

FOR SALE 6960 CAMINO MAQUILADORA

± 2,036 SF Available

OWNER-USER INDUSTRIAL CONDOS

Take a Property Tour
VIEW VIDEO



*Photo Enhanced for Marketing Purposes.

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6950-6960 Camino Maquiladora



PROPERTY ADDRESS

6950-6960 Camino Maquiladora, San Diego, CA 92154



AVAILABILITY

SUITE 6960-J

± 2,036 SF



ZONING

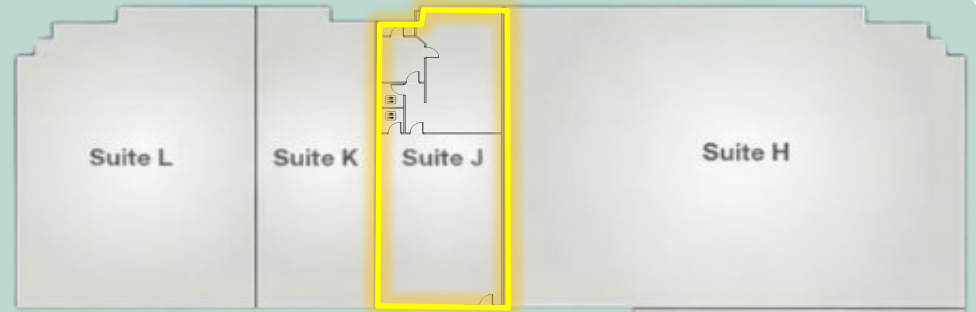
IBT-1-1 ([View Link](#))

PROPERTY HIGHLIGHTS

- 18' Clear Height with Office Buildout Options
- Shared Dockwell for Efficient Loading Operations
- Flexible Industrial Uses including Warehouse, Distribution, and Light Manufacturing
- Grade Level Loading Doors with 12' Clear Height
- Skylights & Fire Sprinklers
- 120/208V, 3-Phase-Power
- Freeway Access: SR-905, SR-125, & I-805

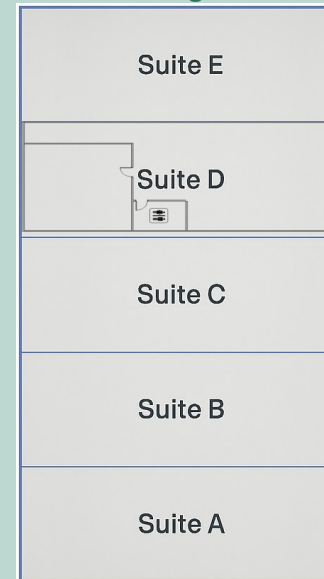


SITE PLAN



Building 6960

Building 6950



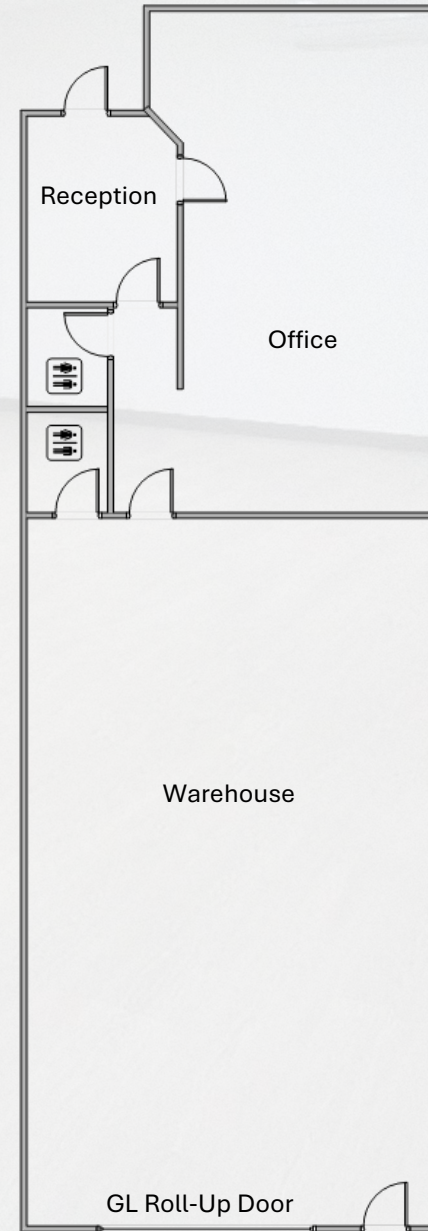
Site Plan Not Fit to Scale; for Reference Purposes Only.

FLOOR PLAN

SUITE HIGHLIGHTS

- Approx. 2,036 Sq. Ft.
- Reception
- Large Open Office
- Warehouse with +/- 18 Foot Clear Height
- 12 x 14 Grade Level Door
- Two Restrooms
- Recently Remodeled
- Sale Price: \$699,500
- HOA Covers Exterior Maintenance (Roof) & Landscaping

SUITE 6960-J: ± 2,036 SQ. FT.



Floor Plan Not Fit to Scale; for Reference Purposes Only.

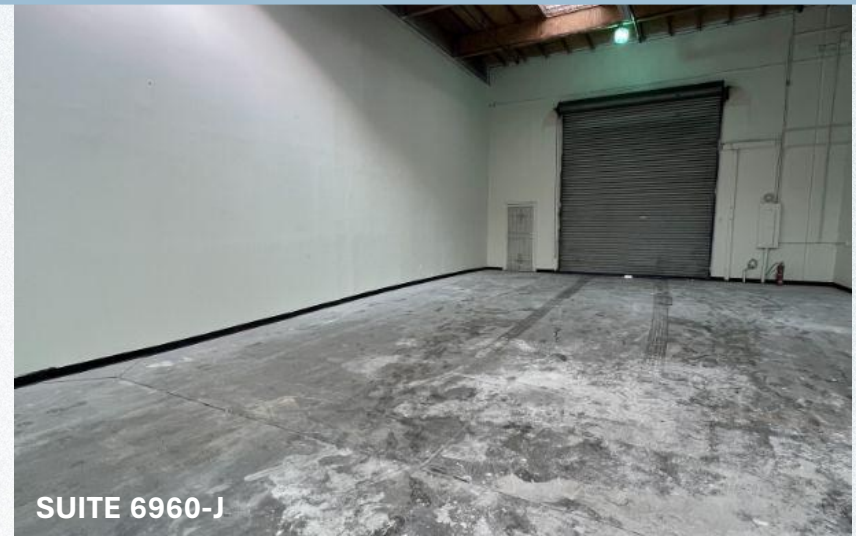
OWN VS LEASE

SUITE 6960-J

OWN		LEASE			
Purchase Assumptions		Lease Assumptions			
Size (Square Feet)	1,942	Size (Square Feet)	1,942		
Price per square foot	\$358	Lease rate per sq ft/mth NNN	\$1.35		
Total Project Cost	\$695,000	NNN	\$0.50		
		Monthly Lease	3,593		
Start-Up Costs:		Start-Up Costs			
10% Down Payment	\$69,500	Prepaid Rent	\$3,593		
Loan Fee/Costs	\$7,367	Security Deposit	\$3,593		
Total Start-Up Costs	\$76,867	Total Start-Up Costs	\$7,185		
Monthly Costs		Monthly Costs			
	Per Sq. ft.		Per Sq. ft.		
Mortgage Payment (P&I)	\$2.18	\$4,236	Lease Payment	\$1.35	\$2,622
Operating Expenses	\$0.50	\$971	Operating Expense (NNN)	\$0.50	\$971
HOA	\$0.15	\$283			
Total Monthly Costs		\$5,490	Total Monthly Costs		\$3,593
Monthly Ownership Benefits (Estimated)		Monthly Lease Benefits (Estimated)			
Tax Benefits		Tax Benefits			
Depreciation Benefit	\$475	Depreciation Benefit	n/a		
Operating Expense Deduction	\$0	Operating Expense Deduction	\$0		
Property Tax Deduction	\$0	Lease Deduction	\$1,437		
Interest Deduction (7 yr Avg.)	\$3,125	Interest Deduction	n/a		
Other Benefits		Other Benefits			
Rental Income	\$0	Rental Income	\$0		
Avg. Appreciation	2.0%	\$1,158	Avg. Appreciation	n/a	
Total Ownership Benefits	\$4,759	Total Lease Benefits	\$1,437		
TOTAL EFFECTIVE MONTHLY COST:	\$732	TOTAL EFFECTIVE MONTHLY COST:	\$2,156		

Ownership Analysis Summary

Annual Effective Cost Difference	\$17,089
Average Annual Principal Pay down	\$108,845
Annual Wealth Creation	\$125,934
15 Year Wealth Creation	\$1,889,015



SUITE 6960-J



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DEMOGRAPHIC



44,969

5-Mile Employees



203,779

5-Mile Total Population



\$132,396

5-Mile Avg. HH Income



\$726,781

5-Mile Median Home Value



\$2.3B

5-Mile Consumer Spending

LOCAL MARKET OVERVIEW

San Diego stands out as one of California's most sought-after and economically dynamic metropolitan regions. Its coastal setting, mild year-round climate, and blend of urban energy with natural beauty continue to draw new residents, companies, and investors. The city's strategic position near the U.S.–Mexico border strengthens its role as a key center for international trade, supported by well-developed infrastructure and global connectivity.

The regional economy benefits from a diverse foundation of high-impact industries, including biotechnology, defense, software, higher education, and tourism. World-class research institutions and major universities fuel a strong innovation ecosystem that drives sustained economic expansion and long-term employment opportunities. A highly educated workforce and a culture of entrepreneurship further reinforce San Diego's competitive edge.

Within the industrial sector, the market remains defined by tight supply, persistent demand, and advantageous access to major transportation routes. These factors position San Diego as an essential logistics and distribution gateway for both regional and cross-border commerce.





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