



COMING JUNE 2027



199,359 SF INDUSTRIAL BUILDING
7757 ST. ANDREWS AVENUE | SAN DIEGO, CA 92154



THE SITE

7757 St. Andrews Avenue



Clear Height
25' - 27'
minimum



Full Concrete
throughout
parking lot &
truck court



Fenced/Secure
truck court



1.5/1,000
parking



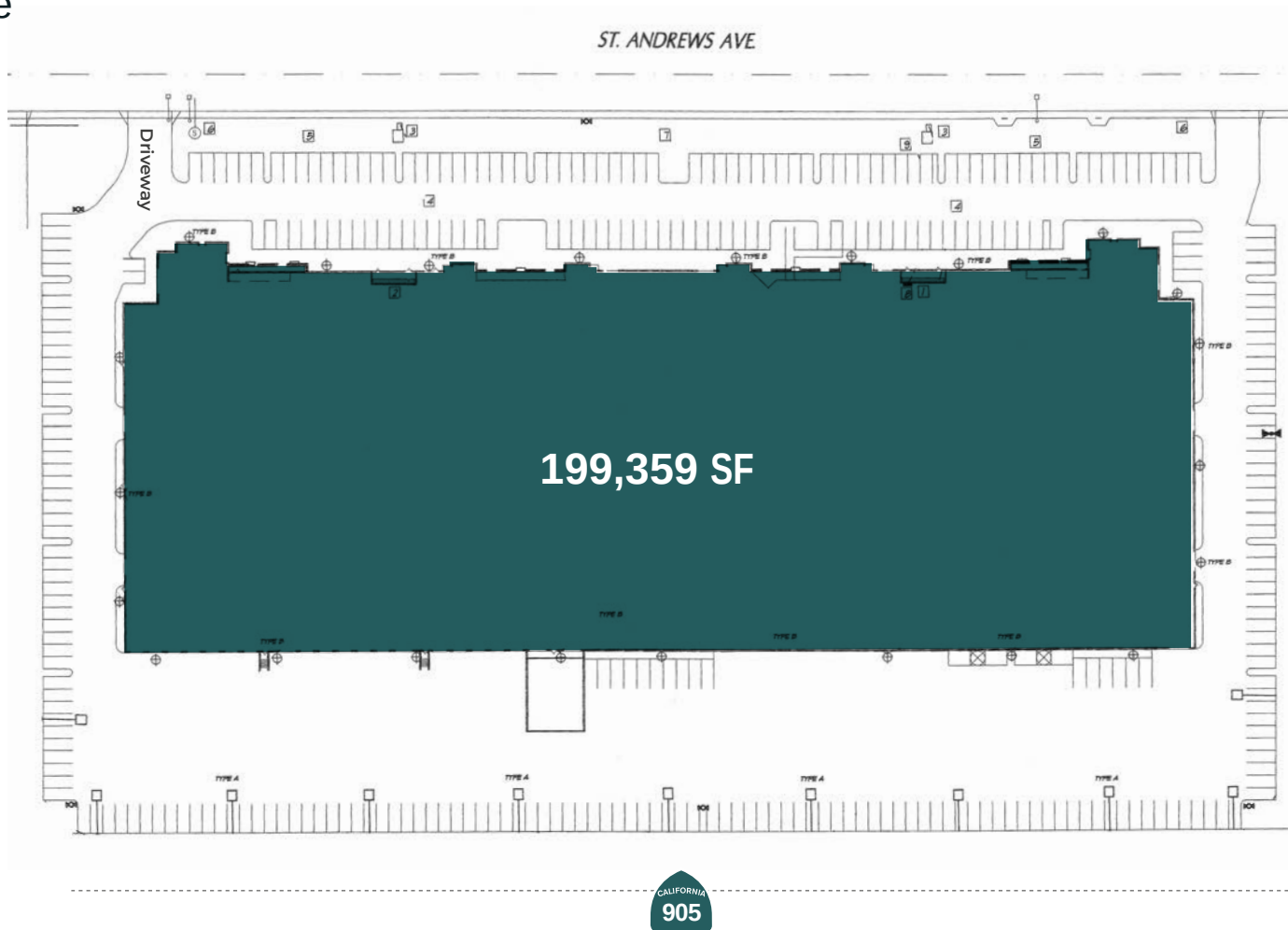
1 Block Away
from Britannia
Blvd freeway
offramp



Lowest OpEx

in the market at **\$0.15/SF/**
month equating to
nearly **\$2.4 Million savings**
in operating expenses over
a 60 month lease term
compared to the
market average

\$1.00 NNN
Base Rent





BRITANIA BOULEVARD

905

TOTAL SPACE AVAILABLE (SF)

199,359

193,148 SF FLOOR AREA | 6,211 SF MEZZANINE

2.15:10,000 SF DOOR RATIO

43 DOCK

DOORS (EXPANDABLE)
18 PIT LEVELERS | 21 EDGE OF DOCK LEVELERS



DIVISIBLE TO SUITES BETWEEN

50K - 200K

SQUARE FEET



6 GRADE

DOORS



POWER:

4,000

AMPS OF 277/480V (EXPANDABLE TO 8,000 AMPS)



ESFR

SPRINKLERS WITH K-17 HEADS

THE PLAN

Suite	Size	Docks	Grade Doors
Building Total	199,359 SF	43	6
100	48,757 SF	8	2
110	72,719 SF	16	1
120	77,883 SF	19	3
100/110	121,476 SF	24	3
110/120	150,602 SF	35	4

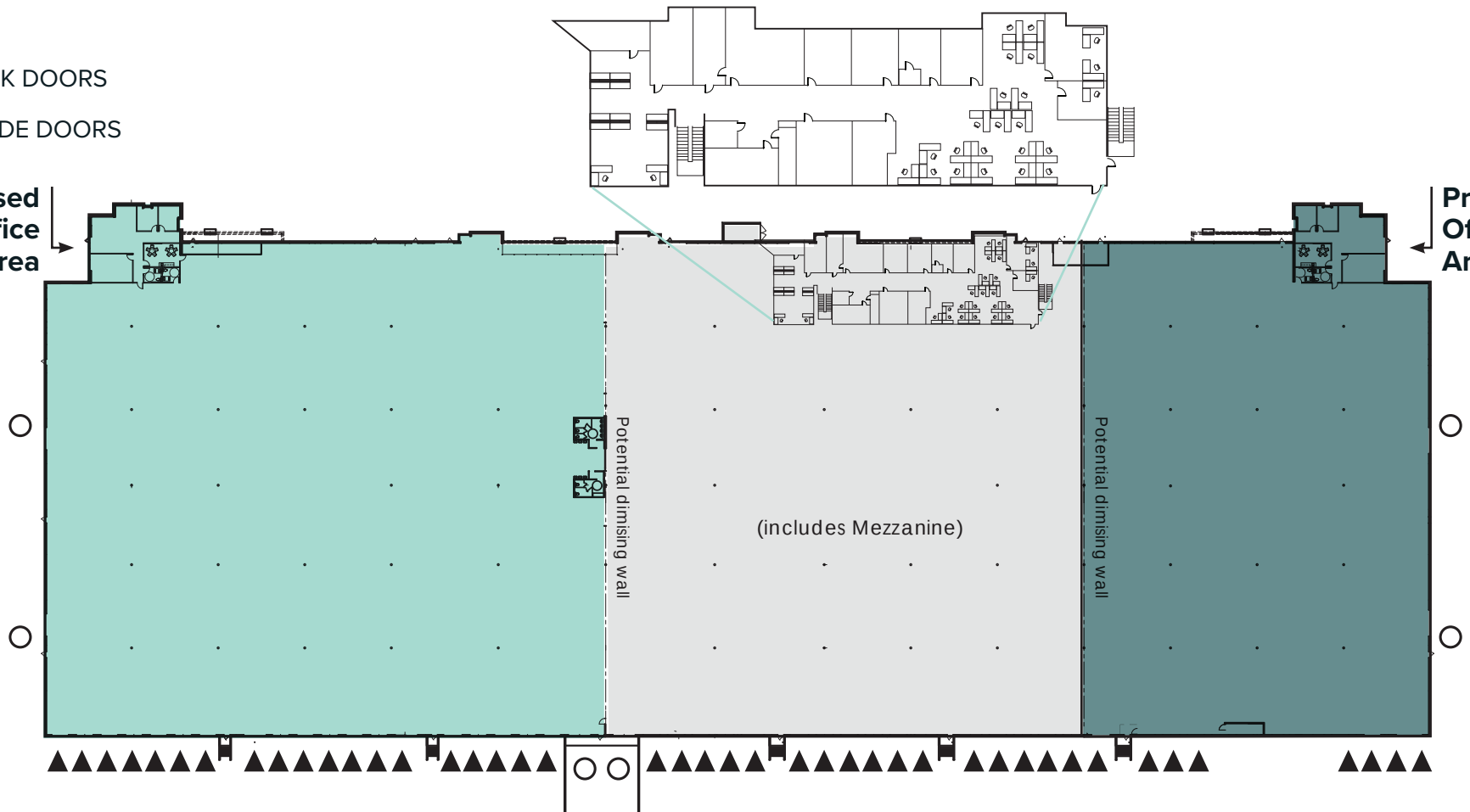
Divisible with appropriate economics to cover division costs

▲ DOCK DOORS

○ GRADE DOORS

Proposed
Office
Area

Proposed
Office
Area



THE



ADVANTAGE

Superior Product	Directly involved with the design and construction of nearly every building they own
Self-Managed	Pride of ownership and commitment to quality
Local Ownership	Quick decisions, no “board approval” required
Growth Potential	Opportunity to expand within Hamann’s 5.5 million SF San Diego Industrial portfolio
Long Term Perspective	Privately owned and operated since 1950s, stability and lower operating expenses for tenants
In-House Construction	Improves efficiency, lowers costs, minimizes risk, accelerates build out
Well Capitalized	Ability to fund improvements, low debt results in competitive lease rates
Impeccable Reputation	Honest, direct communication



CORE ADVANTAGE

Divisible to suites between
50,000 - 200,000 sf

**Superior location, functionality and economics combine to
shake up supply chain and transform logistics**

One of One

lowest gross rent and opex in the market, power
expandable to 8,000 amps

Flexibility

divisibility starting from +/- 50k SF, ideal for
distribution and manufacturing uses

Rare opportunity

dwindling supply of large Industrial floor plate
options throughout San Diego, increase efficiency
and productivity by consolidating operations

Connectivity

fiber optic cabling for reliable connectivity

Location, Location, Location

western Otay location with immediate highway
access and frontage, trucks avoid traffic jams
near border crossings

Activity Breeds Activity

corporate giants including Amazon continue to
recognize Otay Mesa as the preferred submarket
in San Diego for large-scale operations





Affordability

40% - 50% lower occupancy costs compared to Central SD, reduced energy costs with potential for solar

Freestanding & Secure

stand-alone property with no shared walls or neighbors (single tenant scenario), gated truck court

Attract & Retain Talent

affordable living options and “reverse commute” traffic patterns for employees, access to highly skilled and blue-collar labor

THE LOCATION

Unparalleled access to customers



POPULATION
2025

519,230
within 10 miles

156,955
within 5 miles

22,251
within 3 miles



2025 HOUSING
UNITS

157,562
within 10 miles

41,964
within 5 miles

5,103
within 3 miles



Border quick stats:

#1

THE WORLD'S BUSIEST LAND
BORDER CROSSING (SAN YSIDRO &
OTAY MESA PORTS OF ENTRY)

±\$49B

IN TRADE CROSSES ANNUALLY
THROUGH OTAY MESA PORTS
OF ENTRY

±1.6M

DAILY BORDER CROSSINGS

Drive times to:

- **45 min**
Escondido
- **27 min**
Miramar/UTC
- **24 min**
El Cajon
- **22 min**
Kearny Mesa
- **19 min**
Downtown/Airport
- **Epicenter**
Otay Mesa



Otay Mesa

CORPORATE NEIGHBORS

Surrounded by strong demographics
and great accessibility



8

International Railroad
crossings for freight shipments



40%

of population resides in
communities along the
U.S.-Mexico border



3

public U.S. ports of entry: San
Ysidro, Otay Mesa & Tecate



4

Mexican ports of entry:
El Chaparral, San Ysidro,
Otay Mesa and Tecate



+106M

individual crossings
per year



+48M

cars and trucks cross
the border per year







**Greg
Lewis**

+1 858 699 1629
greg.lewis@jll.com
RE lic. #01365602

**Andy
Irwin**

+1 858 232 1709
andy.irwin@jll.com
RE lic. #01302674

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