

741 & 759 South Allen Street
San Bernardino, CA 92408

±20,871 SF - 100% LEASED

ESCONDIDO
ENTERPRISES



741 S. Allen St

759 S. Allen St

[LINK TO VIDEO ON YOUTUBE](#)



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Properties of Escondido Enterprises

INVESTMENT OPPORTUNITY

Product Overview

	741 S. Allen St	759 S. Allen St	Totals
Building Types	Multi-Units, Qty 2	Single Building	
Building Square Feet	6,024 (Unit A) + 4,817 (Unit B) = 10,841	10,030	20,871
Parcel Size SF	25,488	25,920	51,408
Construction Dates	1988	1986	
Number of Tenants	One tenant for both units	One tenant	Two tenants
Clear Heights	14' - 16'	16' - 18'	
Loading	Unit A: One Roll-Up 12' W x 12' T and One Roll-Up 12'W x 14'T Unit B: One Roll-Up 12' W x 12' T	Three Roll-Ups 12' W x 12' T Two-trailer wide Truck Well w/ Loading Dock	
Construction Type	Concrete Tilt-Up	Concrete Tilt-Up	
Cool-Roof Specifications	Polyurethane foam with a white elastomeric acrylic top coat	Polyurethane foam with a white elastomeric acrylic top coat	
Extended Roof Warranties	Available	Available	
Painted Parking Stalls	12	30	42
Zoning	Industrial Light (IL)	Industrial Light (IL)	
Fire Suppression	Yes	No	

Executive Summary

Escondido Enterprises is pleased to present for sale two industrial buildings located at 741 and 759 S. Allen St. in the city of San Bernardino, situated in prime distribution and industrial zones. These properties offer convenient access to three major freeways. The building at 759 S. Allen St. features three roll-up doors and a truck well, ensuring efficient handling of all types of loading and unloading operations. This investment opportunity includes clear documentation on costs and income, as well as verified fire suppression reports for the building at 741 S. Allen St., providing confidence in its future value assessment.

Features

Built-in Value Added: Rarely does a building of this size come with a two-trailer width truck well. This loading/unloading asset can unlock a higher rental rate for distributor uses.

Newer Construction: Concrete tilt up rather than block and mortar.

Security: Both truck entrances are high quality wrought iron fencing.

100% Leased: Below market rates, plenty of upside. The 741 building lease is in hold-over with the expiration date of June 30, 2025. Building 759 lease will expire on June, 30, 2026. Both

properties are positioned for an easy NOI increase after the new lease contracts are negotiated by the buyer.

New Outside Lighting: Three exterior LED wall packs have been installed on the 759 building.

Freeway Access: I-10 via Waterman Ave, I-215 via Orange Show Road and I-210 via Waterman Ave.

Commercial Association: None, whatsoever.

Professionally Managed: Over a 4 year period.





Financials

Buildings	741 S. Allen St (Units A & B) 10,841 SF	759 S. Allen St 10,030 SF	Buildings Combined Total 20,871 SF	
Revenue (ann.)		Current PSF Mod. Gross (mo.)	Current PSF Gross (mo.)	
Current Base Rents (as of Nov, 2024)	\$121,716	\$0.93 (PSF gross)	\$89,148	\$0.74 (PSF gross)
CAM (Actual 2024) (Water & Landscape)	\$3,804	\$0.03	\$0	\$0
Total Annual Revenue				\$214,668
Expenses (ann.)				
Property Taxes 1.15%	(Based on new sales price)			\$56,300
Property Insurance	(New policy based on \$0.30 PSF)			\$6,260
Management Fee @ 6%	(Based on Market Rate Revenue)			\$18,783
Fire Monitoring + Phone Lines	\$3,260	None		\$3,206
Landscape Maintenance	\$1,800	\$1,800		\$3,600
Backflow Testing	\$250	\$250		\$500
Roof Repair	\$2,250	\$1,225		\$3,475
Total Annual Expenses				\$92,124
Net Income				\$122,544 Annual NOI

2.6% Cap Rate

Current Market				
Revenue	Market Modified Gross PSF (mo.)	\$1.20psf Rent + \$0.05psf CAM	\$1.25	PSF (mo.)
Expenses	Same Expenses as Above PSF (mo.)		(\$0.36)	PSF (mo.)
Net Income			\$0.89	PSF (mo.)
Current Market Net Income			\$222,902 Annual NOI	\$4.7 MM (\$225PSF)

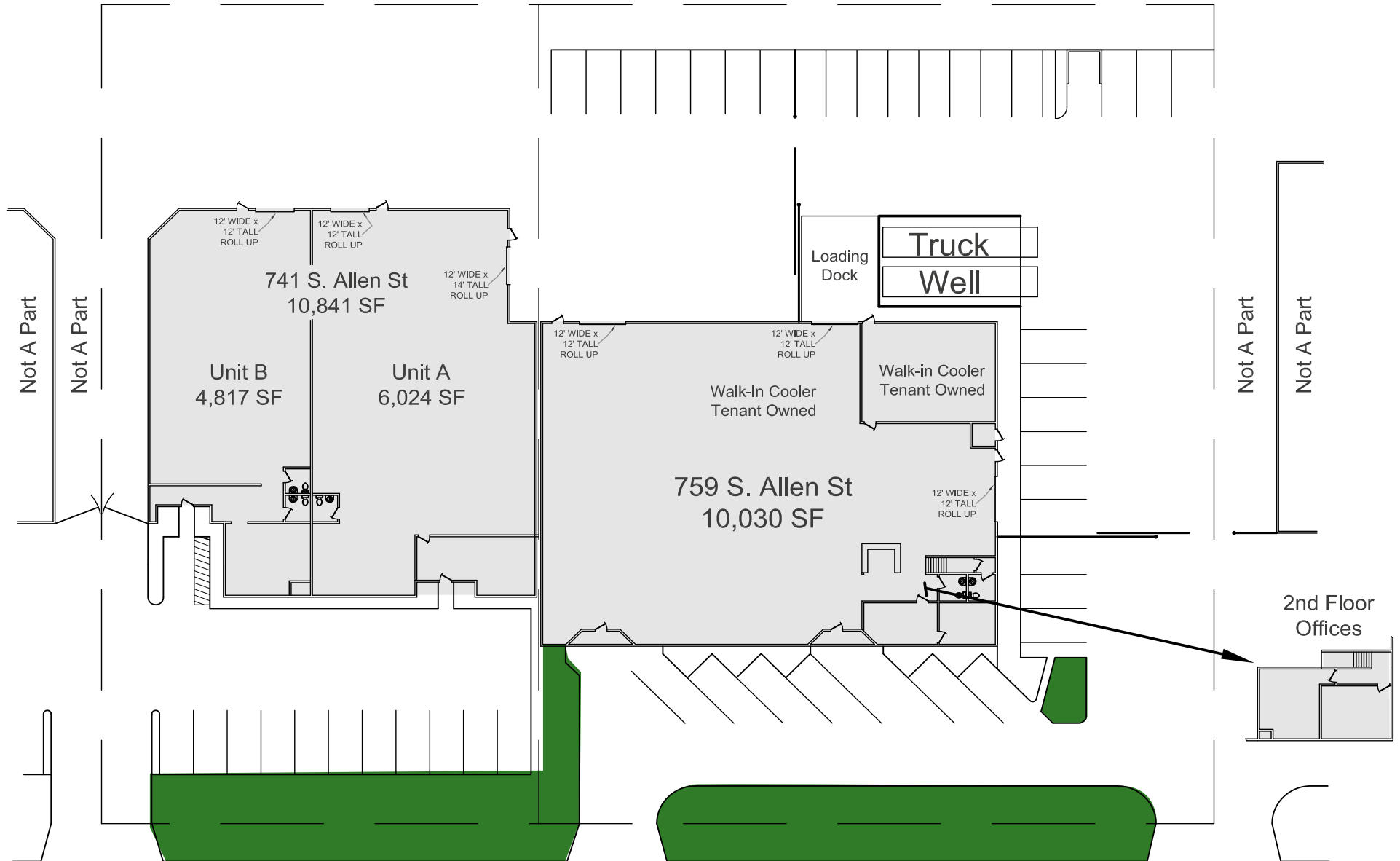
4.7% Cap Rate

Site Plan

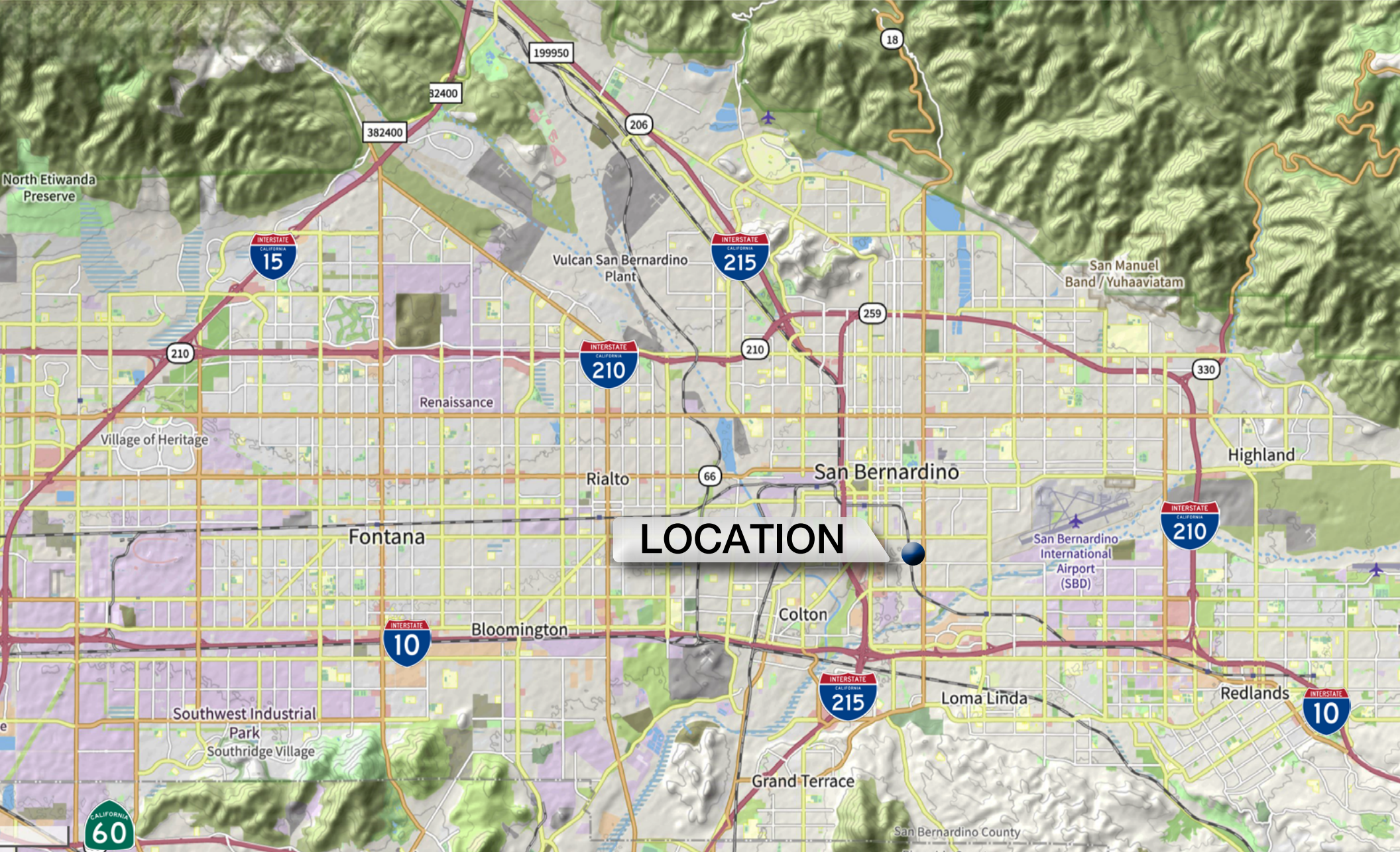
±20,871 SF

Total Buildings Area

This site plan may not accurately reflect the final build-out and requires independent verification.



S. Allen St



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FOR MORE INFO CALL OR TEXT:

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