10739 -10741 ROSELLE STREET

SAN DIEGO, CA 92121

+/- 6,000 SF SINGLE-STORY
FLEX / MANUFACTURING BUILDING

- 4.9% CAP RATE
- EXCELLENT VALUE - ADD OPPORTUNITY WITH UPSIDE
- SOLID & WELL ESTABLISHED
- +/- 0.35 ACRE LOT (+/1 15,324 SF)
- FENCED & SECURE YARD / PARKING LOT
- GRADE-LEVEL LOADING
- POINTS OF INGRESS / EGRESS
- FLEXIBLE ZONING
- DIVISIBLE UP TO TWO TENANTS

FOR SALE

6.74% PROFORMA CAP RATE / INVESTMENT OPPORTUNITY



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

10739-10741 ROSELLE STREET

This is a rare opportunity to purchase and own one of only five stand-alone industrial buildings in the coveted Sorrento Valley submarket sized at less than 10k SF. The Sorrento Valley submarket has transitioned into a biotech/life science submarket, accommodating hundreds of successful life science companies and headquarter offices - making it a desirable region to many businesses. Most notably, the submarket hugs Interstate 5 where the I-5 and I-805 freeways intersect. The desirability of this area ranks high to corporate & high-paid employees due to close its proximity to Carmel Valley, Del Mar, La Jolla and a number of affluent communities.

10739-41 Roselle Street has not changed ownership since its construction; and in the past 15 years there have been no stand-alone industrial properties under 10k SF offered for sale in Sorrento Valley, highlighting the rare opportunity created by this purchase offering.

OFFERED AT $2,300,000

OWNER-USER / INVESTMENT OPPORTUNITY IN SORRENTO VALLEY

OCCUPIED BY TENANT THROUGH 2026 WITH ONE 5-YEAR OPTION TO RENEW



PROPERTY FEATURES

- +/- 6,000 SF INDUSTRIAL / FLEX BUILDING
- ON +/- 0.35 ACRE LOT (+/1 15,324 SF)
- 70% WAREHOUSE / 30% OFFICE
- THREE GRADE-LEVEL LOADING DOORS
- FENCED & SECURE YARD & PARKING LOT
- 600 A POWER
- MASONRY CONSTRUCTION
- DIVISIBLE UP TO THREE TENANTS
- TWO POINTS OF INGRESS / EGRESS
- IL-3-1 ZONING
- EXCELLENT STREET VISIBILITY
- ONE MINUTE TO I-5 ON / OFF RAMP

TENANT INFORMATION

The **Conscious Water Company** has built a strong name for itself in the San Diego area for water products. They have a proprietary filtration system through which they are able to produce some of the highest quality water options for businesses and residences. Available through delivery, Conscious Water has a robust list of clientele which is well-diversified between residential and commercial accounts. The tenant caters to a much-needed and high-barriers to entry industry. Poor water quality is a continuing issue in highly developed and densely populated cities like San Diego and companies like Conscious Water deliver a much-needed solution to the ever-growing population of San Diego.

- LEASED THROUGH 2026
- TENANT HAS ONE 5-YEAR OPTION TO RENEW LEASE
- 4.9% CAP RATE (Y2 INCOME) ; 6.75% PROFORMA
- MULTI-TENANT BUILDING, DIVISIBLE UP TO THREE TENANTS

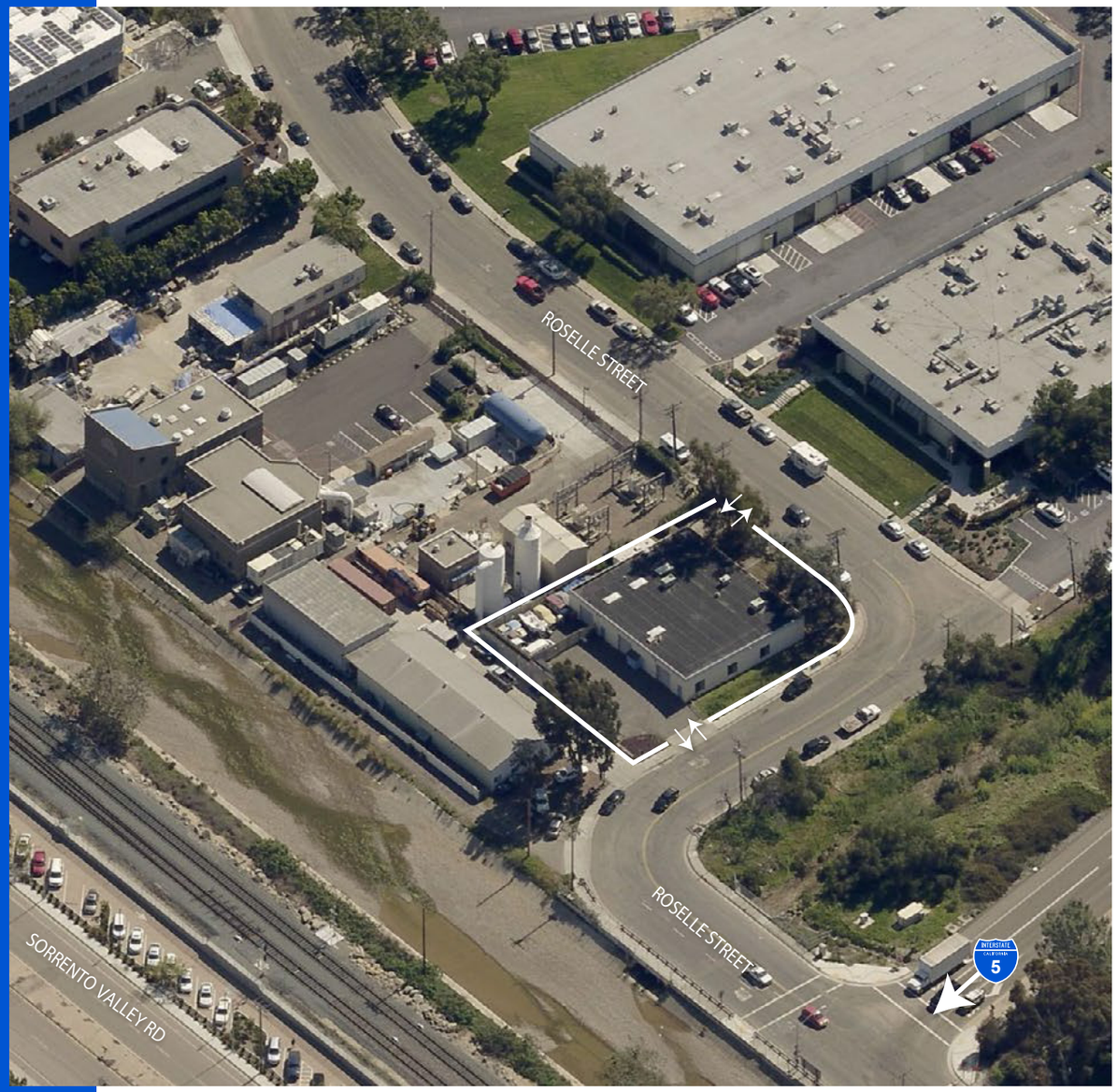


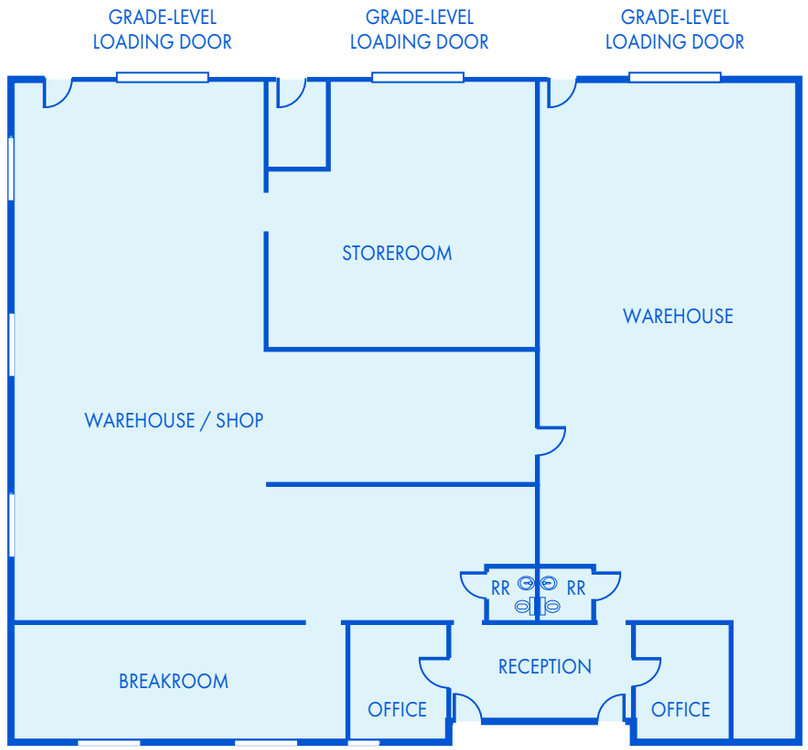




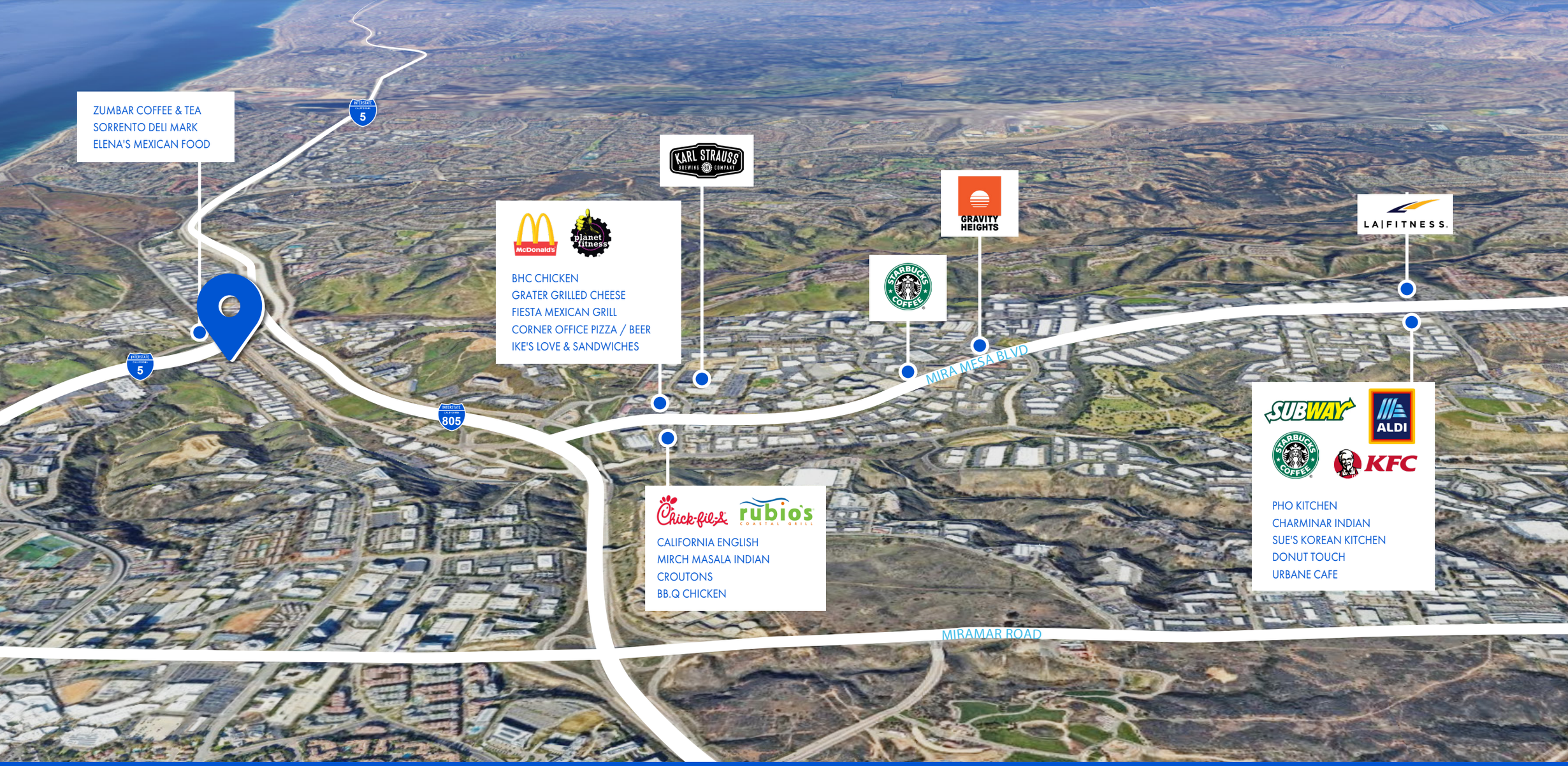
CONSCIOUS
WATER COMPANY

VISIT WEBSITE





Floorplan not to scale, for reference only.



10739-10741 ROSELLE STREET

SORRENTO VALLEY
AREA AMENITIES

10739-10741 ROSELLE STREET

SAN DIEGO, CA 92121

FOR SALE

+/- 6,000 SF SINGLE-STORY FLEX / MANUFACTURINGBUILDING ON +/- 0.35 ACRES



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