

FOR SALE 6960 CAMINO MAQUILADORA

± 2,036 SF Available

OWNER-USER INDUSTRIAL CONDOS

[Take a Property Tour](#)
[VIEW VIDEO](#)



*Photo Enhanced for Marketing Purposes.

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6950-6960 Camino Maquiladora



PROPERTY ADDRESS

6950-6960 Camino Maquiladora, San Diego, CA 92154



AVAILABILITY

SUITE 6960-J

± 2,036 SF

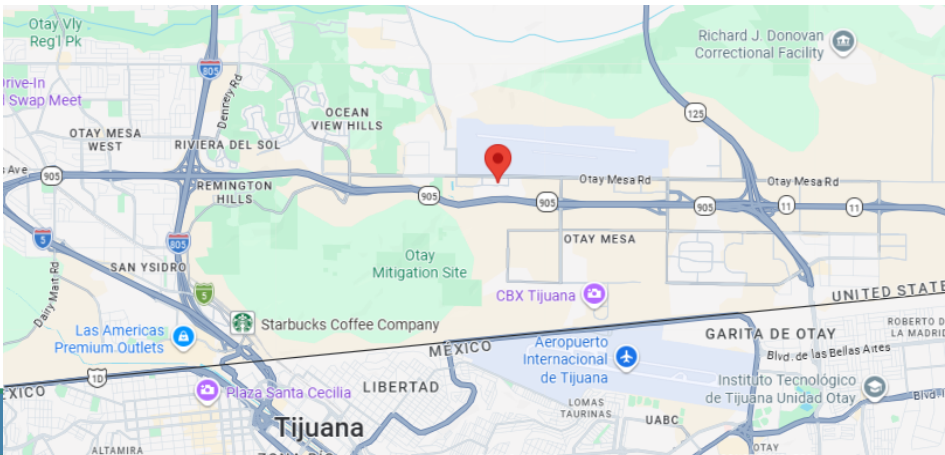


ZONING

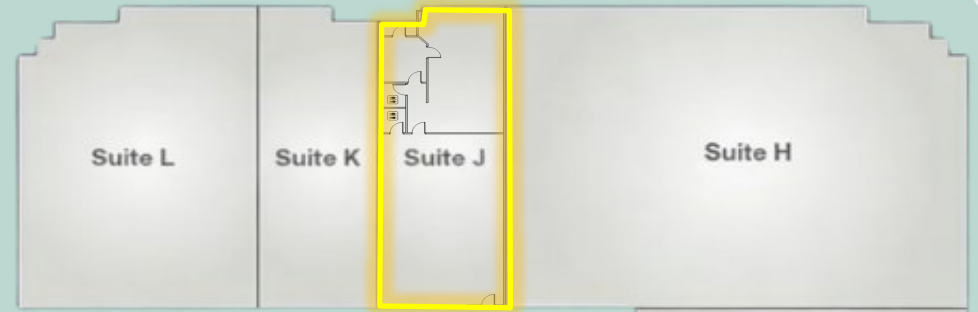
IBT-1-1 ([View Link](#))

PROPERTY HIGHLIGHTS

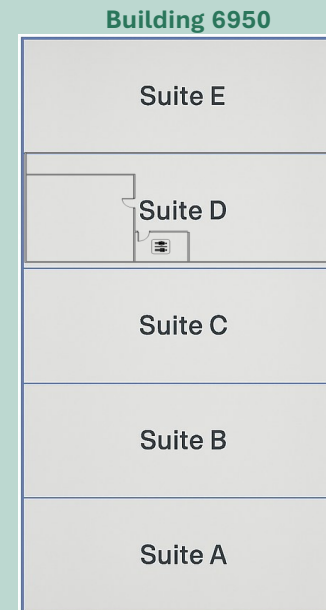
- 18' Clear Height with Office Buildout Options
- Shared Dockwell for Efficient Loading Operations
- Flexible Industrial Uses including Warehouse, Distribution, and Light Manufacturing
- Grade Level Loading Doors with 12' Clear Height
- Skylights & Fire Sprinklers
- 120/208V, 3-Phase-Power
- Freeway Access: SR-905, SR-125, & I-805



SITE PLAN



Building 6960



Building 6950



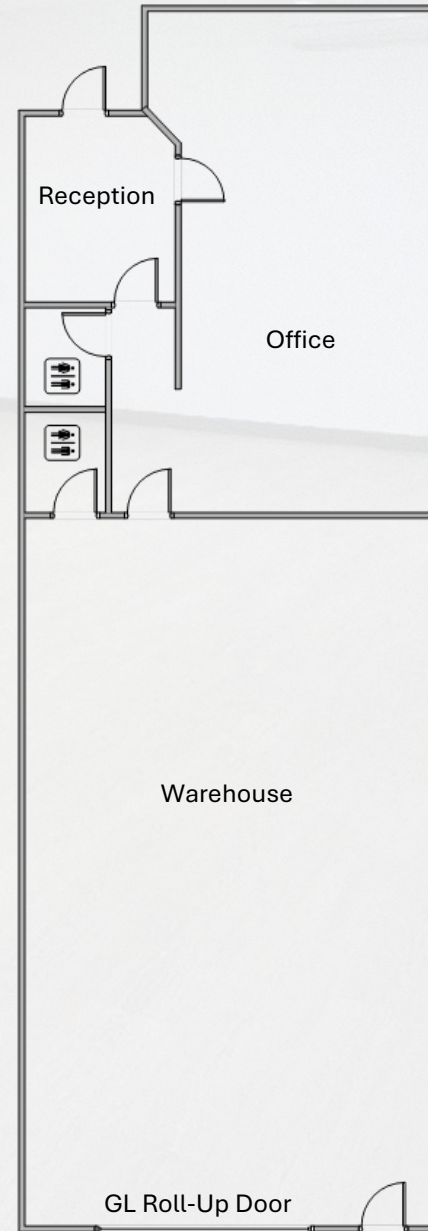
Site Plan Not Fit to Scale; for Reference Purposes Only.

FLOOR PLAN

SUITE HIGHLIGHTS

- Approx. 2,036 Sq. Ft.
- Reception
- Large Open Office
- Warehouse with +/- 18 Foot Clear Height
- 12 x 14 Grade Level Door
- Two Restrooms
- Recently Remodeled
- Sale Price: \$695,500
- HOA Covers Exterior Maintenance (Roof) & Landscaping

SUITE 6960-J: ± 2,036 SQ. FT.



Floor Plan Not Fit to Scale; for Reference Purposes Only.

OWN VS LEASE

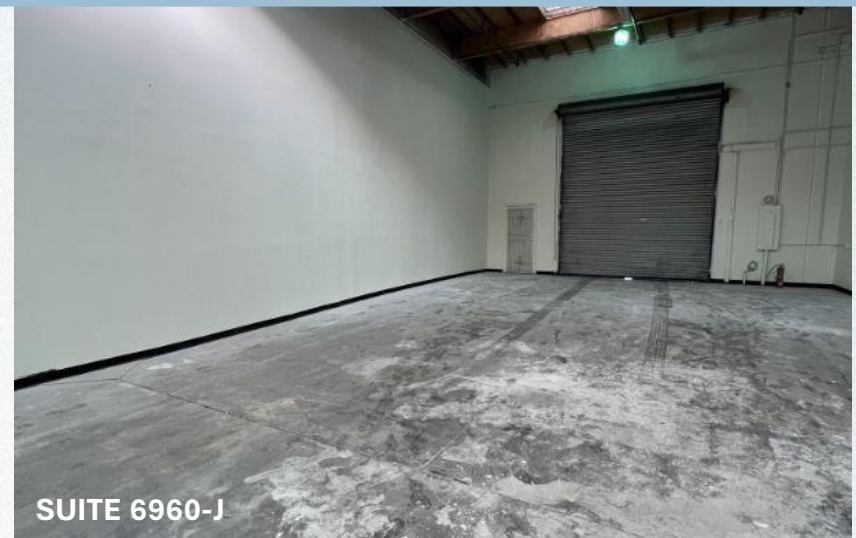
SUITE 6960-J

OWN		
Purchase Assumptions		
Size (Square Feet)	1,942	
Price per square foot	\$358	
Total Project Cost	\$695,000	
Start-Up Costs:		
10% Down Payment	\$69,500	
Loan Fee/Costs	\$7,367	
Total Start-Up Costs	\$76,867	
Monthly Costs		
	Per Sq. ft.	
Mortgage Payment (P&I)	\$2.18	\$4,236
Operating Expenses	\$0.50	\$971
HOA	\$0.15	\$283
Total Monthly Costs		\$5,490
Monthly Ownership Benefits (Estimated)		
Tax Benefits		
Depreciation Benefit		\$475
Operating Expense Deduction		\$0
Property Tax Deduction		\$0
Interest Deduction (7 yr Avg.)		\$3,125
Other Benefits		
Rental Income		\$0
Avg. Appreciation	2.0%	\$1,158
Total Ownership Benefits		\$4,759
TOTAL EFFECTIVE MONTHLY COST:		\$732

LEASE		
Lease Assumptions		
Size (Square Feet)	1,942	
Lease rate per sq ft/mth NNN	\$1.35	
NNN	\$0.50	
Monthly Lease	3,593	
Start-Up Costs		
Prepaid Rent	\$3,593	
Security Deposit	\$3,593	
Total Start-Up Costs	\$7,185	
Monthly Costs		
	Per Sq. ft.	
Lease Payment	\$1.35	\$2,622
Operating Expense (NNN)	\$0.50	\$971
Total Monthly Costs		\$3,593
Monthly Lease Benefits (Estimated)		
Tax Benefits		
Depreciation Benefit		n/a
Operating Expense Deduction		\$0
Lease Deduction		\$1,437
Interest Deduction		n/a
Other Benefits		
Rental Income		\$0
Avg. Appreciation		n/a
Total Lease Benefits		\$1,437
TOTAL EFFECTIVE MONTHLY COST:		\$2,156

Ownership Analysis Summary

Annual Effective Cost Difference	\$17,089
Average Annual Principal Pay down	\$108,845
Annual Wealth Creation	\$125,934
15 Year Wealth Creation	\$1,889,015



SUITE 6960-J



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DEMOGRAPHIC



44,969

5-Mile Employees



203,779

5-Mile Total Population



\$132,396

5-Mile Avg. HH Income



\$726,781

5-Mile Median Home Value



\$2.3B

5-Mile Consumer Spending

LOCAL MARKET OVERVIEW

San Diego stands out as one of California's most sought-after and economically dynamic metropolitan regions. Its coastal setting, mild year-round climate, and blend of urban energy with natural beauty continue to draw new residents, companies, and investors. The city's strategic position near the U.S.-Mexico border strengthens its role as a key center for international trade, supported by well-developed infrastructure and global connectivity.

The regional economy benefits from a diverse foundation of high-impact industries, including biotechnology, defense, software, higher education, and tourism. World-class research institutions and major universities fuel a strong innovation ecosystem that drives sustained economic expansion and long-term employment opportunities. A highly educated workforce and a culture of entrepreneurship further reinforce San Diego's competitive edge.

Within the industrial sector, the market remains defined by tight supply, persistent demand, and advantageous access to major transportation routes. These factors position San Diego as an essential logistics and distribution gateway for both regional and cross-border commerce.





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