOR R&D MANUFACTURING AND TOUGH TECH USERS

Engineered to support high-precision, power-intensive, and controlled-environment operations, making it well suited for the robust advanced manufacturing, R&D, defense-grade production, and tough tech San Diego market.

- Heavy electrical capacity, full-building HVAC, and specialized mechanical systems enable processes that typical industrial buildings cannot accommodate, creating meaningful differentiation within the Central San Diego market.
- Flexible design that supports future technology upgrades and production expansion

## EXCEPTIONALLY TIGHT MARKET FUNDAMENTALS

Poway is the 3rd largest industrial market by inventory in Central San Diego, with 9.7 million square feet, and boasts the lowest vacancy rate of 1.7%. Since 2015, Poway has consistently outperformed the broader market and has maintained an average vacancy rate of 1.9%. Poway's diversified and high-quality inventory base offers users a wide range of products and flexibility.

- **Currently NO existing availability in comparable manufacturing assets 50-100k SF in Poway**

## STRATEGIC CENTRAL SAN DIEGO INFILL LOCATION

- Located in one of San Diego's most desirable industrial hubs, the Property benefits from its Central San Diego position and proximity to the region's demand drivers and large corporate and Fortune 500 companies
- Given limited land opportunities and rising development costs, there are no new active under construction developments in Central San Diego
- No remaining industrial land available for new development within Poway



# LOCATION HIGHLIGHTS

13500 Danielson Street is strategically located within the South Poway Business Park, one of San Diego County's most established and supply-constrained industrial hubs. The Property benefits from excellent regional connectivity, proximity to major employers, and access to a deep labor pool.



## ESTABLISHED BUSINESS PARK ENVIRONMENT

South Poway Business Park is home to over 500 businesses including General Atomics, Amazon, Sysco, GEICO, and Home Depot, offering a strong ecosystem of industrial and corporate users.



## EXCEPTIONAL REGIONAL ACCESS

Immediate connectivity to Interstate 15, with access to I-5, I-805, and SR-56, enabling efficient movement of goods throughout San Diego County and into the Inland Empire and Greater Los Angeles.



## CENTRAL SAN DIEGO LOCATION

Positioned in the heart of San Diego's industrial corridor, the site offers proximity to executive and workforce housing, defense and tech employers, and key logistics infrastructure.

## NOTABLE I-15 CORRIDOR USERS



## DEMOGRAPHICS (WITHIN 10 MILES)

**\$186,700**  
Average Household Income

**~534,000**  
Population Size

**~192,000**  
Housing Units

**58% of Population**  
Hold a Bachelor's/Graduate/  
Professional Degree



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SAN DIEGO & REGIONAL DRIVE TIMES	
28 MINS   LA JOLLA/UTC	1 HR   TEMECULA
33 MINS   SAN DIEGO INT'L AIRPORT	1 HR 48 MINS   ORANGE COUNTY
45 MINS   NORTH COUNTY SAN DIEGO	1 HR 35 MINS   INLAND EMPIRE
45 MINS   US-MEXICO BORDER	2 HR 30 MINS   LOS ANGELES

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**POWAY, CA**

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