



225

W 30TH ST

NATIONAL CITY CALIFORNIA, 91950

CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

PACIFIC OCEAN

CORONADO ISLAND



DOWNTOWN SAN DIEGO



BALBOA PARK

SAN DIEGO BAY



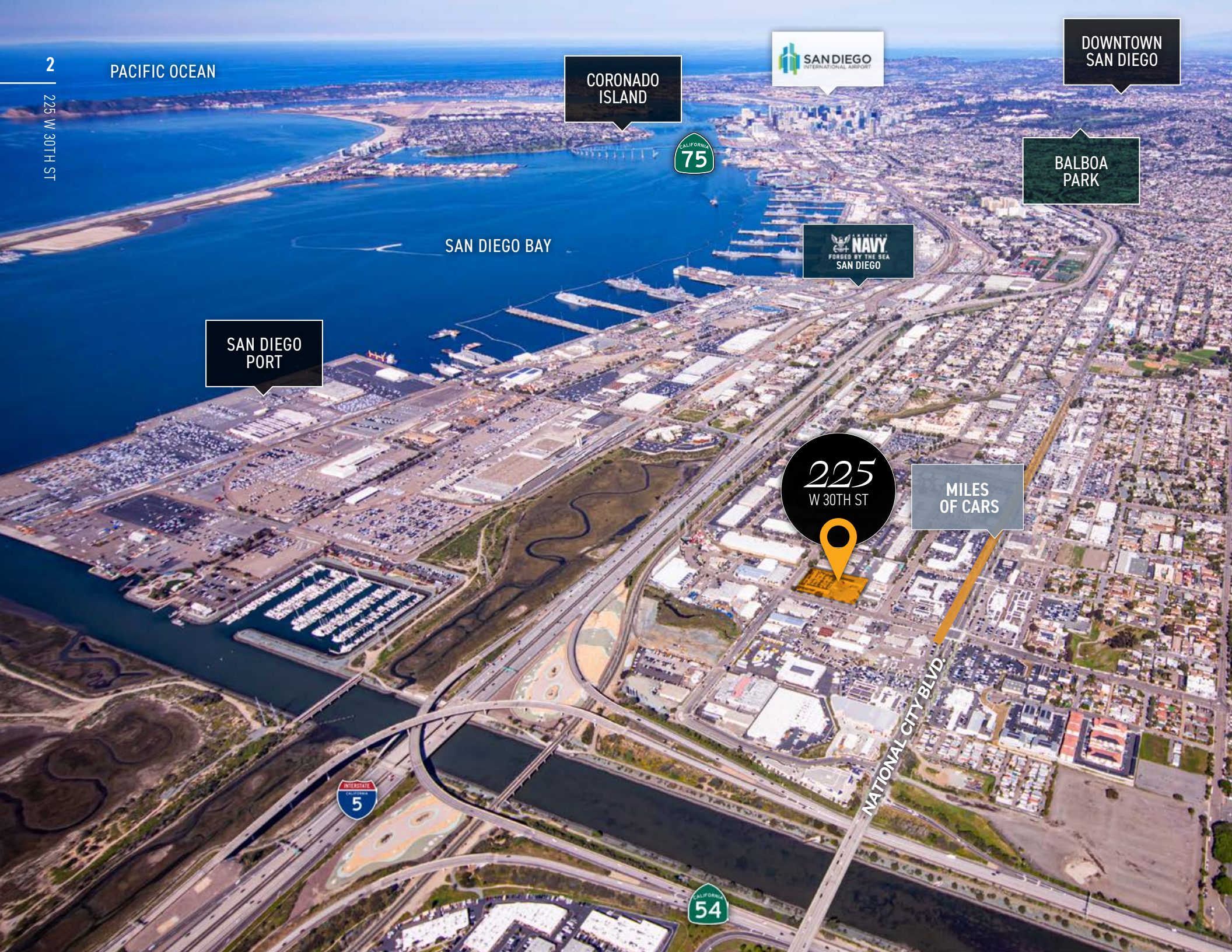
SAN DIEGO PORT

225
W 30TH ST

MILES OF CARS



NATIONAL CITY BLVD.





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Walmart

MILES OF CARS



HONDA



CHEVROLET

mazda

GMC



SUBARU

TOYOTA

225

W 30TH ST

NATIONAL CITY | CALIFORNIA, 91950

3

225 W 30TH ST

NATIONAL CITY | CALIFORNIA

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CAPITAL MARKET EXPERTS**SALES CONTACTS****CASEY STERK**

Lic. 01836392

+1 858 546 2694

casey.sterk@cbre.com

MATT POURCHO

Lic. 01705763

+1 858 546 4622

matt.pourcho@cbre.com

ANTHONY DELORENZO

Lic. 01706686

+1 949 725 8425

anthony.delorenzo@cbre.com

DEBT + STRUCTURED FINANCE**KYLE WILSON**

Lic. 2093011

+1 858 546 2662

kyle.wilson@cbre.com





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SOUTH SAN DIEGO MARKET **26**

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INVESTMENT OVERVIEW





INVESTMENT SUMMARY

\$12,775,000 (\$275 PSF)
PRICE

0%
OCCUPANCY

ADDRESS

225 W 30TH ST, NATIONAL CITY, CA 91950

APN

562-150-15-00

ZONING CODE

ML (LIGHT INDUSTRIAL) - NATIONAL CITY

LAND SIZE

± 99,752 SF / ± 2.29 ACRES

BUILDING SIZE

± 46,454 SF

STORIES

ONE / 1

WEBSITE

pcplistings.com/225w30th

INVESTMENT HIGHLIGHTS

FREEWAY ADJACENT NATIONAL CITY INDUSTRIAL OWNER/USER OPPORTUNITY WITH YARD

- ▶ **Exceptional Location:** ±46,454 SF industrial building on oversized 2.29-acre parcel situated between the Chula Vista Bayfront Development and Downtown San Diego.
- ▶ **Industrial Outdoor Storage & Excess Yard:** The ±2.29 acre site boasts significant extra yard space suitable for outdoor storage which is in short supply in South San Diego.
- ▶ **Solar:** This is one of the few National City buildings to have solar providing a significant reduction in occupancy costs. Current owner is saving approximately \$10,000/month in electrical savings. These solar panels are producing roughly 342.31 Mwh/Yr. since being **installed in 2022**.
- ▶ **Significant Power:** The building has 1800 AMPS and 480v with conduit for 4,000 AMPS, making the building suitable for the heaviest of power users.
- ▶ **Newer Roof:** High-performance silicone coating applied in August 2020 with **19 years of warranty remaining**. The silicone coating provides durable, seamless waterproofing and UV protection and acts as a long-lasting barrier, reflective shield that withstands extreme temperatures, ponding water, and chemical exposure.
- ▶ **Small Leaseback Option / Reduce Occupancy Costs:** Current owner is potentially willing to leaseback a small portion of the building (see proposed location on P.21), which would help reduce occupancy costs. This is not mandatory, but rather an option should this benefit a buyer.
- ▶ **Owner User Advantage:** This is an ideal corporate headquarters investment that provides an attractive lease-savings tradeoff. As opposed to leasing space, purchasing this property can provide protection against future rental market uncertainty and interest rate hikes, offering occupancy control, tax benefits, and after-tax equity accumulation. For example, an owner could receive approximately \$40,413/month in tax savings as a loss carry forward given the new depreciation laws just passed in July 2025. (See own vs. lease analysis on P35 of OM).
- ▶ The property is ideal for industrial users due to its location in the submarket and its **adjacency to San Diego's busiest freeways I-5, 805 and 54**. This location provides excellent access to Downtown San Diego, the San Diego seaport harbor, Naval Yards, and industrial distribution centers of northern Baja, Mexico.

4.1%
INDUSTRIAL
VACANCY RATE
NATIONAL CITY

0 SF
UNDER
CONSTRUCTION

1.8%
10-YEAR VACANCY
RATE AVERAGE

3.8M SF
TOTAL INVENTORY
NATIONAL CITY

**NATIONAL CITY
SUBMARKET**



INVESTMENT HIGHLIGHTS

EXCELLENT MARKET FUNDAMENTALS THAT SUPPORT UPSIDE

- ▶ South Bay low finish industrial manufacturing boasts a tight vacancy rate of only 1.9%. The 10-year average vacancy rate in National City industrial sits at a low 1.9%, with the 5-year average at 2.6%
- ▶ San Diego's defense market is poised to stay strong because the region hosts some of the nation's largest concentrations of military assets and federal defense spending, which consistently drives a significant portion of the local economy and supports hundreds of thousands of jobs.
- ▶ Adjacent to the Chula Vista Bayfront Development, The Chula Vista Bayfront development is a transformative **535-acre master-planned project** that has shifted the area from an underutilized industrial zone to a world-class waterfront destination. As of March 2026, the project has reached several major milestones, establishing it as one of the most significant coastal developments on the West Coast. The project acts as a massive regional economic engine, projected to generate approximately **\$1.3 billion in regional impact** and more than **\$11.5 million in annual tax revenue** over its first 20 years. Anchored by the \$1.35 billion Gaylord Pacific Resort, the development is estimated to sustain roughly **\$475 million to \$500 million in annual economic activity** while creating over 4,000 permanent jobs.
- ▶ **Premier Location:** 42% of San Diego's entire population can be reached within a 15-minute drivetime of the subject property. Industrial demand will remain extremely high as this area remains densely populated given its demographics.







SOUTHLAND PLAZA SHOPPING CENTER

NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH

PALOMAR TROLLEY CENTER

Scripps Mercy Hospital

CHULA VISTA CENTER

CHULA VISTA BAYFRONT DEVELOPMENT
(Broke Ground in 2019)

BEST BUY

\$2.1 BILLION
ANNUAL ECONOMIC IMPACT
THE LARGEST WATERFRONT DEVELOPMENT ON THE WEST COAST



Burlington
Auto Center

225
W 30TH ST

MILES OF CARS

MILES OF CARS





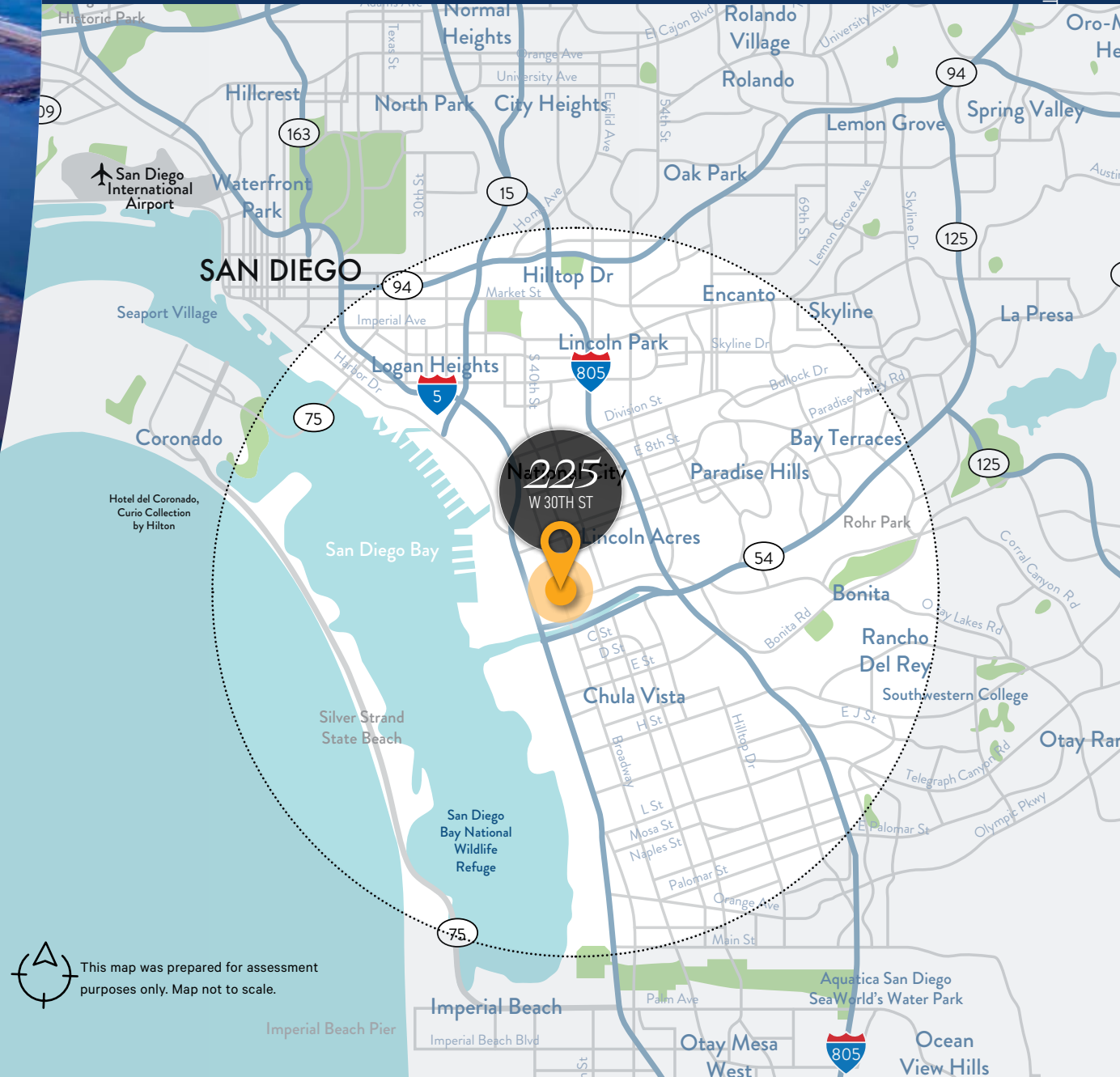
PACIFIC OCEAN

SAN DIEGO BAY

SAN DIEGO PORT



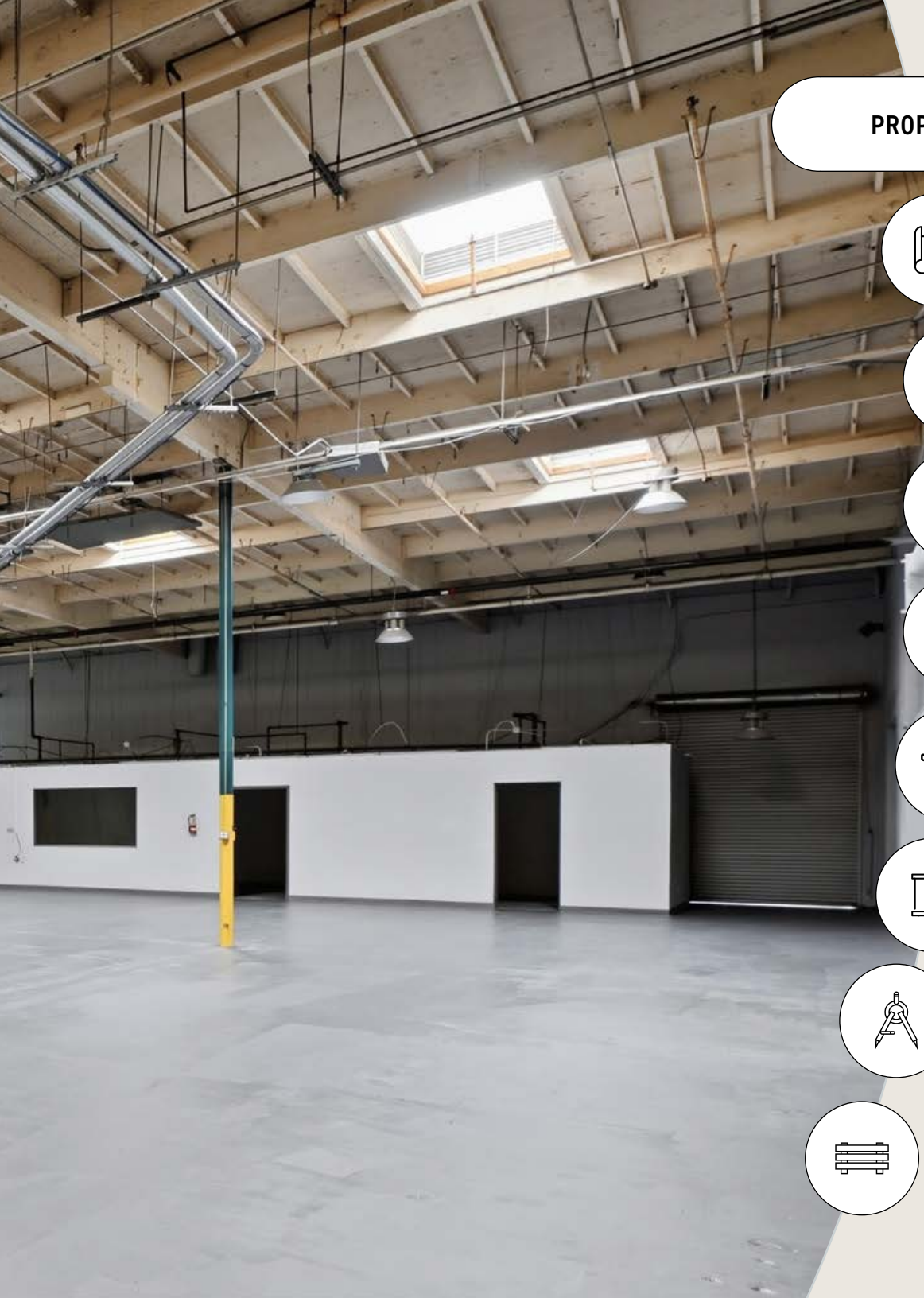
42% of San Diego's entire population can be reached within a 15-minute drivetime of the subject property.



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PROPERTY OVERVIEW





PROPERTY SUMMARY



ADDRESS
225 W 30th st, National City, CA 91950



APN
562-150-15-00



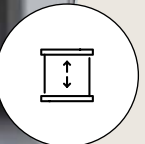
BUILDING SIZE
±46,454 SF



LAND SIZE
± 99,752 SF / ± 2.29 ACRES



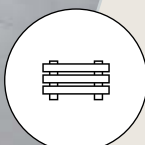
PARKING
28 striped spaces, including 2 ADA



STORIES
One / 1



YEAR BUILT
1971



ZONING
ML (Light Industrial) – National City

PROPERTY DESCRIPTION



Land Use

Industrial, Warehouse



No. of Buildings

Three (3) – Main building (warehouse/production, offices), warehouse and small storage shed



Site Access

The property is accessible via three (3) egress/ingress points, one (1) off Hoover Ave. and two (2) off W. 30th St.



Clear Height

22'



Grounds

Grass lawn at the corner of W. 30th St. and Hoover Ave. with dense trees and shrubbery surrounding the property, as well as palm tree groups fronting the storage yard.



Doors

Six (6) grade level and two (2) dock high.



Foundation

Poured concrete slab on grade.



Structure

Reinforced concrete and metal.



Roofing System

Flat roof with robust solar panel system.



**Exterior Improvements**

Painted concrete block walls with metal-framed glass windows and doors. Gated, secured outside storage yard, fully paved and fenced.

**Interior Improvements**

Standard improvements for warehouse/industrial uses with front offices, break room and open patio.

**Electrical System**

Heavy power – 1,800 amps 480v, conduit for 4,000 amps.

**HVAC System**

Packaged wall-mounted units in office areas.

**Life Safety/Fire Protection**

Standard, up-to-code life safety and protection.

Potential Utilities Providers:

Gas San Diego Gas & Electric (SDGE)



Electric San Diego Community Power (SDCP)



Water Sweetwater Authority

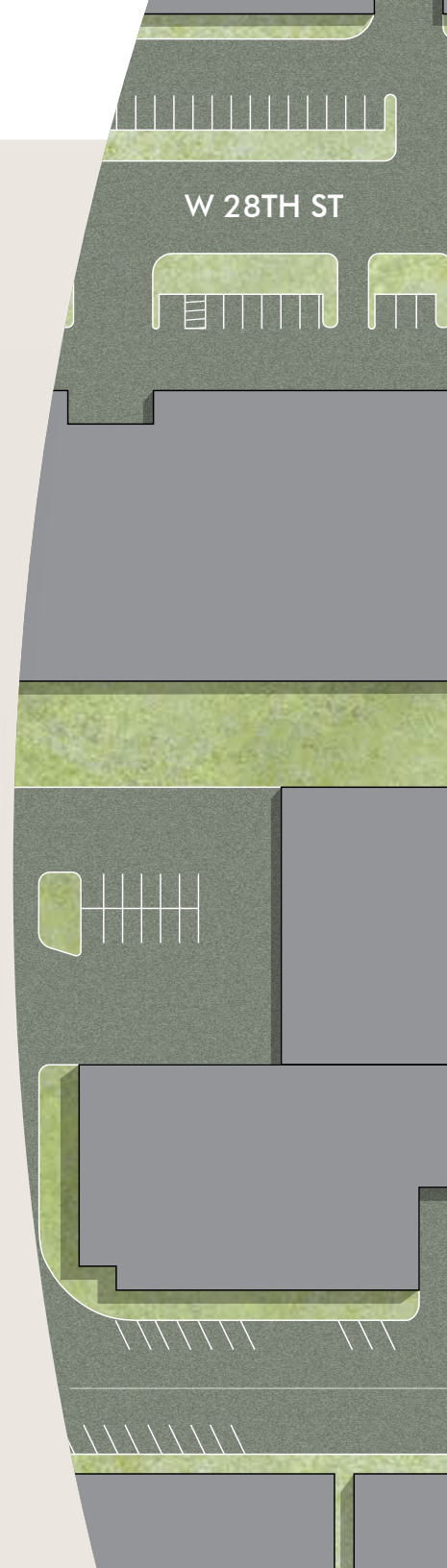
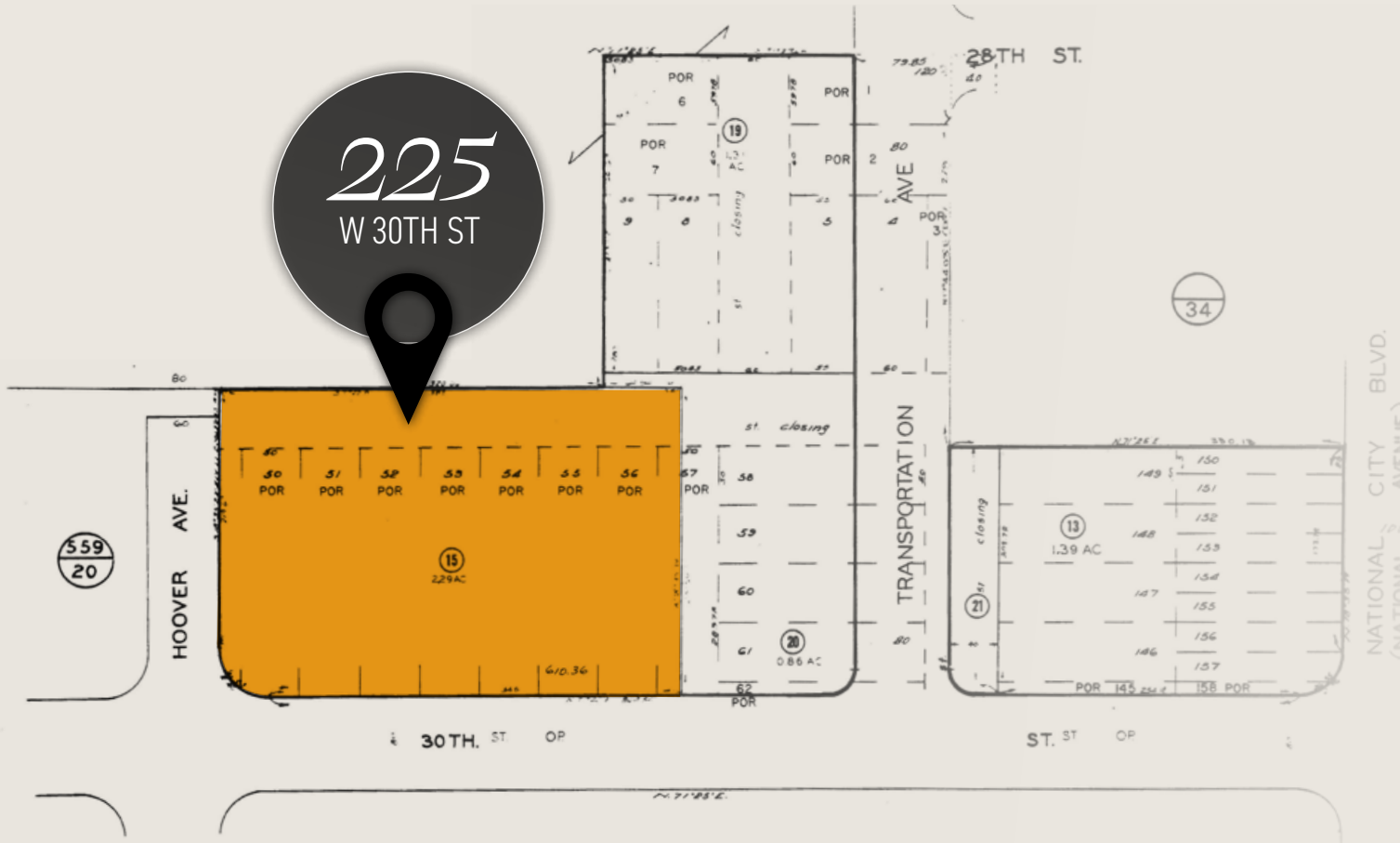



Waste EDCO Disposal



Telecommunications AT&T, EarthLink + various providers

PARCEL MAP



 This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Accessor's parcels may not comply with local subdivision or building ordinances.

SITE PLAN

± 46,454 SF **± 2.29 AC**
BUILDING SIZE LAND SIZE

225 W 30TH ST

HOOVER AVE

W 30TH ST

TRANSPORTATION AVE

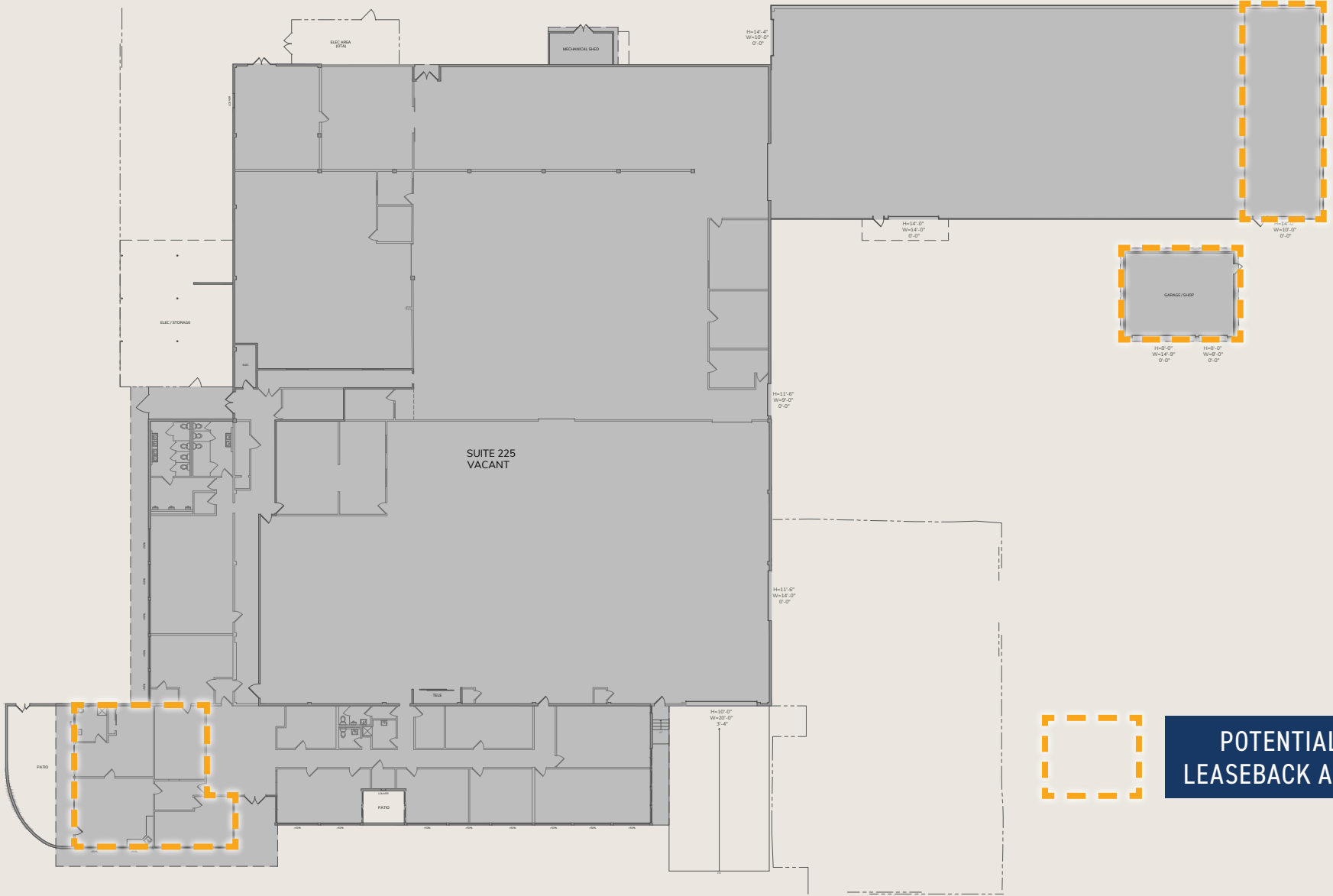
19
W 28TH ST

225 W 30TH ST






FLOOR PLAN



POTENTIAL LEASEBACK AREA

PROPERTY LOCATION



 This map was prepared for assessment purposes only. Map not to scale.

- 1**

Chula Vista Bayfront Development

 ±3.8 miles | 8 minutes
- 2**

San Diego Naval Yards

 ±2.5 miles | 11 minutes
- 3**

Downtown San Diego

 ±7.4 miles | 14 minutes
- 4**

San Diego International Airport

 ±9.8 miles | 16 minutes
- 5**

Otay Mesa Point of Entry

 ±16 miles | 22 minutes

SOUTHPORT BUSINESS CENTER

225 W 30TH ST



SOUTH BAY MARKETPLACE



This map was prepared for assessment purposes only. Map not to scale.





SAN DIEGO COUNTY OVERVIEW

San Diego County’s nearly perfect year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego’s quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies — and electronics manufacturing.

3,334,024^[3]

POPULATION

36

MEDIAN AGE

\$245^{B[2]}
GROSS REGIONAL PRODUCT

\$108,186^[1]
AVERAGE HH INCOME

1,165,877^[1]
HOUSEHOLDS

\$698,955^[1]
AVERAGE HOME VALUE

39.9%
POPULATION WITH COLLEGE DEGREE

2.36M (72%)
TOTAL GEN-Z, MILLENNIAL AND GEN-X POPULATION

[1] Fast Report [2] U.S. Bureau of Economic Analysis [3] United States Census Bureau



Best place in America to launch a startup
FORBES MAGAZINE



Most diverse high-tech Sector in the nation
MILKEN INSTITUTE



Highest number of active duty military
BEA.GOV



Average commute time among top 25 most populated metros (24.9 minutes)
AMERICAN COMMUNITY SURVEY



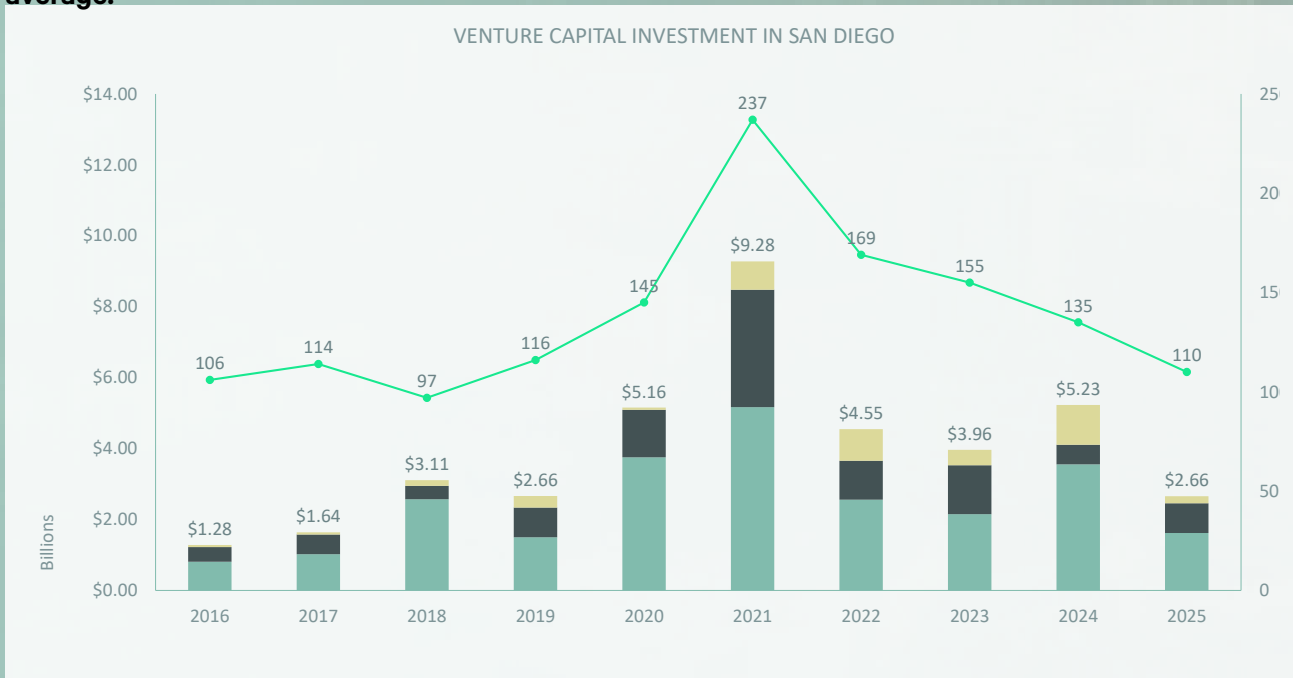
Top Metro in U.S. for relocation
APA SURVEY



Top U.S. Travel Destination
MONEY MAGAZINE

WHAT'S PROPELLING IN SAN DIEGO: CAPITAL FUNDING

Record level of Venture Capital funding pouring into the regions most promising companies focused primarily on tech and Life Sciences. **Over \$9B in funding throughout 2021, which was 3.2X the 5yr average.**



SAN DIEGO RANKINGS

#1 MOST PATENT INTENSE REGION IN THE U.S. — #3 IN THE WORLD

SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

#3 CLEAN TECH CITY IN AMERICA

CLEAN TECH LEADERSHIP

#3 LIFE SCIENCES HUB

#4 IN VENTURE CAPITAL DOLLARS PER EMPLOYEE

NATIONAL VENTURE CAPITAL ASSOCIATION / U.S. BUREAU OF LABOR STATISTICS

#5 CITY FOR FAST-GROWTH COMPANIES

INC. MAGAZINE

#5 SAN DIEGO RANKS FIFTH AMONG THE TOP 25 U.S. STARTUP HUBS

U.S. CHAMBER OF COMMERCE FOUNDATION

SAN DIEGO RANKS

#2

INNOVATION

Patent intensity, federal funding, venture capital investment

#2

TALENT

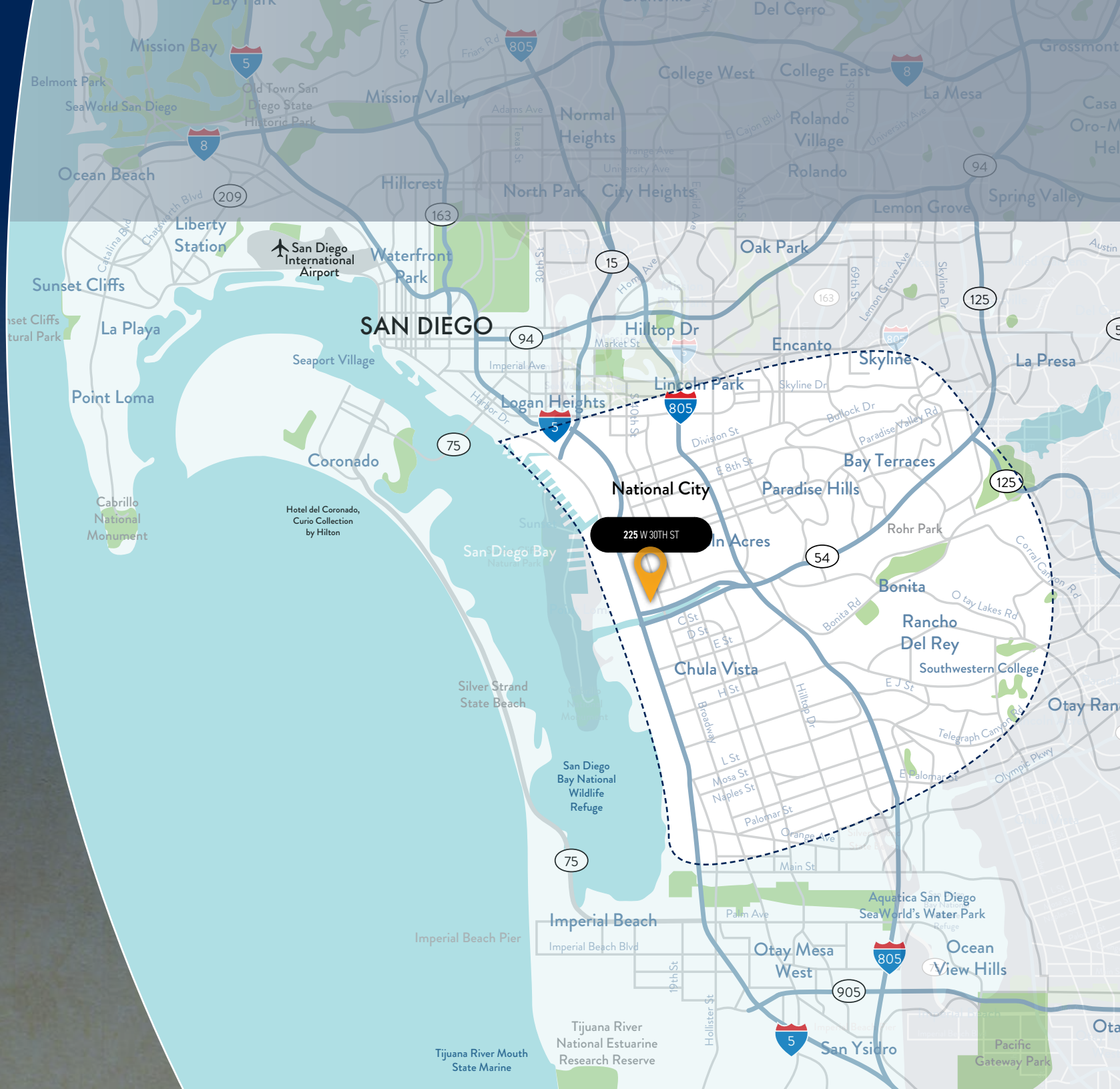
Graduate pipeline, transferable skills, Occupational concentration

#4

GROWTH

Unique job postings, five-year occupational growth

MARKET OVERVIEW



SOUTH SAN DIEGO OVERVIEW



4.1%
VACANCY RATE,
NATIONAL CITY
INDUSTRIAL MARKET

1.8%
10-YEAR VACANCY RATE
AVERAGE NATIONAL CITY



10,656,941 SF
393 BUILDINGS
TOTAL BASE INVENTORY



RENTAL RATES



LANDLORD CONCESSIONS

Net Absorption

Net absorption in the South Bay submarket improved in the last quarter of 2025, yielding positive net absorption totaling 54,828 SF. Leasing activity in 2025 totaled close to 455,000 SF.

Asking Rates

Asking rates in the South Bay submarket remained stable stabled and holding steady at \$1.42 NNN.

Current Demand

Demand has stayed consistent in the South San Diego region with spaces under 50,000 sq. ft. seemingly to be the most competitive. Smaller buildings with yard space continue to be extremely rare and in high demand in the South Bay market.

Biggest Winners


The biggest winners in South San Diego continue to be spaces under 50,000 sq. ft. as tenant requirements continue to shift countywide.

Under Construction

There is 0 SF of new product under construction in National City. This will continue to limit the supply of available product and, thus, further compresses vacancy.

CHULA VISTA BAYFRONT DEVELOPMENT [CVB]

 www.cvbayfront.com

 **±3.0 mile drive**

The largest waterfront development on the west coast and the largest development in San Diego County. Once completed, the CVB would transform 535 acres of prime bayfront property into a thriving world class resort, convention center, residential and recreation destination on San Diego Bay. The project is the result of a decade-long joint planning effort by a broad coalition of local and regional stakeholders, including the Port of San Diego, the City of Chula Vista and Pacifica Companies. It is the last significant waterfront development opportunity in Southern California and was unanimously approved by the California Coastal Commission August 9, 2012. Construction began in September 2019, with the Sun Outdoor San Diego Bay Resort and the Sweetwater Bicycle Path & Promenade already completed. The project's crown jewel, The Gaylord Pacific Resort and Convention Center, opened in 2025 to bustling business.

THE MASTER PLAN SUMMARY

- ▷ **70 acres of new parks (100 acres total, including existing parks)**
- ▷ **120 acres of open space, habitat replacement, wetlands and ecological buffers to protect wildlife habitat, species and other coastal resources**
- ▷ **Shoreline promenade, walking trails and bicycle path network**
- ▷ **2,850 total Hotel rooms, 600,000 square feet of restaurant, retail and marina-support**
- ▷ **Uses 220,000 square feet of mixed-use commercial recreation/marine-related office uses 1,100 – 3,000 space parking facility**

ECONOMIC BENEFITS

The project creates and sustains more jobs, investment and revenues than all of the current businesses within the project boundaries combined and it will provide a much-needed economic benefit to the businesses located on the two existing yacht marinas. In the project's first 20 years, it is expected to generate approximately \$2.8 billion for the regional economy, including more than \$11.5 million in annual tax revenues. It also will create more than 20,000 permanent jobs, nearly 10,000 construction jobs and numerous indirect jobs.

\$2.1 BILLION
 ANNUAL ECONOMIC IMPACT
 THE LARGEST WATERFRONT
 DEVELOPMENT ON THE WEST COAST

PACIFIC OCEAN

SAN DIEGO BAY

**CHULA VISTA BAYFRONT
 DEVELOPMENT**
 (Broke Ground in 2019)

**SAN DIEGO
 PORT**



NAVAL BASE SAN DIEGO



www.cnrc.navy.mil/regions/cnrsw/installations/navbase_san_diego



±2.7 mile drive

225 W 30th St will continue to benefit from its close proximity to the Navy and its extensive ecosystem of vendors and suppliers.

San Diego's defense cluster continues to play a critical role in the region's innovation and military economy and the United States' national security priorities. San Diego is home to the largest concentration of military assets in the world and the largest federal military workforce in the country. When considering the overall ripple effects of the defense cluster in San Diego, about 22.2% (\$61 billion) of San Diego's gross regional product (GRP) is the result of defense-related spending during fiscal year 2025, according to the Rady School of Management at UCSD.

Defense contracts. In fiscal year 2025, \$19.8 billion in procurement contracts was projected to flow into San Diego.

Compensation. In fiscal year 2025, direct spending by Department of Defense (DoD) in compensation for the more than 357,000 active duty and civilians jobs was an estimated \$15.1 billion.





Defense spending. San Diego County receives more defense spending than any other county in the U.S. with the exception of Fairfax County, Virginia.

Pacific Fleet. San Diego is home port to the Pacific Fleet and is the primary training ground for much of U.S. Marine Corps.

Naval Base San Diego is homeport to the Pacific Fleet Surface Navy with 56 U.S. Navy ships and two auxiliary vessels including USNS Mercy (TAH - 19). The base often hosts visiting surface ships from foreign Navies, other U.S. homeports and the Coast Guard. Naval Base San Diego is also home to more than 200 tenant commands, each having specific and specialized fleet support purposes.

The base is a workplace for over 35,000 military, civilian and contract personnel.

Source: Commander, Navy Installations Command; UCSD Rady School of Management.

FINANCIAL OVERVIEW



LEASE VS. OWN ANALYSIS

ESTIMATED OCCUPANCY COST SAVINGS OF \$1.57/PSF PER MONTH!

BENEFITS OF OWNERSHIP

FAVORABLE TAX DEDUCTIONS TO IMPROVE THE BOTTOM LINE

- Mortgage loan interest
- Annual depreciation
- Cost of building improvements

ACQUIRING AN ASSET THAT CREATES VALUE (WEALTH BUILDER)

- Potential source of rental income
- Equity Build-up/Appreciation in asset value over time
- Diversification of business profits

POTENTIAL SOURCE OF PASSIVE INCOME

- Income stream from leasing a portion of the property

BENEFITS OF OWNING PROPERTY

- Space can be modified to accommodate changes in the business

NOTES:

[1] Tax Rate calculated using 37.00% Federal and 13.30% State Ordinary Income Tax Rate
 [2] Rate includes cost segregated depreciation. Assumes 67.00% of asset treated as real property, capital gains on appreciation at 20.00%, depreciation recapture at 25.00%, and a blended ordinary income tax rate based on the federal and respective state tax rates.
 [3] Depreciation assumes Cost Segregation Study with 100% Bonus Depreciation for a typical Industrial asset.

PURCHASE ASSUMPTIONS			
Unit Size	46,454 SF	Base Purchase Price	\$12,774,850
Property Type	Industrial	Base Price Per Square Foot	\$275.00
Address	225 W 30th Street National City, CA		

GLOBAL ASSUMPTIONS			
Analysis Period	10 Years	Combined Federal and State Tax Rate [1]	45.38%
Operating Expense Growth Rate	3.00%	Effective Blended Capital Gains Rate [2]	37.12%

LEASE ALTERNATIVE		OWN ALTERNATIVE	
Lease Assumptions		Loan Assumptions	
Size of Leased Premises	46,454 SF	Loan Amount	60.00% LTV \$7,664,910
Monthly NNN Rent	\$1.50 PSF	Interest Rate	5.50%
Annual Rent Increases	3.00%	Amortization Period	30 Years
Monthly NNN Charges	\$0.30 PSF	Loan Fees/Costs	1.00% \$76,649
Equity Available for Investment	\$5,186,589	Total Equity Investment (Down Pymt & Fees)	\$5,186,589
After-Tax Equity Investment Rate	3.00%	Monthly Operating Expenses	\$0.30 PSF
		Annual Growth / Appreciation of Property	2.00%
		Depreciable Basis (Non Land Portion)	70% \$8,942,395

LEASE		
Monthly Year 1	Per SF	Monthly
1st Year Monthly Rent	(\$1.50)	(\$69,681)
1st Year Monthly NNN Charges	(\$0.30)	(\$13,936)
Tax Savings on Rent Expense	\$0.68	\$31,621
Tax Savings on NNN Charges	\$0.14	\$6,324
After-Tax Investment Income	\$0.28	\$12,966
Monthly Year 1 After-Tax Costs	(\$0.70)	(\$32,706)

OWN		
Monthly Year 1	Per SF	Monthly
1st Year Loan Payments	(\$0.94)	(\$43,521)
1st Year Operating Expenses	(\$0.30)	(\$13,936)
Tax Savings on Operating Expenses	\$0.14	\$6,324
Tax Savings on Interest Expense	\$0.34	\$15,845
Tax Savings on Depreciation	\$1.17	\$54,410
Building Appreciation	\$0.46	\$21,291
Monthly Year 1 After-Tax Savings	\$0.87	\$40,413

Savings as Owner in Monthly After-Tax Costs Year 1 **\$73,119**

10-Year Total	Total
Total Rent (Effective \$1.72 Over 10 Yrs)	(\$9,585,775)
Total NNN Charges (Effective \$0.34 Over 10 Yrs)	(\$1,917,155)
Tax Savings on Rent Expenses	\$4,349,929
Tax Savings on NNN Charges	\$869,986
After-Tax Investment Income	\$1,783,753
Total After-Tax Cash Flow	(\$4,499,262)

10-Year Total	Total
Total Loan Payments	(\$5,299,111)
Total Operating Expenses	(\$1,917,155)
Tax Savings on Operating Expenses	\$869,986
Tax Savings on Interest Expense	\$1,797,413.95
Tax Savings on Depreciation	\$1,448,903
Building Appreciation	\$2,797,621
Principal Paydown	\$1,338,217
Capital Gains Tax	(\$2,537,682)
Total After-Tax Cash Flow	(\$1,501,807)

Savings as Owner in Total After-Tax Cash Flows **\$2,997,455**

AFFILIATED BUSINESS DISCLOSURE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

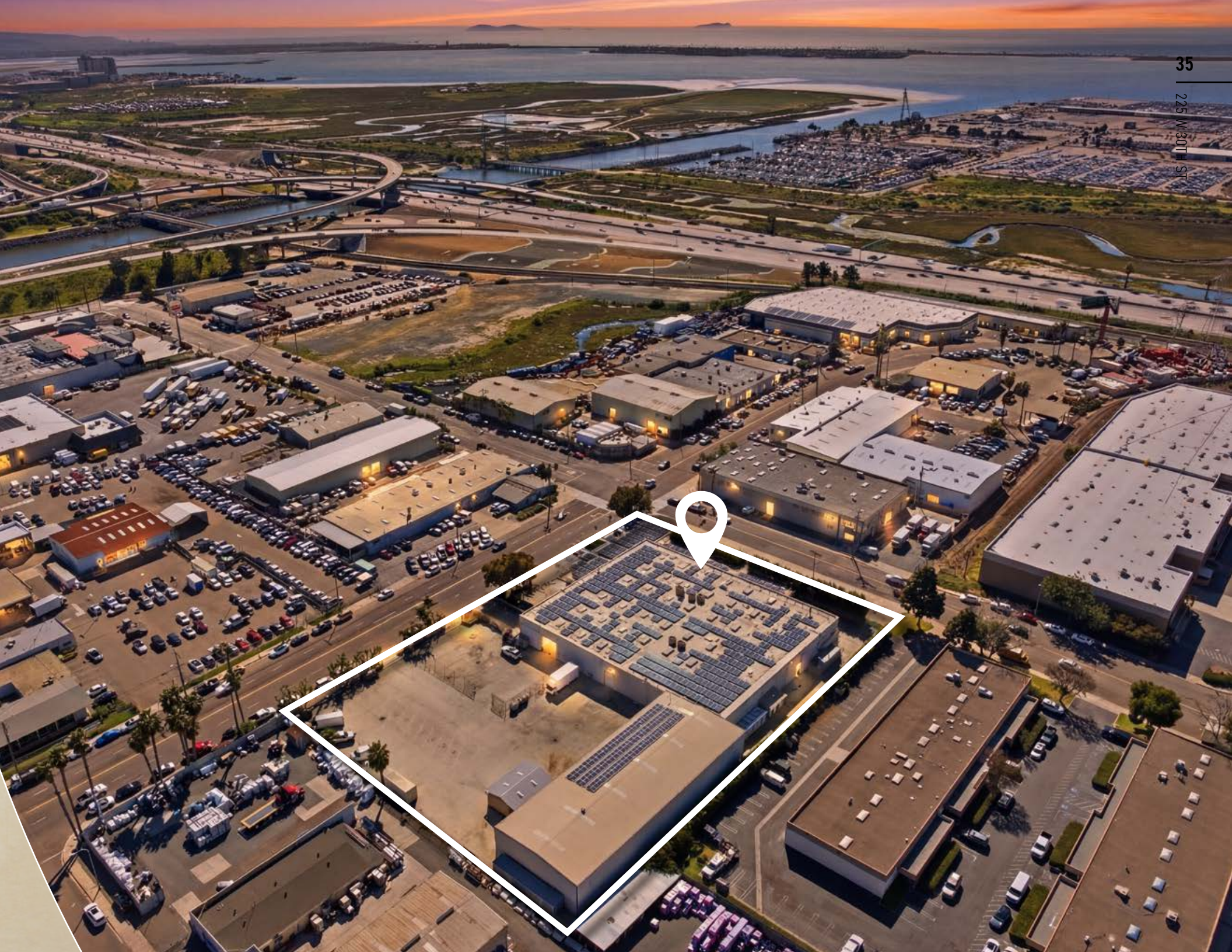
This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS





225

W 30TH ST

NATIONAL CITY | CALIFORNIA, 91950

SCAN TO VISIT OUR WEBSITE



PCPLISTINGS.COM

CBRE INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

Orange County

Anthony DeLorenzo
Bryan Johnson
Jackson Marlow
Nick Williams
Halie Bergeron
Paul Stache

Los Angeles / Ventura County

Mark Shaffer
Gerard Poutier
Grant Goldman
Dylan Rutigliano

San Diego

Matt Pourcho
Matt Harris
Casey Sterk

Phoenix

Geoffrey Turbow
James Chantilas
Emily Minnier
Mark Gnirk

Portland

Graham Taylor
Gabe Schnitzer

Boise

Tim Reid
Kurt Gregg
Montana Carranza

Buyer Advisory

Gary Stache
Chris Martin
Bill Maher
Daniel Meager
Brandon Lalli

Inland Empire

Sammy Cemo
Austin Reuland

Sacramento

Matt Post

Las Vegas

Tyler Ecklund
Michael Hsu
Marc Magliarditi

Midwest U.S.

Kevin Foley
Austin Wolitarsky

Northern Colorado

Jon Rue