

SINGLE TENANT - NET LEASED INVESTMENT

2040
WEST MISSION ROAD
ESCONDIDO, CALIFORNIA 92029



BRANDON T. KEITH

Partner • Managing Director
License #01177792 • (619) 888-0036
bkeith@voitco.com

ALEX JIZE, SIOR

Vice President • Partner
License #01947389 • (858) 722-3198
ajize@voitco.com

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CALIBER[®]
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NORDAHL ROAD

WEST MISSION ROAD

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PROPERTY OVERVIEW



The building's exterior façade features split-face CMU block masonry construction, with glassed in entrances at each end of the building articulating Suite A and Suite B. Interior partitions are wood-framed walls on a concrete foundation.

The building is situated at the rear corner of the parcel, with 10 bay doors opening directly onto the parking area — providing efficient, drive-up vehicle loading and streamlined circulation throughout the site.



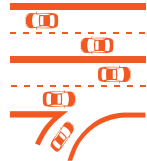
The property offers more than a 3.2/1,000 parking ratio; which is significantly greater than similar automotive repair facilities in the area. Driveways and parking areas are concrete-paved, reducing long-term maintenance requirements.

Divisibility eases future lease-up in the event of vacancy by widening the pool of prospective tenants. The property can be marketed to a range of sizes 6,000 SF – 13,000 SF.



This rectangular lot totals approximately 32,234 SF, offering excellent visibility and access with roughly 110 feet of frontage along Nordahl Road and approximately 150 feet of frontage along West Mission Road.

Situated for exceptional connectivity, the site is accessible from Highway 78 via Nordahl Road, Mission Road, or Barham Drive, and additionally from Interstate 15 via West Valley Parkway. Immediate freeway access of this caliber is a rare find for automotive repair facilities.



Access to the site is achieved through two entrances. The parcel is rectangular in shape and allows numerous turn-around options - offering a convenient solution for onsite-vehicular traffic circulation.

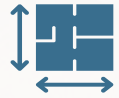


With a combined total of daily traffic of over 54,000 vehicles — 33,722 on Nordahl Road and 20,435 on Mission Road — it makes one of the most heavily trafficked locations in North County.



Roll-up door access is the top priority for industrial users, especially automotive tenants, and this property is exceptional in that regard. While comparable 12,000–20,000 SF industrial buildings typically offer only 3-4 roll-up doors, this property has ten oversized grade-level loading doors — a level of access that would be difficult to replicate elsewhere. This allows the tenant to service multiple vehicles simultaneously without needing extra staff to shuffle cars in and out due to limited ingress/egress.

PROPERTY OVERVIEW



± 14,000 SF
BUILDING SIZE



± 32,234 SF
LAND AREA



1986
YEAR BUILT



42
PARKING SPACES



10 TOTAL (8 OVERSIZED)
GRADE- LEVEL LOADING DOORS



2025
ROOF REPLACEMENT



2025
A/C REPLACEMENT



M-2 (INDUSTRIAL)
ZONING



228-360-16
APN



AUTO REPAIR/INDUSTRIAL
BUILDING TYPE

ASKING PRICE: \$5,981,967



INVESTMENT SUMMARY



LONG-OPERATING NNN LEASE TO THE NATION'S LARGEST AUTO BODY REPAIR CHAIN

- » NNN lease to Caliber Bodyworks, LLC, an operating subsidiary of Caliber Collision, the nation's largest auto body repair chain with 1,850+ locations across 41 states.
- » Lease is corporately guaranteed by both Caliber Bodyworks LLC and Wand Newco 3, Inc.
- » Caliber has continuously operated a body repair, paint, and frame shop at this location since 2000 – more than 25 years of uninterrupted operating history at the site, most recently re-papered onto a new 13-year, 10-month lease through August 2035.
- » Contractual rent grows via 3% annual bumps every September through lease expiration, delivering steady, in-place rent growth.
- » Tenant reimburses 100% of real estate taxes, insurance, and Common Area Operating Expenses (including structural, roof, and parking lot maintenance), providing a fully net income stream to Landlord.
- » Caliber filed confidentially for an IPO in 2025 and, backed by Hellman & Friedman, is targeting a public listing in 2026 that could raise hundreds of millions of dollars to fund continued national expansion.

ESTABLISHED ESCONDIDO SUBMARKET LOCATION WITH DIRECT ACCESS TO I-15 & SR-78

- » Located along Mission Road (County Route S-14) in the Escondido industrial submarket, minutes from both Interstate 15 and State Route 78.
- » Mission Road provides direct connectivity to San Marcos, Vista, Oceanside, and the broader North San Diego County market.
- » Surrounded by an established mix of automotive, home-improvement, and light-industrial users typical of this longstanding corridor.

HIGH-BARRIER NORTH SAN DIEGO COUNTY INDUSTRIAL MARKET

- » Escondido is a core North San Diego County submarket with a population of roughly 150,000 and a diversified base of industrial, retail, and residential demand.
- » California's constrained industrial supply and high barriers to entry support long-term value retention for well-located infill industrial assets.
- » Freestanding, single-tenant industrial buildings of this size are in limited supply within the San Diego North County market.

FUNCTIONAL, LOW-MAINTENANCE INDUSTRIAL BUILDING

- » 14,000 SF freestanding industrial building on a 0.74-acre parcel, built in 1986, with M-2 industrial zoning.
- » 10 grade-level drive-in doors purpose-suited for collision-repair and auto-service operations, plus 50 on-site parking spaces.

INVESTMENT SUMMARY

TENANT	Caliber Collision (Caliber Bodyworks, LLC)
ADDRESS	2040 West Mission Road, Escondido, CA 92029
PRICE	\$5,981,967
CAP RATE	5.50%
NOI (YR 1 – 9/1/26)	\$329,008.20
BUILDING SIZE (SF)	14,000 SF
PRICE / SF	\$427.28
LEASE COMMENCEMENT	November 1, 2021
LEASE EXPIRATION	August 31, 2035
PRICING BASIS	Contractual Base Rent effective September 1, 2026
RENTAL INCREASES	3% annually every September
LEASE TYPE	NNN lease, with Tenant reimbursing 100% of real estate taxes, insurance, and Common Area Operating Expenses, including structural, roof, and parking lot maintenance performed by Landlord

PERIOD	ANNUAL RENT	RETURN
9/1/26 - 8/31/27	\$329,008	5.50%
9/1/27 - 8/31/28	\$338,878	5.67%
9/1/28 - 8/31/29	\$349,045	5.83%
9/1/29 - 8/31/30	\$359,516	6.01%
9/1/30 - 8/31/31	\$370,302	6.19%
9/1/31 - 8/31/32	\$381,411	6.38%
9/1/32 - 8/31/33	\$392,853	6.57%
9/1/33 - 8/31/34	\$404,639	6.76%
9/1/34 - 8/31/35	\$416,778	6.97%

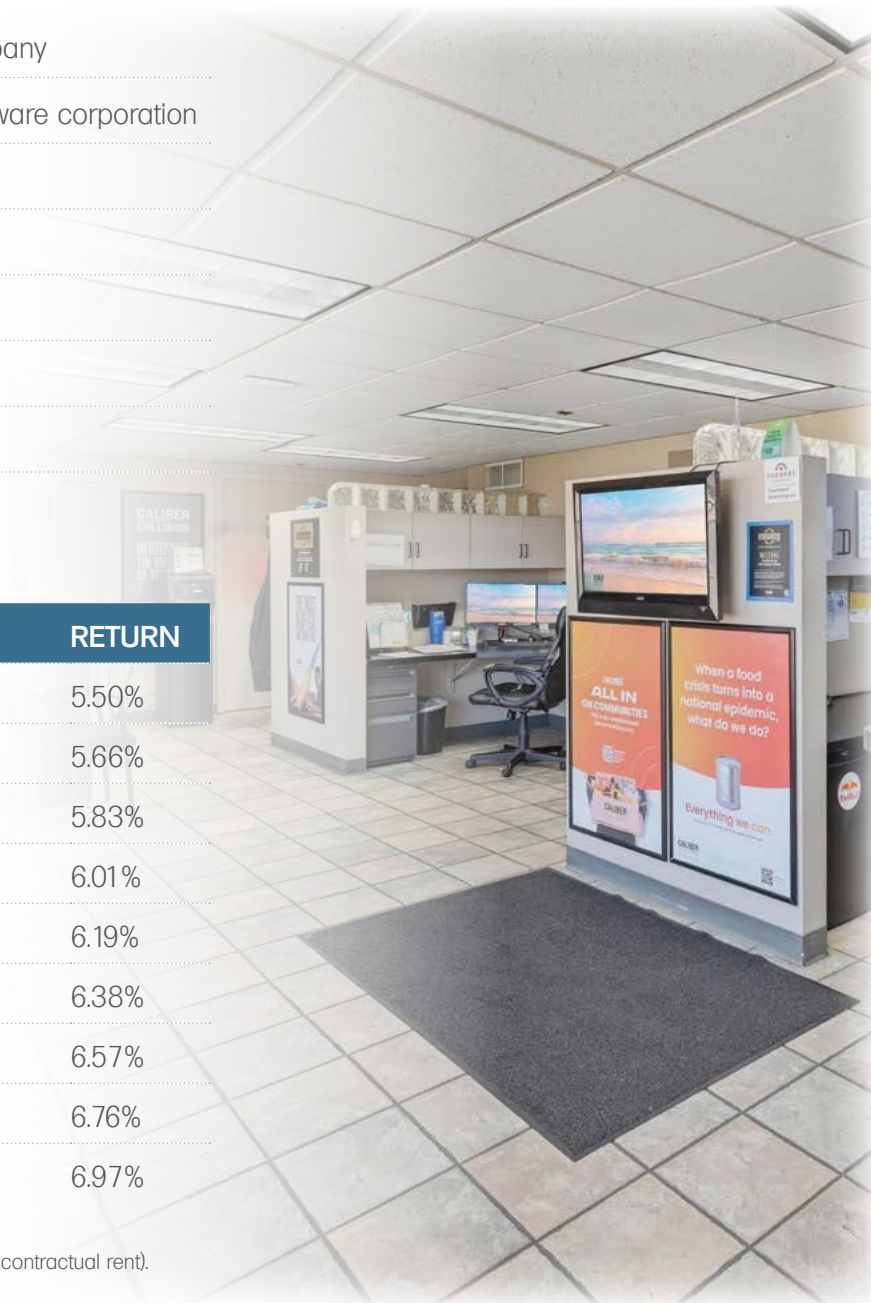
Note: Rent grows 3% annually every September; Return = Annual Rent / Purchase Price (\$5,981,967).

LEASE ABSTRACT

TENANT	Caliber Bodyworks, LLC, a California limited liability company
GUARANTOR	Caliber Bodyworks LLC and Wand Newco 3, Inc., a Delaware corporation
ADDRESS	2040 W. Mission Road, Escondido, CA 92029
TERM	13 years, 10 months
RENT COMMENCEMENT	November 1, 2021
LEASE EXPIRATION	August 31, 2035
REMAINING TERM	9 years, 1 month (as of July 2026)
RENTAL INCREASES	3% annually every September

PERIOD	MONTHLY RENT	ANNUAL RENT	RETURN
Sept 1, 2026 – Aug 31, 2027	\$27,417.35	\$329,008.20	5.50%
Sept 1, 2027 – Aug 31, 2028	\$28,239.85	\$338,878.20	5.66%
Sept 1, 2028 – Aug 31, 2029	\$29,087.05	\$349,044.60	5.83%
Sept 1, 2029 – Aug 31, 2030	\$29,959.70	\$359,516.40	6.01%
Sept 1, 2030 – Aug 31, 2031	\$30,858.50	\$370,302.00	6.19%
Sept 1, 2031 – Aug 31, 2032	\$31,784.25	\$381,411.00	6.38%
Sept 1, 2032 – Aug 31, 2033	\$32,737.75	\$392,853.00	6.57%
Sept 1, 2033 – Aug 31, 2034	\$33,719.90	\$404,638.80	6.76%
Sept 1, 2034 – Aug 31, 2035	\$34,731.50	\$416,778.00	6.97%

Return shown as a percentage of proposed pricing basis of \$5,981,967 (5.50% Year 1 cap rate on the September 1, 2026 contractual rent).



LEASE ABSTRACT

TENANT & LANDLORD RESPONSIBILITIES

LEASE TYPE

NNN Lease – Lessee reimburses 100% of Common Area Operating Expenses (real estate taxes, insurance, and structural/roof/parking lot maintenance performed by Landlord)

REAL ESTATE TAXES

Tenant reimburses 100% as an Operating Expense

INSURANCE

Tenant reimburses 100% as an Operating Expense

REPAIR & MAINTENANCE

Tenant maintains interior/non-structural systems (HVAC, plumbing, electrical, fixtures); Landlord performs structural, roof & Common Area repairs, 100% reimbursed by Tenant

LANDLORD RESPONSIBILITIES

None (net cost) – Landlord administers structural/roof/Common Area repairs, fully reimbursed by Tenant

RIGHT OF FIRST REFUSAL

None

TENANT OVERVIEW



Founded in 1997, Caliber has grown to more than 1,850 centers nationwide across 41 states, featuring a range of automotive services including Caliber Collision, one of the nation's largest auto collision repair providers, and Caliber Auto Glass.

With the purpose of restoring the rhythm of customers' lives, Caliber's 30,000+ teammates are dedicated to getting customers back on the road safely, backed by an outstanding customer experience that consistently ranks among the highest satisfaction scores in the industry.

Caliber is backed by Hellman & Friedman and filed confidentially for an initial public offering in 2025, targeting a public listing in 2026 that could raise hundreds of millions of dollars to fund continued nationwide expansion.

Caliber Bodyworks, LLC has continuously operated an automotive body repair, painting, and frame shop at this Escondido location since 2000, reflecting more than two decades of operating history at the site.

1,800
LOCATIONS

30,000
TEAMMATES

41
STATES

\$7.5 MILLION
DONATED TO AMERICAN HEART ASSOCIATION

36 MILLION
MEALS DONATED

550
VETERANS PLACED

570
VEHICLES GIFTED TO FAMILIES IN NEED

2.1 MILLION
LIVES RESTORED ANNUALLY

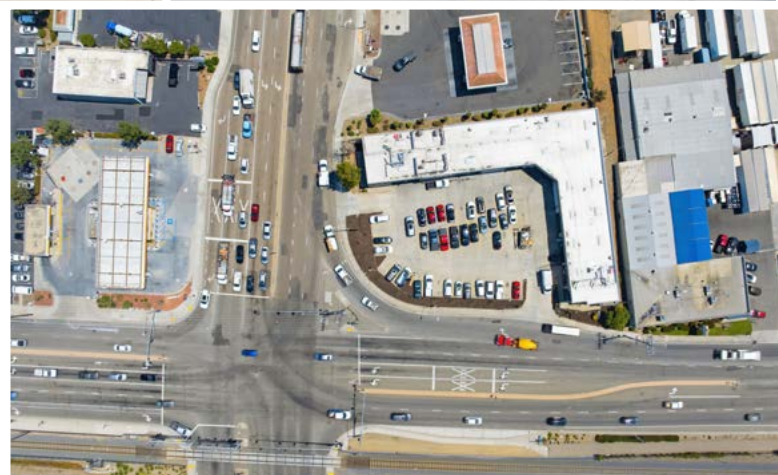
CURRENT CALIBER COLLISION TENANT:

25 + YEAR OPERATING HISTORY IN THIS LOCATION

NO REMAINING RENEWAL OPTIONS

- » Over \$4 billion in annual revenue
- » Credit Rated Tenant - S&P Rated B | Moody's Rated B2
- » Absolute internet proof investment
- » Strong underlying industrial market fundamentals









1983
AVE YEAR
HOUSES BUILT
3 MILE RADIUS



MUST
SEE!

57,797
BUSINESSES

7,676
EMPLOYEES

\$1.4M
CONSUMER SPENDING

3 MILE RADIUS



37.4
MEDIAN AGE
5 MILE RADIUS



76,199
HOUSEHOLDS
5 MILE RADIUS



POPULATION

1 MILE 8,375
3 MILE 120,245
5 MILE 239,128



MEDIAN HOUSEHOLD INCOME

1 MILE \$99,368
3 MILE \$90,643
5 MILE \$97,162

San Diego Zoo
Safari Park

Queen Califia's
Magical Circle at
Kit Carson Park

California Center
for the Arts

Stone Brewing
World Bistro &
Gardens

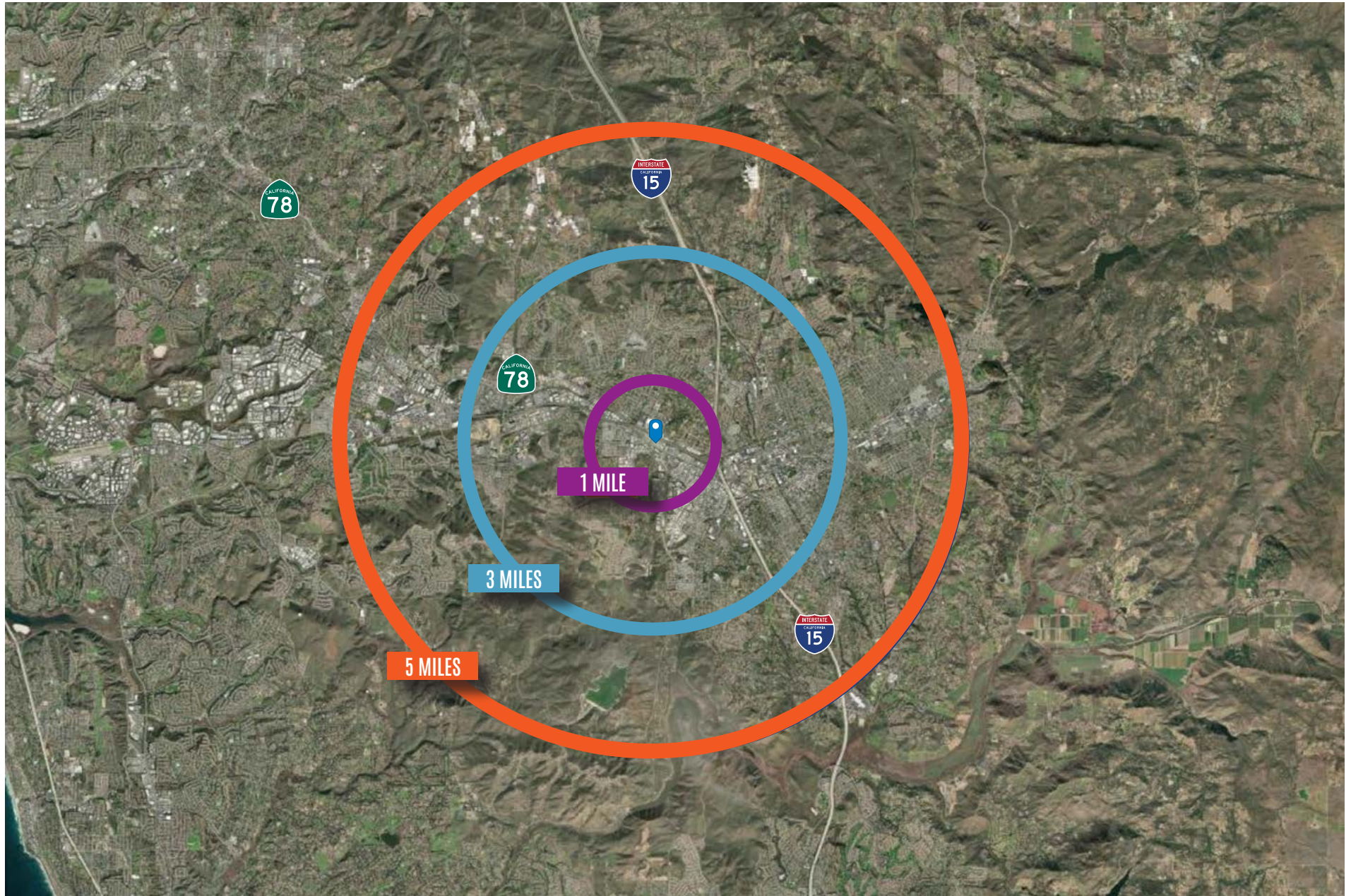
Children's
Discovery
Museum

Dixon Lake

Daley Ranc

"CITY OF CHOICE!"
CITY SLOGAN

DEMOGRAPHIC MILES





Exclusively Prepared By:

BRANDON KEITH
 Partner/Managing Director
 C: 619.888.0036
 bkeith@voitco.com | Lic #01177792

ALEX JIZE, SIOR
 Vice President/Partner
 C: 858.722.3198
 ajize@voitco.com | Lic #01947389

Voit
 REAL ESTATE SERVICES

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 | 858.453.0505 | 858.408.3976 Fax | Lic.#01997185 | www.voitco.com

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