

FOR SALE

OWNER/USER INVESTMENT OPPORTUNITY

2345 VIA SEGUNDO, SAN YSIDRO, CA 92173



Exclusively listed by

JEFF BROWN
858.369.3016
jeff.brown@kidder.com
LIC N° 01496665

DANNA TIU
858.369.3004
danna.tiu@kidder.com
LIC N° 02153012

KIDDER.COM

km Kidder
Mathews

2345 VIA SEGUNDO

OWNER/USER INVESTMENT OPPORTUNITY FOR SALE IN SAN YSIDRO, CALIFORNIA



PROPERTY SUMMARY

SALE PRICE	\$2,650,000 (\$255/SF)
TOTAL BUILDING SIZE	±10,410 SF
LAND SIZE	±0.62 AC
NUMBER OF CONDOS	4
CLEAR HEIGHT	20'
OCCUPANCY	50%
LOADING	Grade Level Doors
PARKING	16 Spaces
ZONING	IL-3-1

\$2.65M

SALE PRICE

\$255

PRICE / SF



Property Overview

SUITE A

AVAILABLE SF	±2,504 SF
LEASE EXPIRATION	10/31/2029
CURRENT MONTHLY RENT	\$3,881.20 (+ \$0.35/sf NNN)
ANNUAL INCREASE	4%

SUITE B

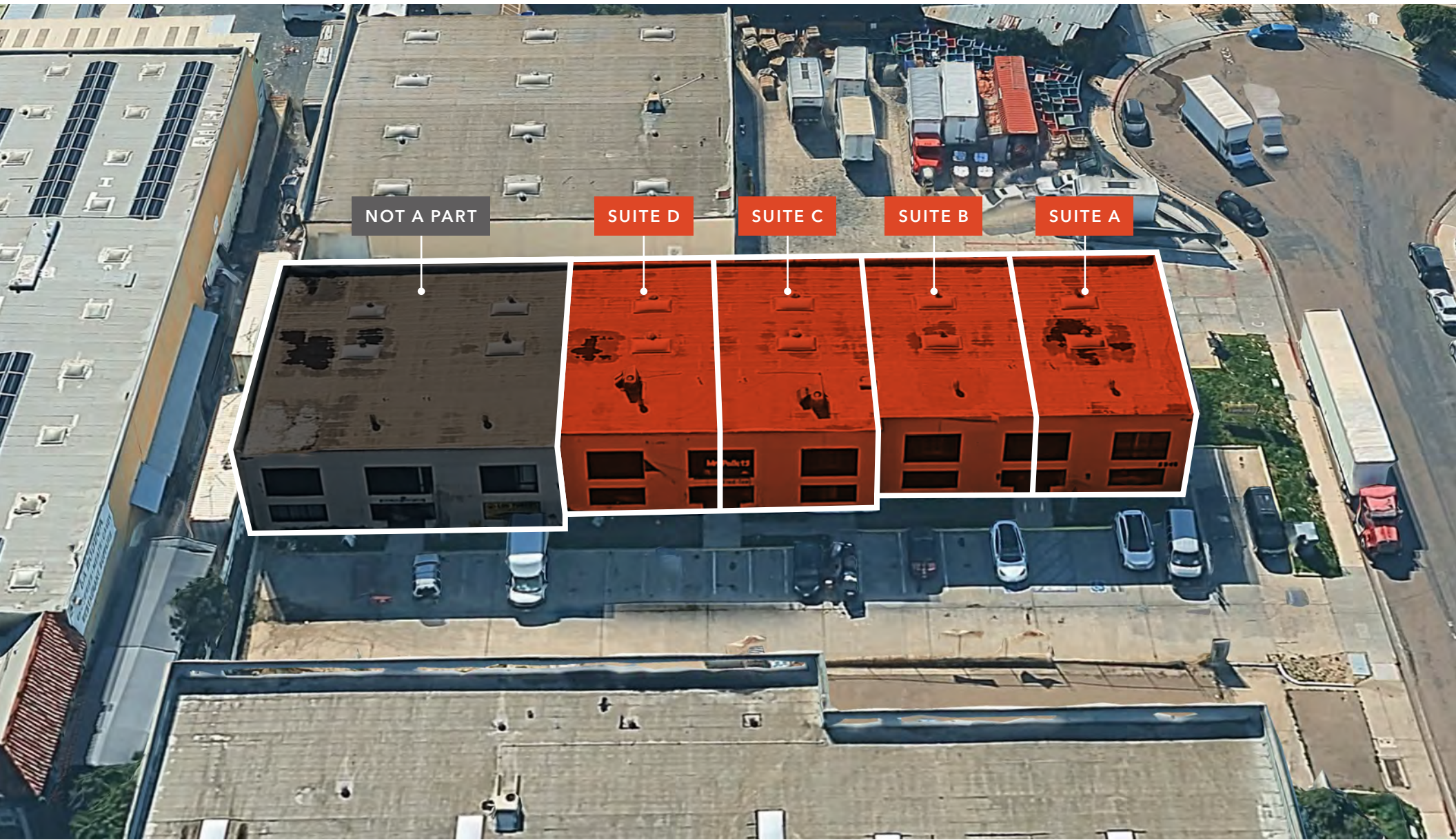
AVAILABLE SF	±2,565 SF
LEASE EXPIRATION	10/31/2026
CURRENT MONTHLY RENT	\$3,437.10 (+ \$0.35/sf NNN)

SUITE C

AVAILABLE SF	±2,640 SF
OCCUPANCY	Vacant
LEASE RATE	\$1.50/sf (+ \$0.35/sf NNN)

SUITE D

AVAILABLE SF	±2,701 SF
OCCUPANCY	Vacant
LEASE RATE	\$1.50/sf (+ \$0.35/sf NNN)



2345 VIA SEGUNDO



905

SUNSET ELEMENTARY SCHOOL

SAN YSIDRO MIDDLE SCHOOL

805

BEYER BLVD

GROCERY OUTLET
Pargain Market

DOLLAR TREE

WELLS FARGO

Starbucks

Jack
in the Box

5

McDonald's
Jack
in the Box
CHASE
YUM
El Super
WINGS

W SAN YSIDRO BLVD

5

W CALLE PRIMERA

SUBJECT
PROPERTY

LAS AMERICAS PREMIUM OUTLETS

Nike	RALPH LAUREN	VANS
COACH	Levi's	GameStop
H&M	adidas	ck Calvin Klein
Starbucks	kate spade NEW YORK	GAP

LARSEN FIELD

CAMINO DE LA PLAZA

UNITED STATES

MEXICO

AVAILABLE FOR SALE

KIDDER MATHEWS



2345 VIA SEGUNDO

*For more information on
this property, please contact*

JEFF BROWN
858.369.3016
jeff.brown@kiddier.com
LIC N° 01496665

DANNA TIU
858.369.3004
danna.tiu@kiddier.com
LIC N° 02153012

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

