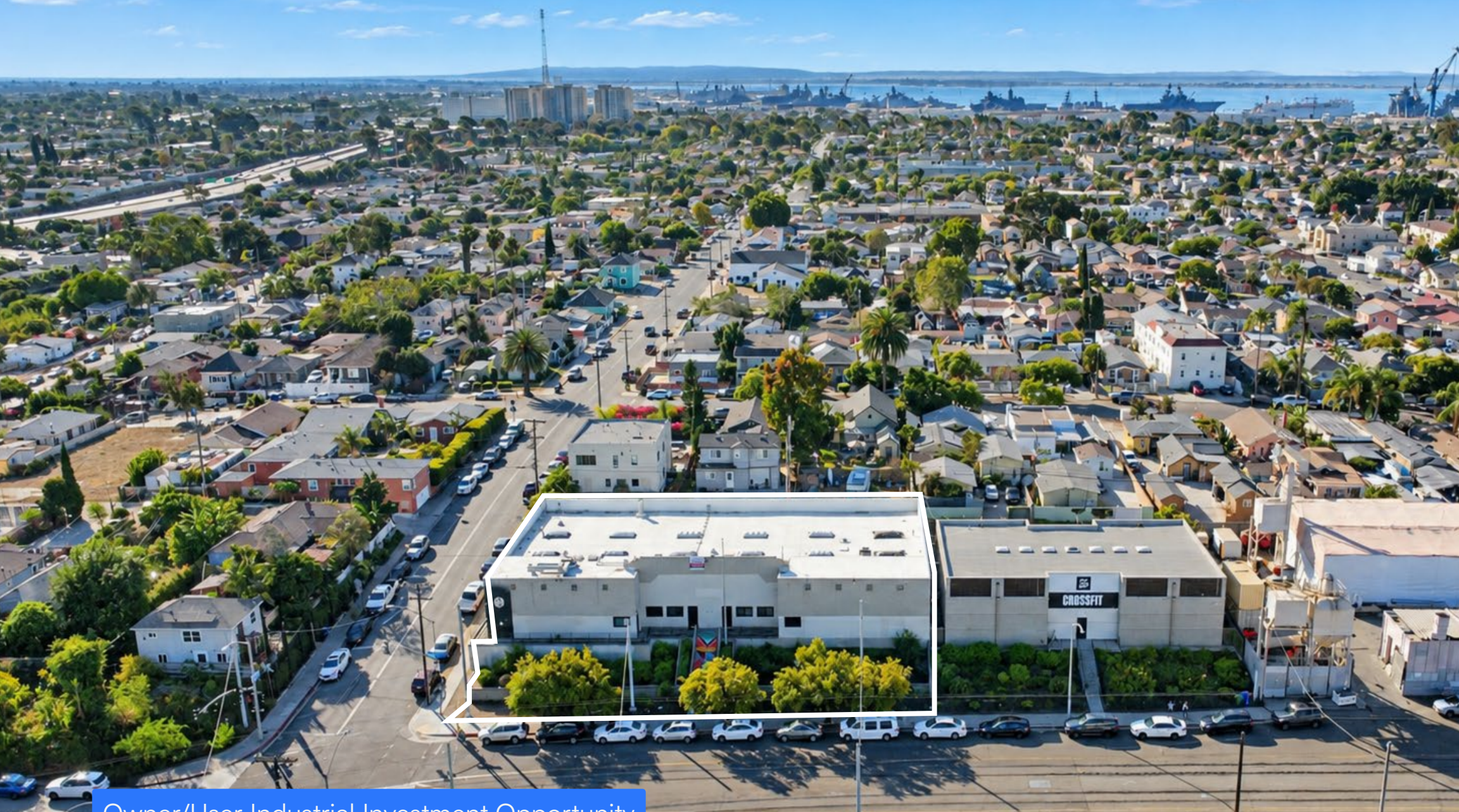




Owner/User Industrial Investment Opportunity

3191 Commercial Street

San Diego, CA 92113

Offering Memorandum

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\$3,243,000

List Price

±0.44 AC

Lot Size

±10,944 SF

Total SF

\$296

\$ PSF

CN-1-4

Zoning

Masonry

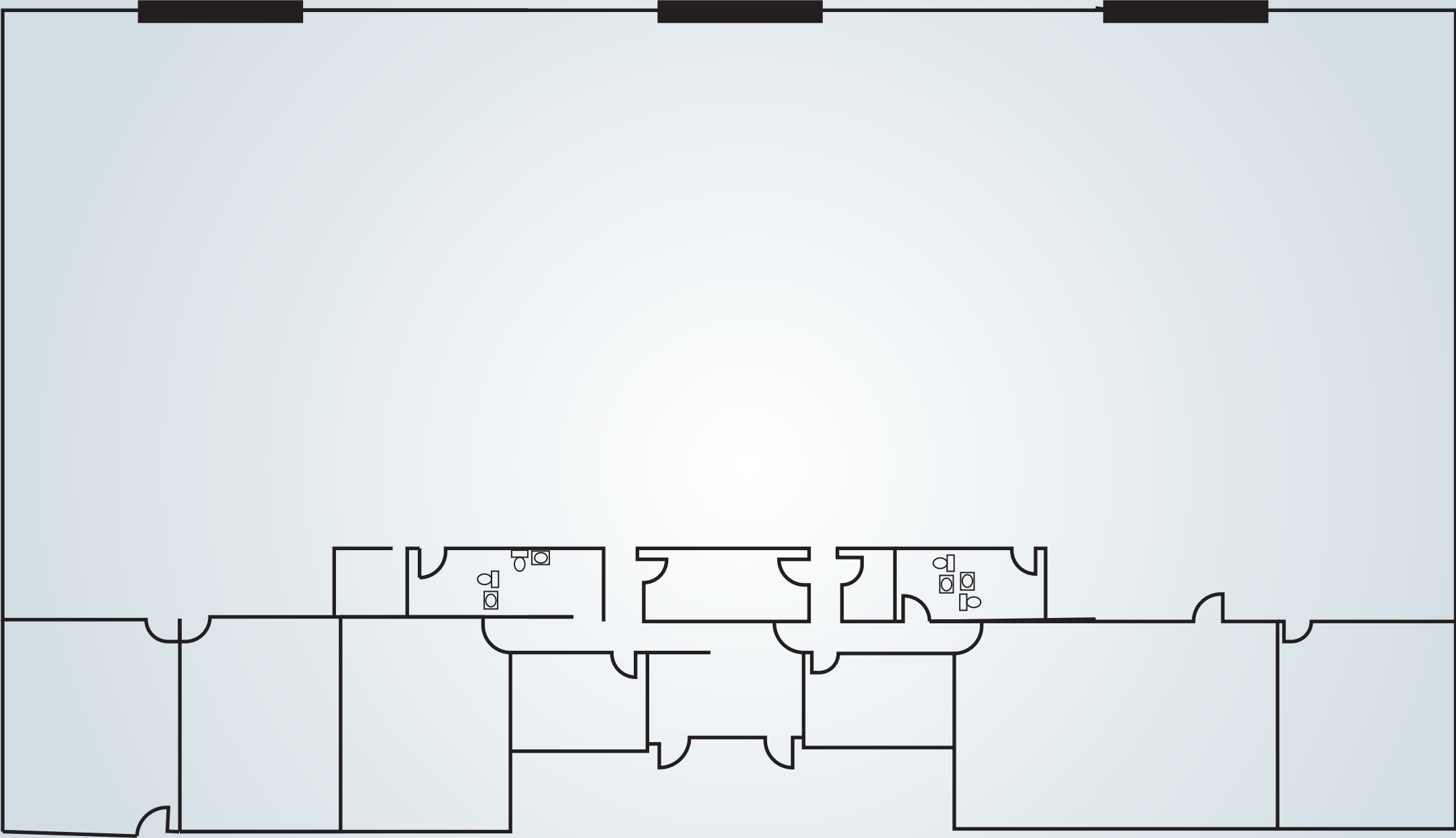
Construction

Bonus

Mezzanine



Floor Plan



San Diego
International Airport

BALBOA PARK



Culligan

COSTCO
WHOLESALE

UniFirst
westcoat

±260,000 VPD

Downtown San Diego

±2.6 Miles Away

PORT of
SAN DIEGO
Waterfront of Opportunity

KIMBROUGH ELEMENTARY
314 STUDENTS

±145,000 VPD

94

Subject
Property

15

±119,000 VPD

DHL
EXPRESS

petco
park
3 MILLION ANNUAL VISITORS

SA
Recycling

Where Restaurants Shop
RESTAURANT
DEPOT



±173,000 VPD

BURBANK ELEMENTARY
330 STUDENTS

LOGAN MEMORIAL EDUCATIONAL CAMPUS
1,087 STUDENTS

SAN DIEGO
convention center

DISCOVER
Coronado

Dole

GENERAL DYNAMICS
NASSCO

dd's
DISCOUNTS O'Reilly
AUTO PARTS

RoyalCaribbean
INTERNATIONAL

BAE SYSTEMS

NEXCOM
MISSION:YOU

NAVAL BASE SAN DIEGO PORT OPERATIONS
MILITARY BASE

San Diego, CA

San Diego's industrial market is strategically positioned at the intersection of global trade, advanced manufacturing, life sciences, technology, and defense, making it one of the most dynamic industrial markets on the West Coast. The region benefits from direct access to the San Diego-Tijuana binational manufacturing corridor, one of North America's most important hubs for medical device, aerospace, electronics, and advanced manufacturing production. Supported by a highly skilled workforce, strong innovation ecosystem, and significant barriers to new development, San Diego attract occupiers seeking proximity to research institutions, supply chain infrastructure, and key domestic and international markets.

Source: CoStar Group, U.S. General Services Administration, U.S. Customs and Border Protection, San Diego Association of Governments | **2025 Dataset**

3.29M+

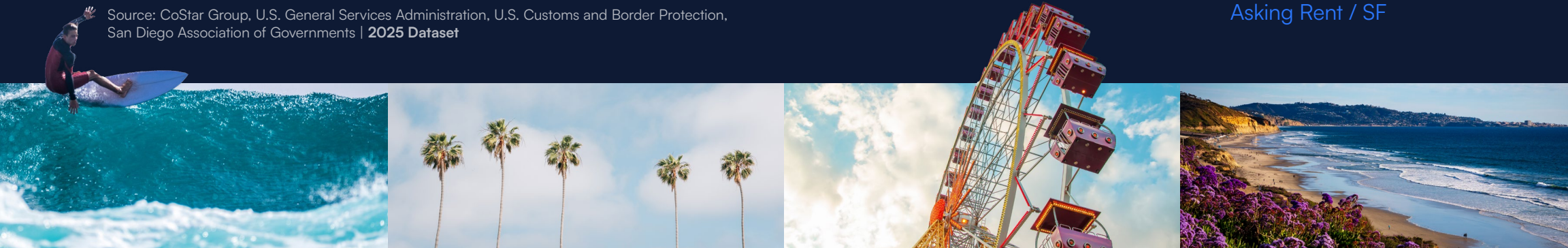
Total Population

219M+ SF

in Inventory

\$22.53

Asking Rent / SF



Demand Drivers & Major Tenants

Cross-Border Trade & Logistics

#1 Busiest Land Border

Crossing in the Western Hemisphere

- Direct access to the San Diego-Tijuana binational manufacturing corridor
- Supports billions in annual U.S.-Mexico trade and supply chain activity

Life Sciences & Advanced Manufacturing

75,000+

Life Sciences Jobs

- 30M+ SF life sciences ecosystem for research, laboratory & manufacturing
- Home to UC San Diego, Scripps Research, and the Salk Institute

Defense, Aerospace & Technology

\$61,000,000,000+

Annual Defense Economic Impact

- 110,000+ active-duty military personnel across the region
- Major aerospace, cybersecurity & defense-contractor presence

Industrial Tenants

National Logistics Operators



Source: U.S. General Services Administration, U.S. Customs and Border Protection, San Diego Regional EDC, Biocom California, UC San Diego, San Diego Military Advisory Council, CoStar Group | 2025 Dataset



San Diego Industrial Performance

\$2B+

Sales Volume

9.4%

Vacancy Rate

6.3%

Market Cap Rate

1.4M+

Square Foot
Under Construction

\$406

Market Sale Price
Per Square Foot

\$22.53

Market Asking
Rent Per Square Foot

San Diego's industrial market remains one of the most desirable and supply-constrained logistics and manufacturing markets on the West Coast, supported by its strategic location, international trade connectivity, and strong technology, defense, and life sciences industries. A substantial inventory base and limited development pipeline reflect high barriers to entry and a scarcity of developable land. Strong asking rents and sale prices underscore continued occupier demand and investor confidence, while robust transaction activity highlights the market's appeal.

Source: CoStar Group | 2025 Dataset



| Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3191 Commercial Street, San Diego, CA 92113**. ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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