

7015 Manya Cir

San Diego, CA 92154

Industrial Property For Sale
Offering Memorandum

Standalone Warehouse For Sale | Owner-User Opportunity | Border Proximity Location



MATTHEWS™

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Table of Contents

04 Financial Overview

05 Investment Highlights

08 Market Overview

FINANCIAL SUMMARY

Address:
7015 Manya Cir San Diego CA 92154

\$2,545,000

Price

\$320

Price Per SF

±22,215 SF | ±0.51 AC

Lot Size

±7,958 SF

Building GLA

±1,825 SF Bonus Mezzanine

Additional SF

IL-2-1 (Light Industrial)

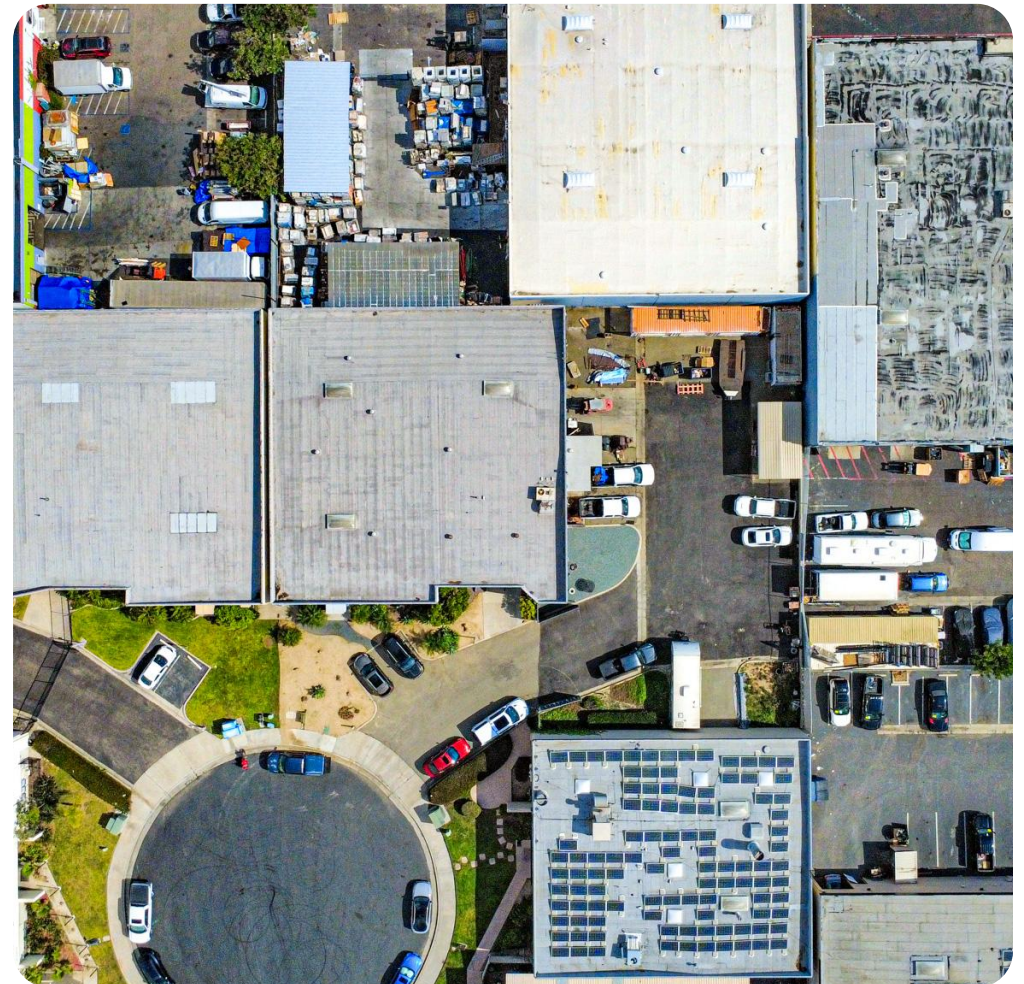
Zoning

2 Ground Level Doors

12' x 12' and 10' x 10' FT

600a 480V and 200a 240v

Power



INVESTMENT HIGHLIGHTS

Property Highlights

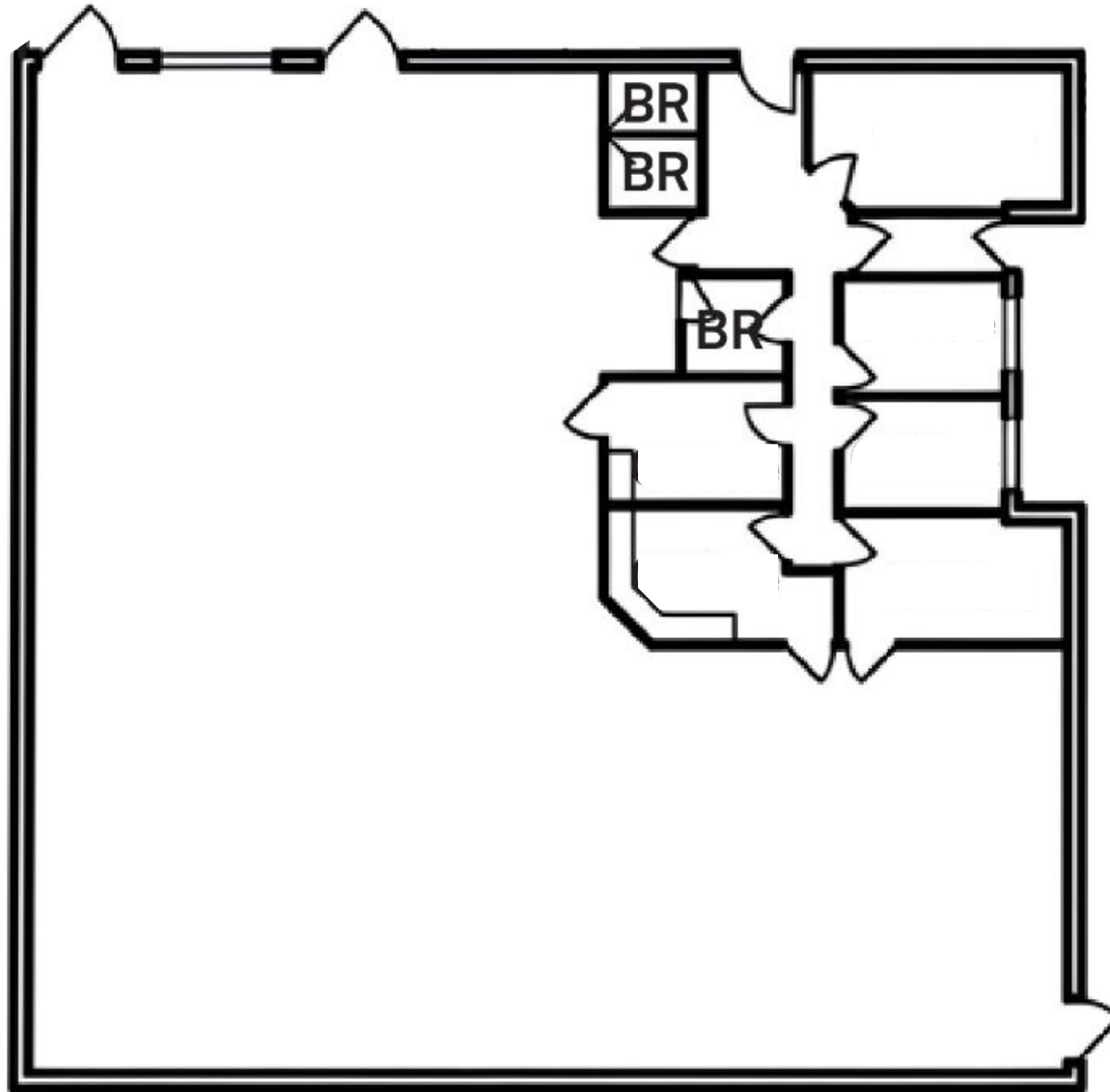
- **Owner-User Opportunity** – Well-suited for an owner-user seeking functional industrial space with valuable site improvements.
- **Secured Yard** – Property includes a fenced yard area, supporting outdoor storage, equipment staging, and operational flexibility.
- **Concrete Tilt-Up Construction** – Durable concrete tilt construction provides long-term functionality and reduced maintenance considerations.
- **±1,824 SF Bonus Mezzanine** – Additional mezzanine space offers expanded storage or operational utility beyond the main building area.
- **Two Ground-Level Bay Doors** – Equipped with two grade-level loading doors: one 12' x 12' door and one 10' x 10' door.
- **Zoning**– Property is located in IL-2-1 zoning, light industrial uses are permitted by right by the city of San Diego.

Location Highlights

- Located within San Diego's Otay Mesa submarket, one of the **premier industrial and logistics hubs** on the U.S.–Mexico border, facilitating cross-border trade and manufacturing activity.
- **Immediate proximity to the Otay Mesa Port of Entry**, one of the busiest commercial border crossings in California, supporting high-volume truck traffic and international commerce.
- **Strong connectivity to major transportation corridors** including State Route 905 and Interstate 5, providing efficient access to regional distribution networks and the greater Southern California market.



SITE PLAN





INTERSTATE 5

± 160,000 VPD

CALIBER COLLISION

Broadway ± 29,400 VPD

PDA
Produce Distributors Association

SeaGate PRODUCE
Oscar's ORIGINAL SALSA
Global PLASTIC SHEETING
BOOCH CRAFT
TFI CUSTOM FABRICATION



DEFENSE MARITIME SOLUTIONS

National PETROLEUM, INC.
Distributors since 1954

California Baking Co
ACTEK INC
DELPHINUS ENGINEERING

APS
ADEPT PROCESS SERVICES, INC.

HARCON
XPRESS RESTORATION, inc.
FLAVOURA
AUDIO associates

ExtraSpace Storage

BAE SYSTEMS

D&D AUTO RECYCLING
I.C.C.

MATHESON
The Gas Professionals
AGX FREIGHT

JUAN'S AUTO
TADS TIJUANA TAQUERIA
TUFF SPECIALTY
Santa Fe ANGEL
LEGEND AUTO WORKS, INC
FUNCTIONAL REPUBLIC

SICILIAN
MARBLE & GRANITE

CMR

Elite Furniture for less
HIGHEST QUALITY AT THE BEST PRICE.
Superior Ornamental Supply, Inc.
SGM

PODS

Advanced Auto & Smog
South Bay RECYCLING

JR Glass Solutions

ATD
AMERICAN TIRE DISTRIBUTORS
TMS
Integratd Marine Services, Inc.
NICE and EASY COLLISION-CENTER

Main St ± 24,300 VPD

Equipment Share

LL Flooring
LUMBER LIQUIDATORS
GRACO
PROTECTIVE COATINGS
TOP 20 DISTRIBUTOR
LEGACY DIGITAL GRAPHICS
FAST UNICAR

Subject Property

PRIME STORAGE

Otay Farms
MARKET & MEXICAN FOOD

Public Storage

Oak & Pine Pallets
R26dService

Hanson
HEIDELBERGCEMENT Group

MARKET OVERVIEW

7015 Manya Cir
San Diego, CA 92154



SAN DIEGO, CA

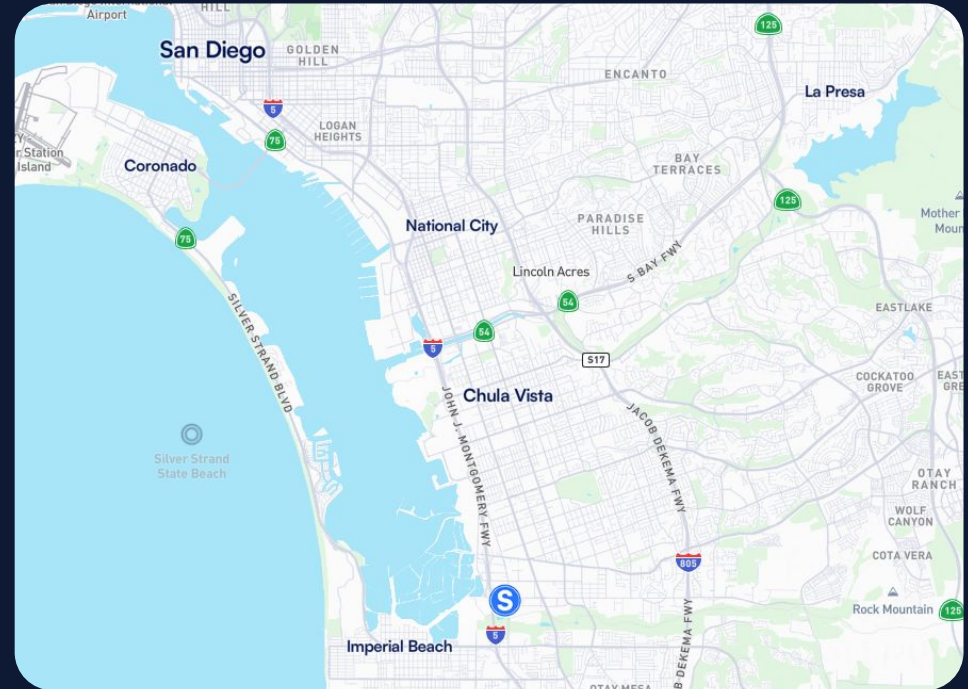
High-Demand Industrial Near Key Logistics Corridors

Local Market Overview

San Diego is widely recognized as one of California’s most desirable and economically diverse metropolitan areas. Its coastal location, temperate climate, and vibrant mix of urban and natural amenities continue to attract a steady influx of residents, businesses, and investors. The city serves as a major hub for cross-border commerce, anchored by its proximity to the U.S.–Mexico border and supported by robust infrastructure and international connectivity.

The regional economy is underpinned by key industries including biotechnology, defense, software development, education, and tourism. San Diego is home to leading research institutions, major universities, and a thriving innovation ecosystem that supports sustained economic activity and long-term job growth. A well-educated labor force and a reputation for entrepreneurial energy further enhance the market’s competitive positioning.

San Diego’s industrial market is characterized by high demand, limited inventory, and strategic proximity to major transportation corridors, making it a critical logistics and distribution hub.



Demographics			
	3-Mile	5-Mile	10-Mile
Population			
Current Year Estimate	183,951	306,382	831,108
Households			
Current Year Estimate	56,848	94,978	265,912
Income			
Average Household Income	\$103,822	\$116,763	\$127,864

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 7015 Manya Cir, San Diego, CA, 92154 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.