

# NET LEASED INVESTMENT OPPORTUNITY

8130 PARKWAY DRIVE • LA MESA, CALIFORNIA 91942



EXCLUSIVELY OFFERED BY:

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**Voit**

REAL ESTATE SERVICES

## DISCLAIMER.

Voit Real Estate Services ("Voit") has been retained as exclusive advisor and broker to the ("Seller") regarding the sale of **8130 La Mesa Boulevard, La Mesa, CA 91941** ("the Property"). This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Seller or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Seller and Voit. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Seller nor Voit, nor any of their respective directors, officers, affiliates or representatives make any representation of warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Seller shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without prior written authorization of the Seller or Voit. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Seller or Voit. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Seller reserves the right to sell or withdraw the Property at any time without prior notice. It is the Seller's preference to close this transaction as soon as possible. All investors should base their offers and pricing on the "as-is", "where-is" condition of the Property. Qualified prospective investors will have the opportunity to inspect the Property. Each prospective investor is to rely upon its own investigation, evaluation, and judgment as to the condition of the Property. In order to expedite underwriting and upon request, the prospective investors will be given access to due diligence information, and any information provided by Seller to Voit.

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**PLEASE NOTE:**

The tenant has requested its name and all of its branding and logos be removed from the Offering Memorandum. However, the tenant in possession of the premises under a lease, has occupied long term, and is easily identified by searching 8130 Parkway Drive, La Mesa, CA 91942. They are the "leading dealer of wheelchair vans".

**Voit**

REAL ESTATE SERVICES

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# OFFERING SUMMARY

## LOCATION

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8130 Parkway Drive  
La Mesa, CA 91942  
APN: 464-050-15-00

## OFFERING SUMMARY

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Price	\$3,800,000
Price PSF	\$475
Net Operating Income (NOI)*	\$196,628
Capitalization Rate	5.17%
Building Size	8,000 SF
Year Built	1972
Lot Size (Acres / Sq. Ft.)	0.73 AC / 31,798 SF
Parking (Ratio)	41 Stalls (5.1/1,000 SF)

All lease provisions to be independently verified by Buyer during the Due Diligence Period.

\*Approximated based on sale price and increase property tax that cannot be passed-through.

# INVESTMENT HIGHLIGHTS

## LEASE TERMS

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Tenant	"Leading Dealer Of Wheelchair Vans"
Guarantor	Entity provided upon request <i>(110 locations, over \$800M revenue; additional financial info available upon NDA)</i>
Rent Commencement	August 19, 2016
Lease Expiration	August 18, 2031
Lease Term	5-Year Initial Term, renewed twice
Options	None <i>(final option exercised, commences August 19, 2026. No more remaining.)</i>
Rent Increases	Three percent (3%) Annually
Lease Type	*NNN
ROFR	None

## \*EXPENSES / REIMBURSEMENTS

---

RE Taxes	Tenant pays real estate taxes, but increase due to sale is not passed-through (factored into approximate NOI)
Insurance	Tenant reimburses
Roof / Structure	Landlord (Roof replaced November 2023)
Tenant Maintenance	Tenant shall maintain non-structural portions of the Premises, and shall repair plumbing, HVAC, appliances, doors, windows, plate glass, interior ceilings, lighting systems, wiring and cabling, phone systems, and signage
Landlord Maintenance	HVAC maintenance exceeding \$500 per service, and \$1,500 per year; maintenance, repair and replacement of the roof, foundation, parking lot, sprinkler systems, and asphalt components

All lease provisions to be independently verified by Buyer during the Due Diligence Period.



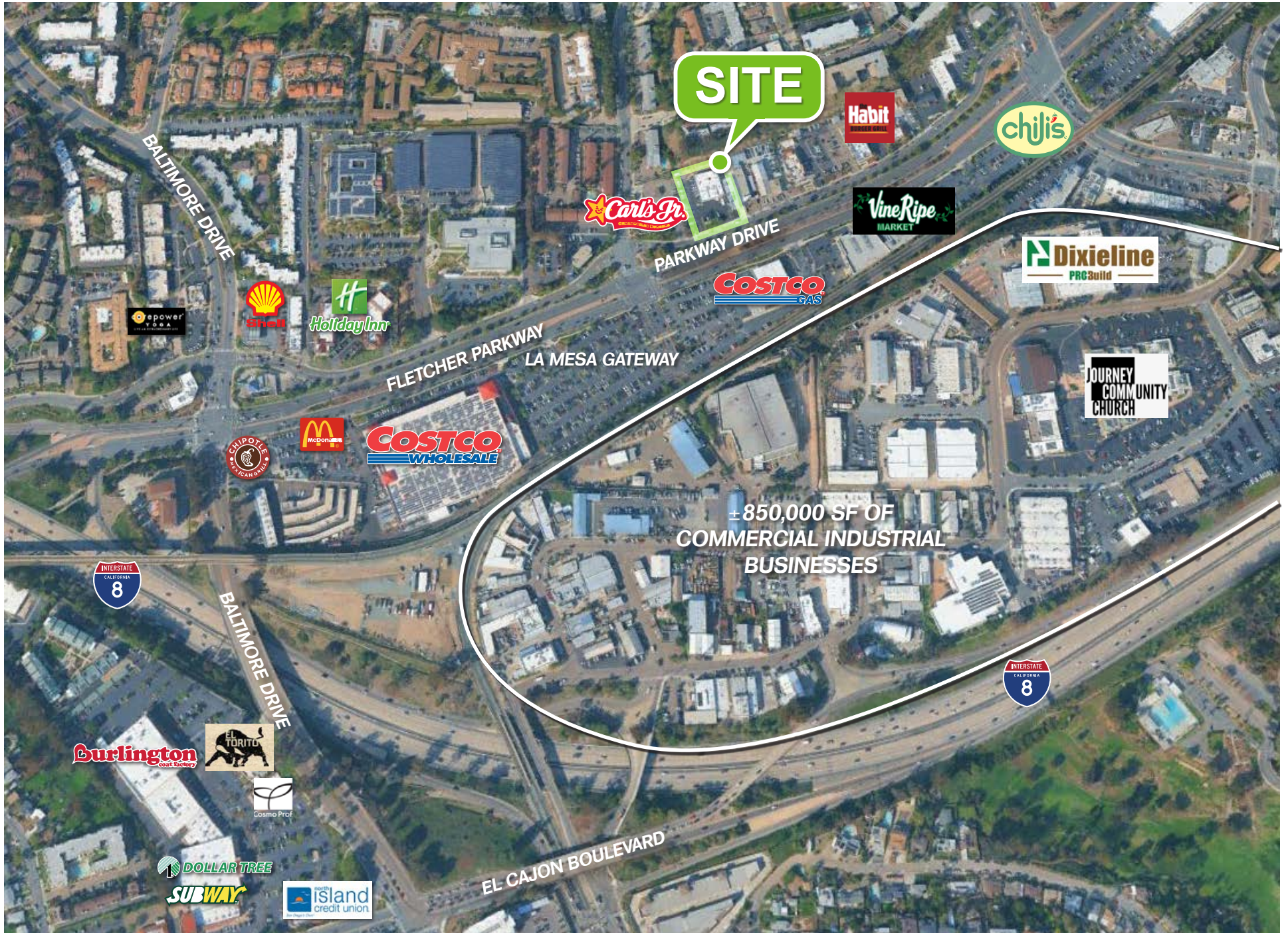
## SCHEDULED INCOME

INCOME / EXPENSE	
<b>INCOME</b>	
Base Rent <sup>1</sup>	\$211,272.00
Real Estate Tax Reimbursement <sup>2</sup>	\$30,803.00
<b>TOTAL INCOME</b>	<b>\$242,075.00</b>
<b>EXPENSES</b>	
RE Taxes (Re-Assessed on Sale, 1.19599%)	\$45,447.00
Insurance	NNN
Common Area Maintenance (CAM)	NNN
<b>TOTAL EXPENSES</b>	<b>\$45,447.00</b>
<b>NET OPERATING INCOME (NOI)<sup>3</sup></b>	<b>\$196,628.00</b>

<sup>1</sup> Period from June 1, 2026 to May 31, 2027.

<sup>2</sup> Tenant is not responsible for increase in RE Taxes due to a sale during its tenancy. RE Tax estimate based on a two percent (2%) increase over the 2025-2026 in the amount of \$30,199. However, mechanism for Tenant's increases in RE Tax Reimbursement is not defined in the Leases (no Base or Comparison Year).

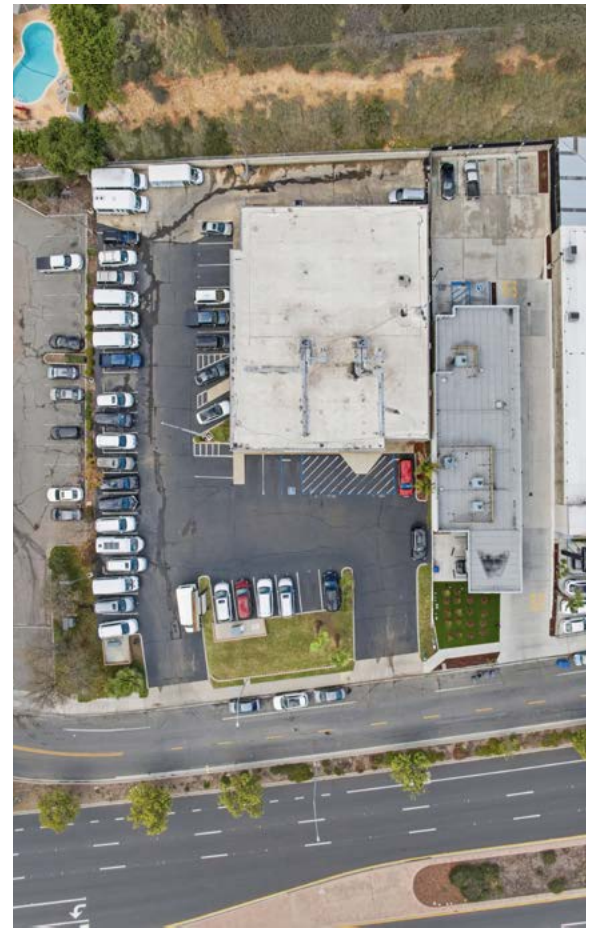
<sup>3</sup> NOI is approximated based on RE Taxes post-sale, and no Landlord maintenance expenses incurred.



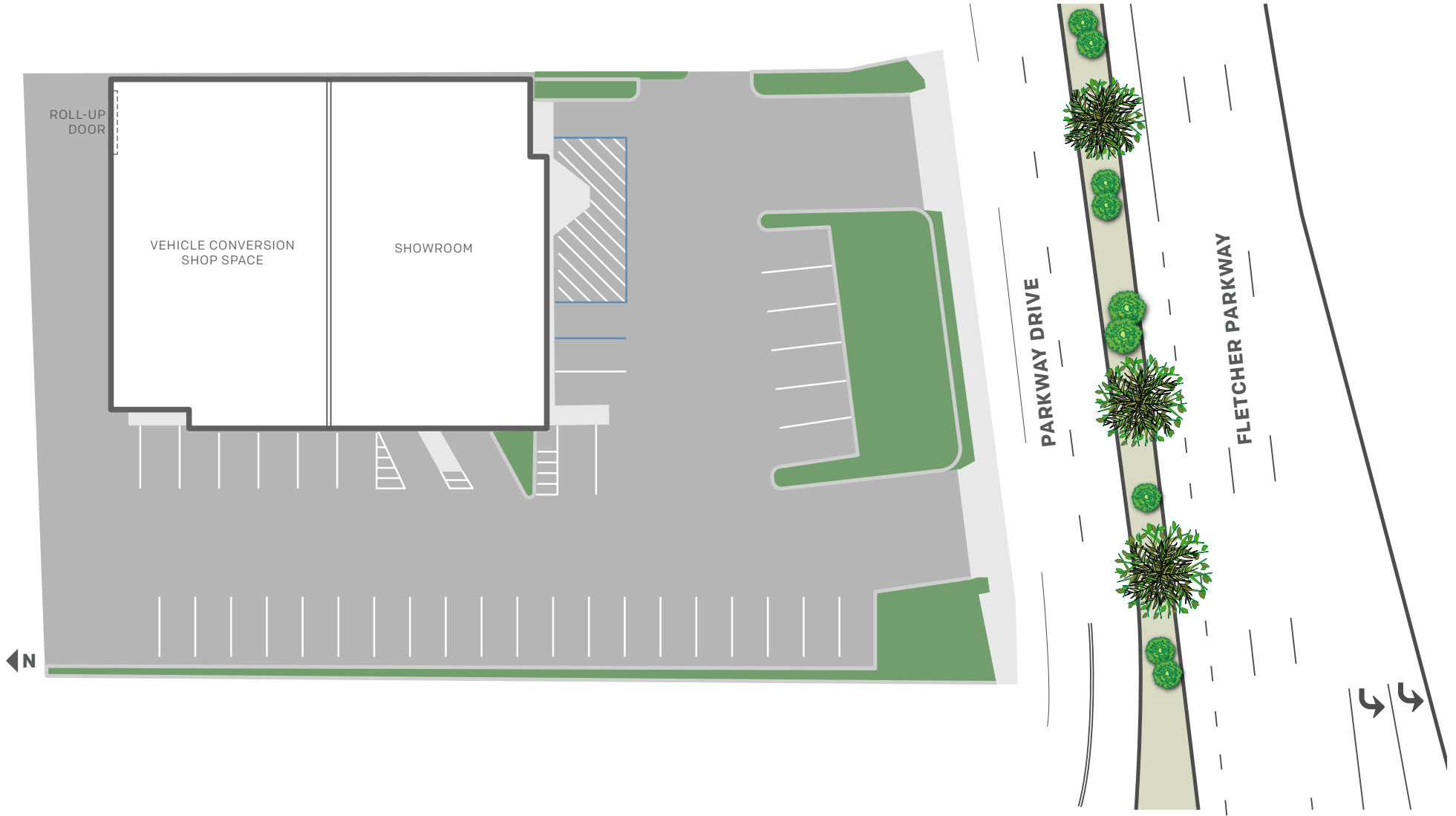
**SITE**

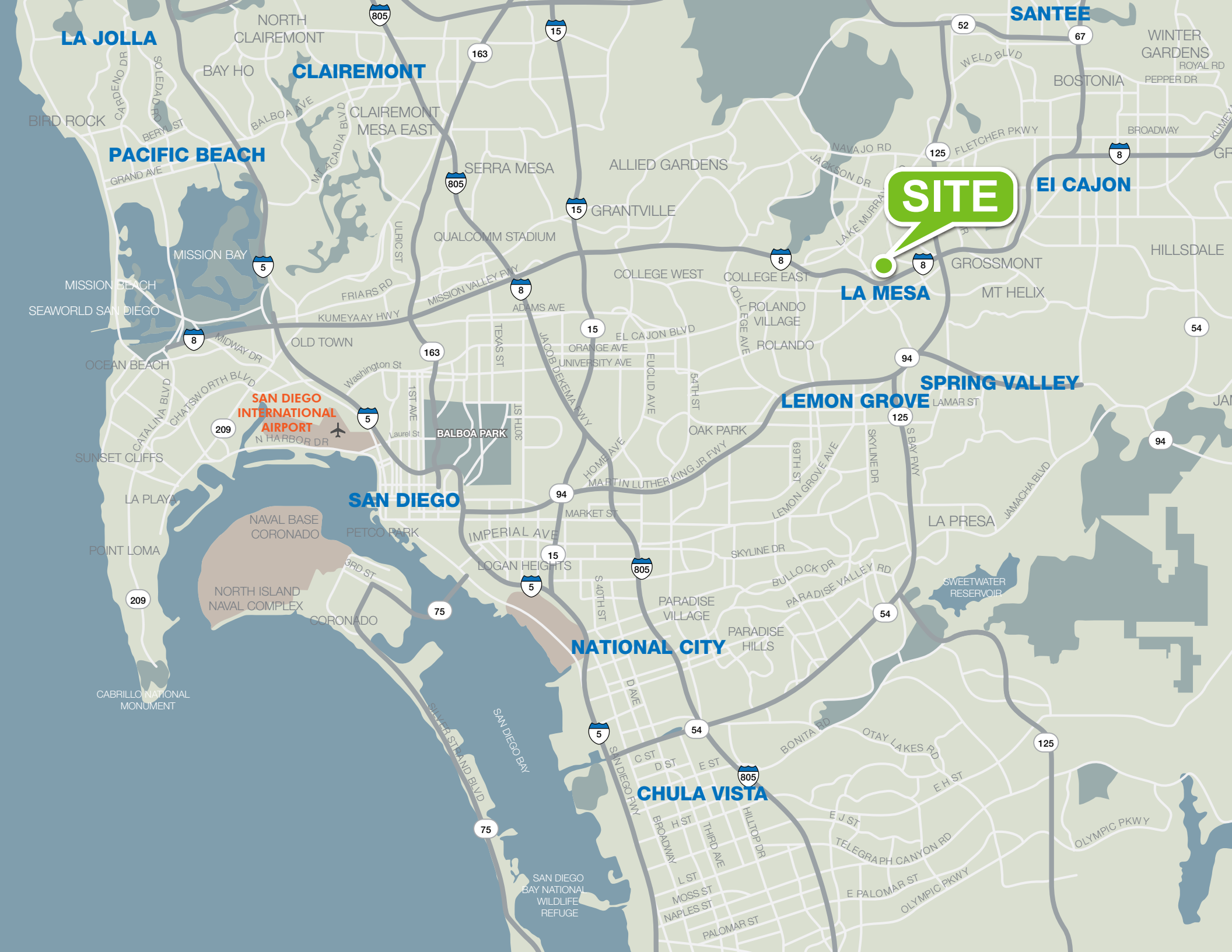
± 850,000 SF OF  
COMMERCIAL INDUSTRIAL  
BUSINESSES





# SITE PLAN





**SITE**

**LA JOLLA**

**CLAIREMONT**

**PACIFIC BEACH**

**SANTEE**

**EI CAJON**

**LA MESA**

**SPRING VALLEY**

**LEMON GROVE**

**SAN DIEGO**

**NATIONAL CITY**

**CHULA VISTA**

**SAN DIEGO INTERNATIONAL AIRPORT**

BIRD ROCK

BAY HO

MISSION BAY

MISSION BEACH

SEAWORLD SAN DIEGO

OCEAN BEACH

SUNSET CLIFFS

LA PLAYA

POINT LOMA

CABRILLO NATIONAL MONUMENT

NAVAL BASE CORONADO

NORTH ISLAND NAVAL COMPLEX

CORONADO

SAN DIEGO BAY NATIONAL WILDLIFE REFUGE

CLAIREMONT MESA EAST

SERRA MESA

ALLIED GARDENS

GRANTVILLE

QUALCOMM STADIUM

COLLEGE WEST

COLLEGE EAST

ROLANDO VILLAGE

ROLANDO

BALBOA PARK

IMPERIAL AVE

LOGAN HEIGHTS

PARADISE VILLAGE

PARADISE HILLS

LA PRESA

SWEETWATER RESERVOIR

WINTER GARDENS

ROYAL RD

PEPPER DR

BROADWAY

HILLSDALE

JAN

BOSTONIA

FLETCHER PKWY

WELD BLVD

NAVAJO RD

JACKSON DR

LAKE MURRAY

COLLEGE AVE

COLLEGE AVE

EL CAJON BLVD

ORANGE AVE

UNIVERSITY AVE

EUCLID AVE

54TH ST

69TH ST

SKYLINE DR

BULLOCK DR

PARADISE VALLEY RD

OTAY LAKES RD

E H ST

E J ST

TELEGRAPH CANYON RD

E PALOMAR ST

OLYMPIC PKWY

MISSION VALLEY FWY

ADAMS AVE

TEXAS ST

JACOB DEREMA FWY

HOME AVE

MARTIN LUTHER KING JR FWY

MARKET ST

S 40TH ST

D AVE

C ST

D ST

E ST

H ST

THIRD AVE

L ST

MOSS ST

NAPLES ST

PALOMAR ST

3RD ST

LAUREL ST

1ST AVE

WASHINGTON ST

FRIARS RD

KUMEYAA HWY

MIDWAY DR

CHATSWORTH BLVD

CHATALINA BLVD

GRAND AVE

BERNARD ST

SOLEDA DR

CARDENO DR

BALBOA AVE

MITACADIA BLVD

ULTRIC ST

LAUREL ST

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TEXAS ST

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NAPLES ST

# TENANT PROFILE

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FOUNDED:	1997
HQ:	Richfield, Ohio
LOCATION:	110+ Nationwide
EMPLOYEES:	1,000 - 5,000
REVENUE (YR):	Est. ±\$800M
WEBSITE:	<a href="http://mobilityworks.com">mobilityworks.com</a>

MobilityWorks, headquartered in Richfield, Ohio, is the largest provider of wheelchair-accessible vehicles and adaptive driving solutions in the United States. Since its founding in 1997, the company has grown into a dominant national force with over 100 locations across 37 states. Operating as a private entity under the ownership of private equity firm Flexpoint Ford, the company focuses on empowering individuals with mobility challenges through a mission it calls "Be There," aiming to give customers the independence to connect with their communities.

The company's business model is vertically integrated, serving both individual consumers and large-scale commercial fleets. On the retail side, it offers a vast inventory of new and pre-owned accessible minivans and SUVs from major brands like Toyota, Honda, and Chrysler, customized with specialized ramps and lifts. Its manufacturing arm, Driverge Vehicle Innovations, acts as a premier upfitter for global automakers like Ford and Mercedes-Benz, producing the high-capacity accessible vans used by healthcare providers and senior living transit systems nationwide.

Beyond vehicle sales, MobilityWorks distinguishes itself through a consultative approach to accessibility. Its staff of Certified Mobility Consultants performs detailed needs assessments to match users with specific adaptive equipment, such as hand controls, steering aids, and electronic lifts. To further lower the barrier to entry for mobility solutions, the company provides a robust rental program for short-term needs and maintains a specialized team to help veterans navigate VA benefits for vehicle modifications.

Financially, the company is a market leader with estimated annual revenues ranging between \$500 million and \$1 billion. Under the leadership of CEO Bryan Everett, MobilityWorks has pursued an aggressive expansion strategy, frequently acquiring smaller regional competitors to solidify its national footprint. This growth is bolstered by a modern digital presence, including a "Buy Now" program that allows for online vehicle purchasing and home delivery, reflecting a shift toward making life-changing mobility equipment as accessible as any other modern retail experience.



## LA MESA'S MOTTO IS THE "JEWEL OF THE HILLS"

La Mesa is also a much sought after business location due to its regional centrality and superior transportation network that includes three major freeways and two trolley lines. This transportation network broadens La Mesa's trade area and enhances attractiveness among potential employees, drawing more customers and a quality work force to your business.



The La Mesa Depot Museum is La Mesa, California's oldest building in its original form and is the sole surviving San Diego and Cuyamaca Railway Station in existence.

BORDERED BY THE CITY OF SAN DIEGO ON THE WEST AND NORTH, SPRING VALLEY AND LEMON GROVE ON THE SOUTH, AND EL CAJON ON THE EAST

# 47

 HISTORICAL LANDMARKS

ONE OF THE HIGHEST ELEVATIONS IN SAN DIEGO IS MT. HELIX AT

# 1,300

 FEET

# 261

 SUNNY DAYS

## TOP 3 INDUSTRIES



Retail Trade



Healthcare & Social Assistance



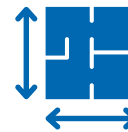
Educational Services



## 3.2 MI

 LAKE MURRAY SHORELINE

## 6.4 MI

 LAKE MURRAY PLAYGROUND

## 171 AC

 LAKE MURRAY SIZE IN ACRES

## LA MESA CITY FACTS



# OF PARKS



**BOUGAINVILLEA**  
CITY FLOWER



# OF FIRE STATIONS



**PLUM TREE**  
CITY TREE

## LOCAL EVENTS



Weekly Farmer's Market



Weekly Car Show



Holiday in the Village



San Diego's Largest Oktoberfest

# DEMOGRAPHICS



## TRAFFIC COUNT

CROSS ROADS	ADT
PARKWAY DRIVE & MARENGO AVENUE	4,536
FLETCHER PARKWAY & JACKSON DRIVE	24,071
FLETCHER PARKWAY & ALVARADO ROAD	26,931



POPULATION



HOUSEHOLD INCOME



HOME VALUE



# OF EMPLOYEES



# OF BUSINESSES

	POPULATION	HOUSEHOLD INCOME	HOME VALUE	# OF EMPLOYEES	# OF BUSINESSES
1 MILE	24,904	\$93,403	\$720,731	23,061	3,226
3 MILES	160,137	\$108,195	\$732,552	60,587	8,765
5 MILES	443,838	\$100,240	\$691,172	148,438	21,074



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