6020 CORNERSTONE COURT WEST

SAN DIEGO | CALIFORNIA

CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

INTERACTIVE OM

6020 CORNERSTONE COURT WEST

SAN DIEGO | CALIFORNIA

SALE CONTACTS

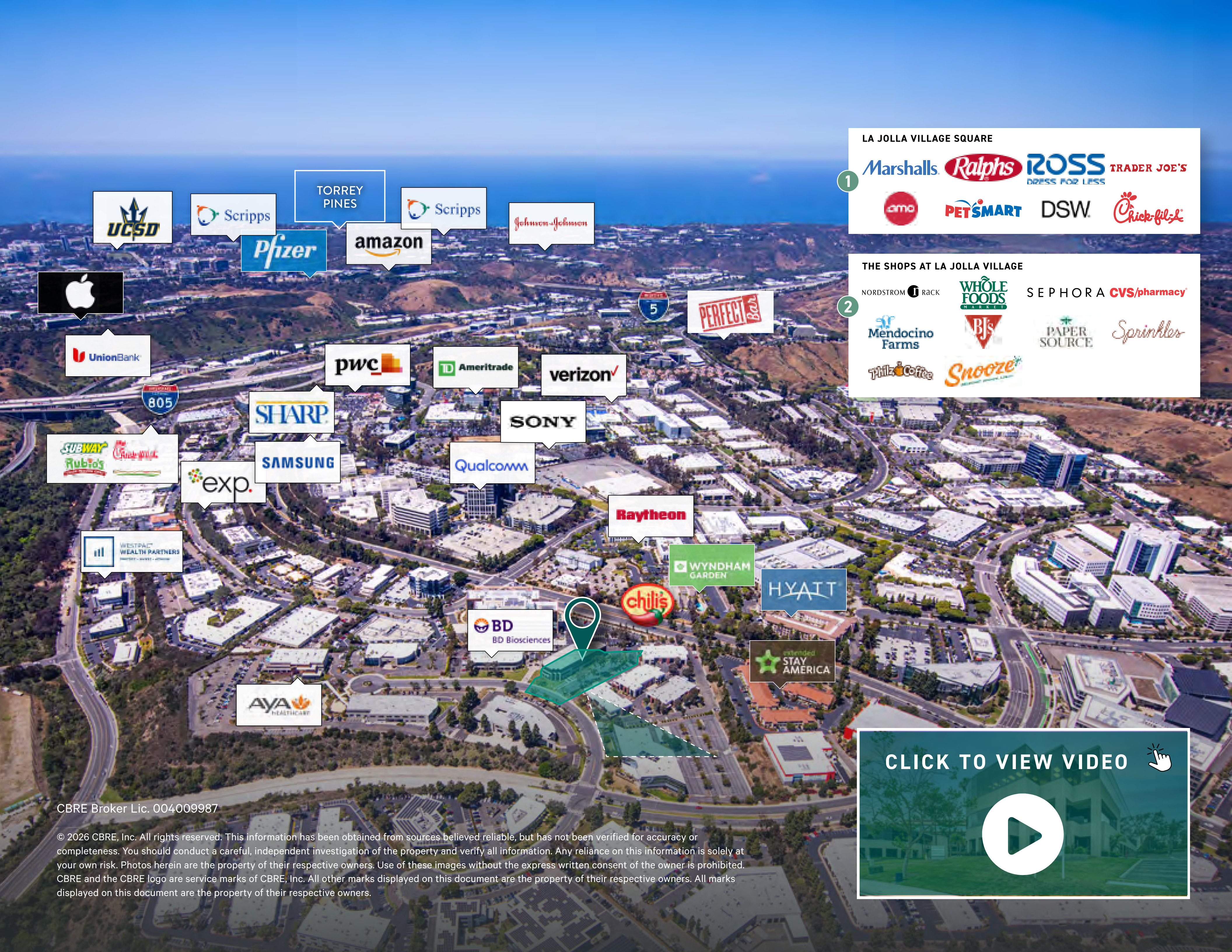
MATT POURCHO
Lic. 01705763
+1 858 546 4622
matt.pourcho@cbre.com

SCOTT D. KINCAID
Lic. 01228568
+1 858 546 4691
scott.kincaid@cbre.com

NICK WILLIAMS
Lic. 02081572
+1 949 725 8446
nick.williams@cbre.com

DEBT & FINANCE

KYLE WILSON
Lic. 02093011
+1 858 546 2662
kyle.wilson@cbre.com



CBRE Broker Lic. 004009987

CLICK TO VIEW VIDEO

INVESTMENT OVERVIEW

INVESTMENT SUMMARY

ADDRESS
6020 Cornerstone Court West,
San Diego, CA 92121

BUILDING SIZE
±43,210 SF

LAND SIZE
±68,824 SF / ±1.58 ACRES

ASKING PRICE
$9,722,250 ($225 PSF)

OCCUPANCY
±20%

OWNER-USER AVAILABILITY
±34,760 SF Immediately

WEBSITE
pcplistings.com/6020cornerstone

INVESTMENT HIGHLIGHTS

HIGH-IMAGE OWNER-USER CORPORATE HQ OPPORTUNITY WITH IN-PLACE INCOME

- Owner-user building that is only 20% leased located in San Diego's most dense concentration of Fortune 500 companies (Apple, Google, Amazon, Sony, Samsung, Qualcomm and Sharp to name a few)
- Close proximity to retail and numerous amenities
- Abundant 4/1000 parking ratio (partially covered)
- Ground floor showers
- Class A modernized lobby
- Flexible floorplates allowing a future owner/user to expand and contract within the building
- Building signage visible to Mira Mesa Boulevard and monument signage

SIGNIFICANT TAX SAVINGS

- The building's in-place income offers a new owner a very low occupancy cost given the depreciation write-off, principal paydown and building appreciation. This is important for business owners who strive to not only minimize expenses but have their business occupancy contribute to their investment portfolio/retirement.
- Given the new tax legislation passed in July 2025, a buyer would not have any occupancy cost in the first year given the accelerated depreciation rules (assuming a buyer performs a cost segregation study - see Lease vs. Own Analysis on P.27). In fact, the Year 1 tax savings would be greater than the occupancy cost providing a monthly loss carry forward of $73,255/month for future gains.

SAN DIEGO'S MOST DENSE CONCENTRATION OF FORTUNE 500 COMPANIES

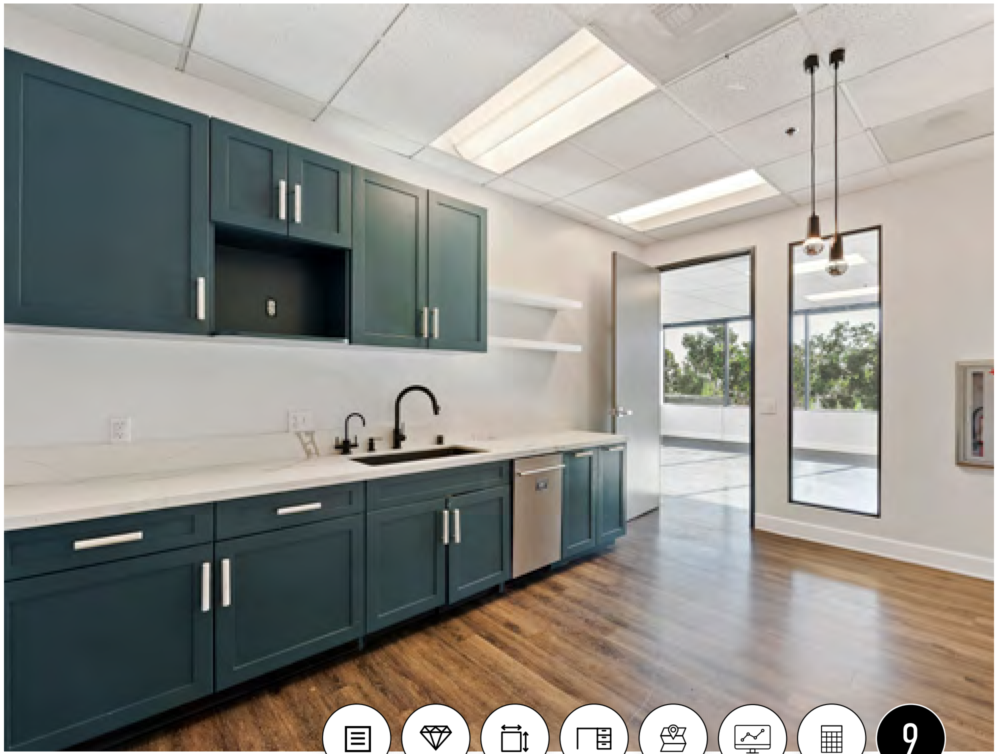
Absorption Demonstrates Recovery

San Diego's office market began 2026 with its first quarter of positive demand since Q4 2024. The metro realized 16,231 sq. ft. of net absorption, a 106,000-sq.-ft. improvement from Q4 2025 and 131,000 sq. ft. better than Q1 2025, following a cumulative net loss of 609,000 sq. ft. in 2025.

Momentum in Tech Companies in Sorrento Mesa

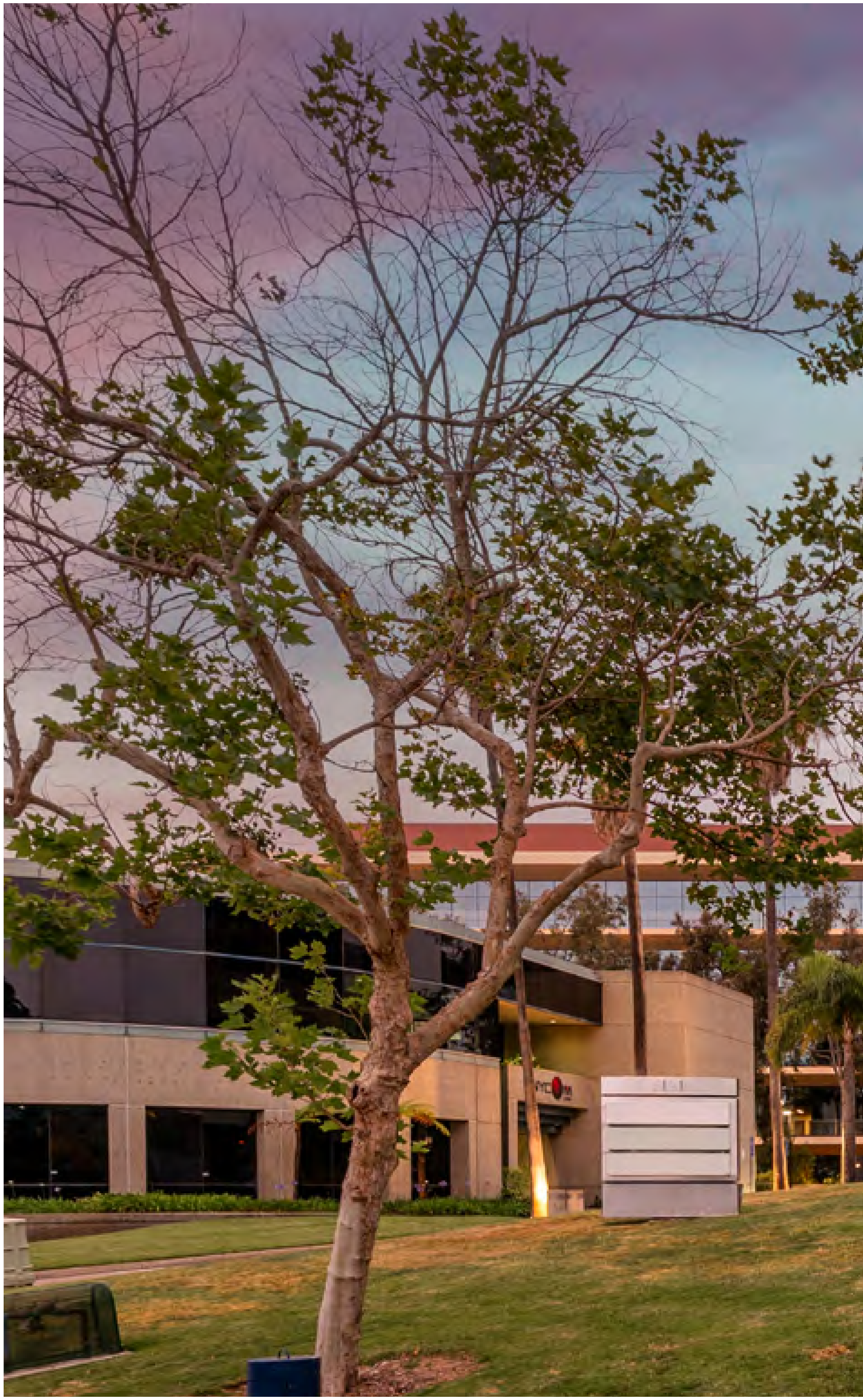
Located within San Diego's largest concentration of Fortune 500 companies with surrounding neighbors including Apple, Google, Amazon, Sony, Samsung, Verizon, Time Warner Cable, Qualcomm, Sharp and TD Ameritrade. This dense concentration of San Diego's largest employers makes this location the most recognizable and vital employment center within San Diego County.


WELCOME
TO THE OFFICES



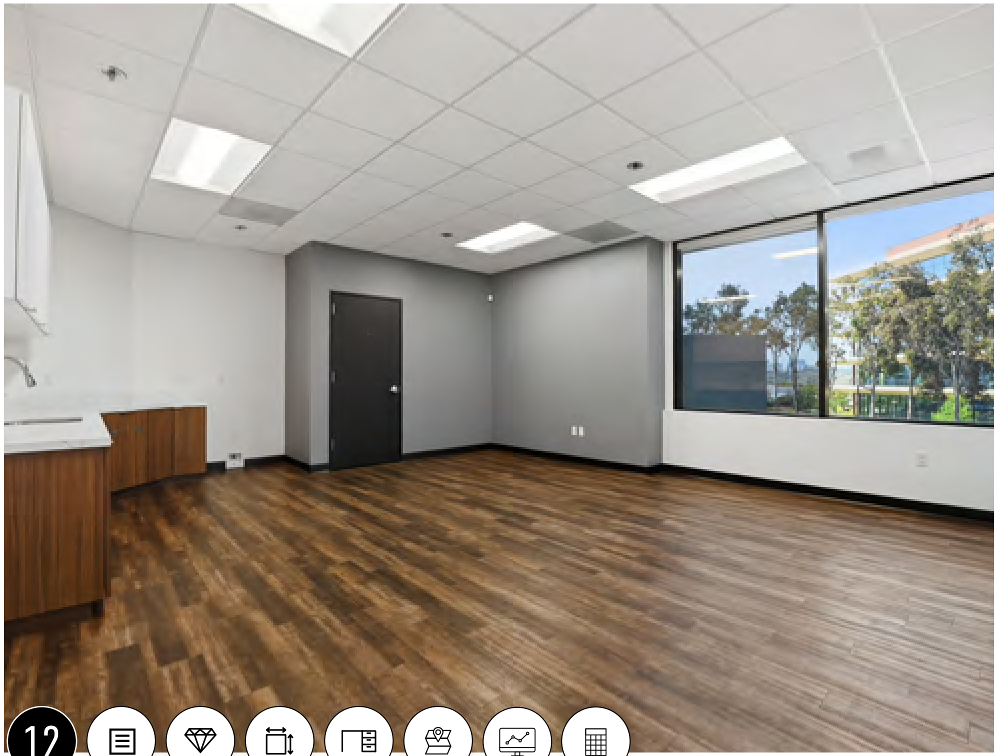
AMENITY-RICH LOCATION

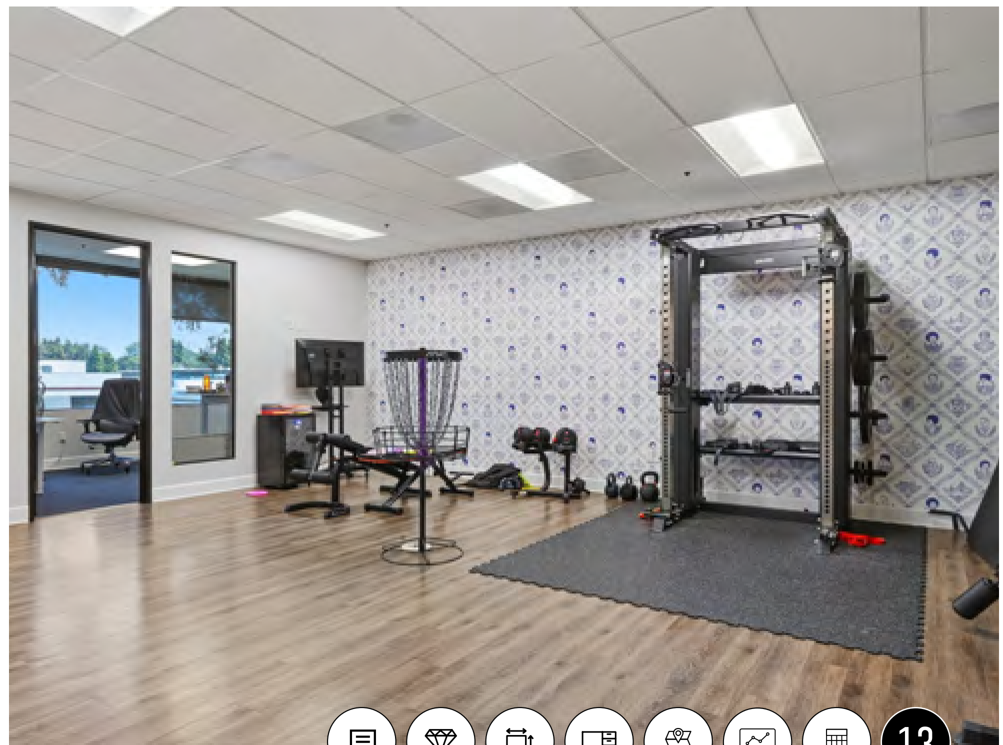
- Close to the largest retail center in Sorrento Mesa, "Sorrento Court," which recently completed its revitalization with a new modern look and tenant mix.
- Unmatched ingress/egress given the close proximity to the 805 and 5 freeway.
- The property's 3-mile radius is supported by over 7,000 businesses and a 165,898-employee base, an adult population that is almost 70% college educated and average household income that is $172,468. The property is also 3 miles from the University of California San Diego, one of the country's top global universities.




6020
For Lease
Scott Kincaid
858 546 4691
CBRE
cbre.us





PROPERTY OVERVIEW

PROPERTY DESCRIPTION

ADDRESS
6020 Cornerstone Court West,
San Diego, CA 92121

APN
341-370-20-00

BUILDING SIZE
± 43,210 SF

LAND SIZE
±1.58 AC

LAND USE
Commercial

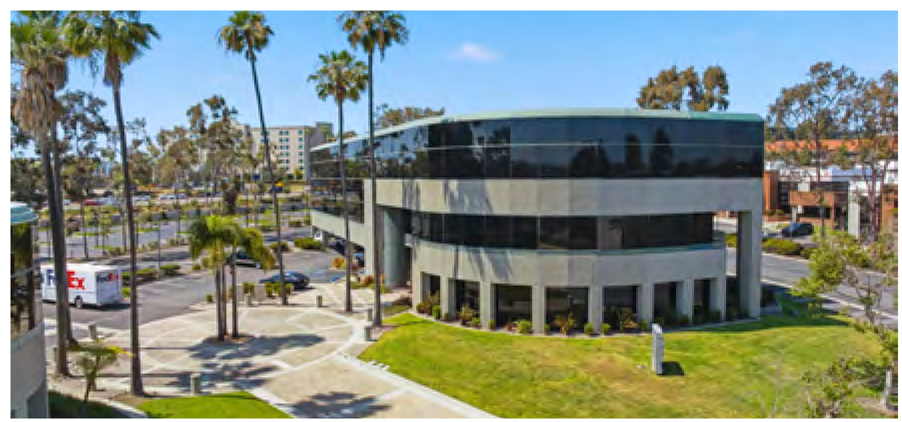
NO. OF BUILDINGS
One (1)

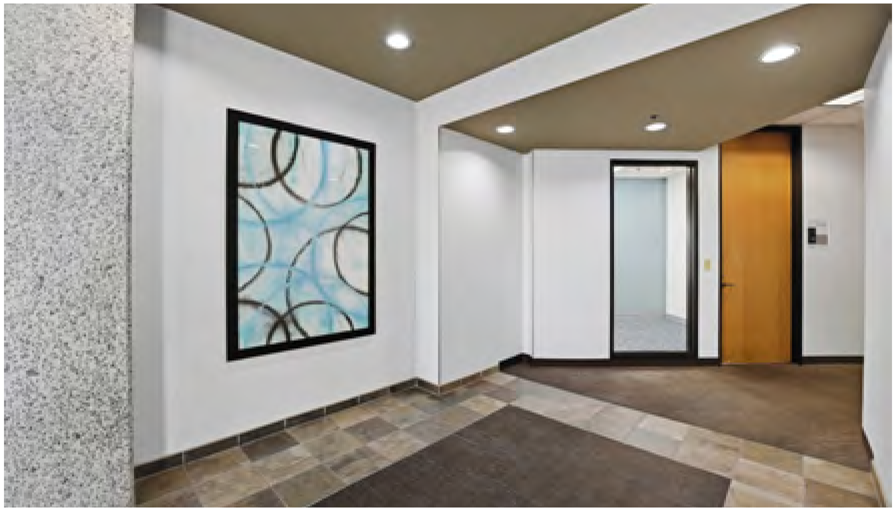
NO. OF STORIES
Three (3)

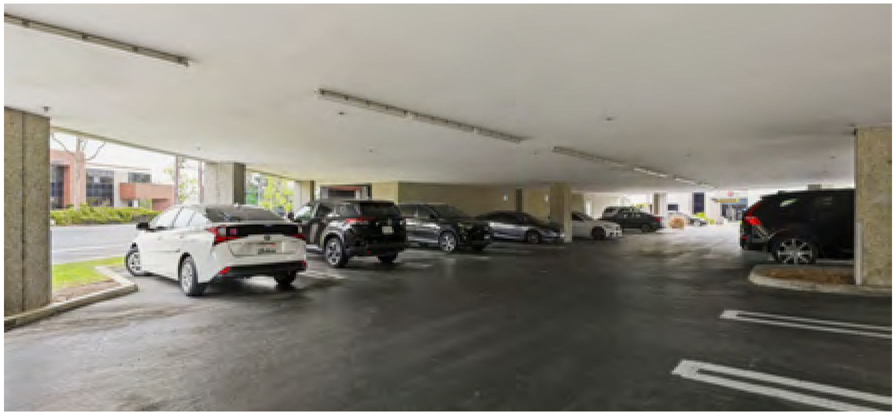
YEAR BUILT
1987

PARKING
111 striped spaces, including 3 ADA. Additional reserved and covered parking also available.

SITE ACCESS
The property is accessible via two (2) egress/ingress points off Cornerstone Ct. W.







PROPERTY DESCRIPTION

GROUNDS
Well-manicured green lawns and shrubs, as well as purple fountain grass and New Zealand flax in decorative gravel beds surround the property. The entrance and roundabout driveway features tall palm trees.

FOUNDATION
Poured concrete slab on grade.

STRUCTURE
Steel and concrete masonry.

ROOFING SYSTEM
Flat roof.

EXTERIOR IMPROVEMENTS
Concrete block walls and columns with glaze tinted metal-framed glass windows and doors. Building exterior signage and monument signage opportunities available.

INTERIOR IMPROVEMENTS
Standard improvements for office use, including service by one (1) elevator.

ELECTRICAL/POWER SYSTEM
Adequate power for office uses.

HVAC SYSTEM
Packaged rooftop units.

LIFE SAFETY/FIRE PROTECTION
Standard, up-to-code life safety and protection.

SITE PLAN

MIRA MESA BLVD
6020 CORNERSTONE CT W
CORNERSTONE CT W
PACIFIC HEIGHTS BLVD
OBERLIN DR

POTENTIAL UTILITIES PROVIDERS:

GAS:
San Diego Gas & Electric

ELECTRIC:
San Diego Gas & Electric

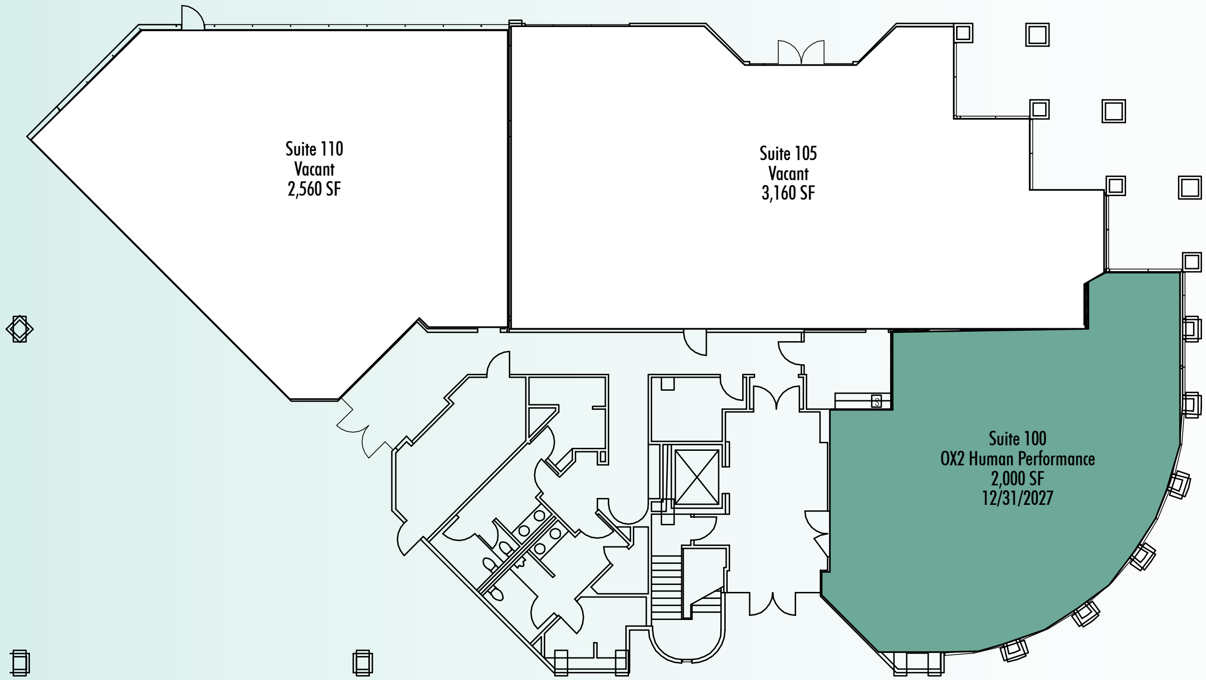
WATER:
City of San Diego Public Utilities Department

WASTE SERVICES:
City of San Diego Environmental Services

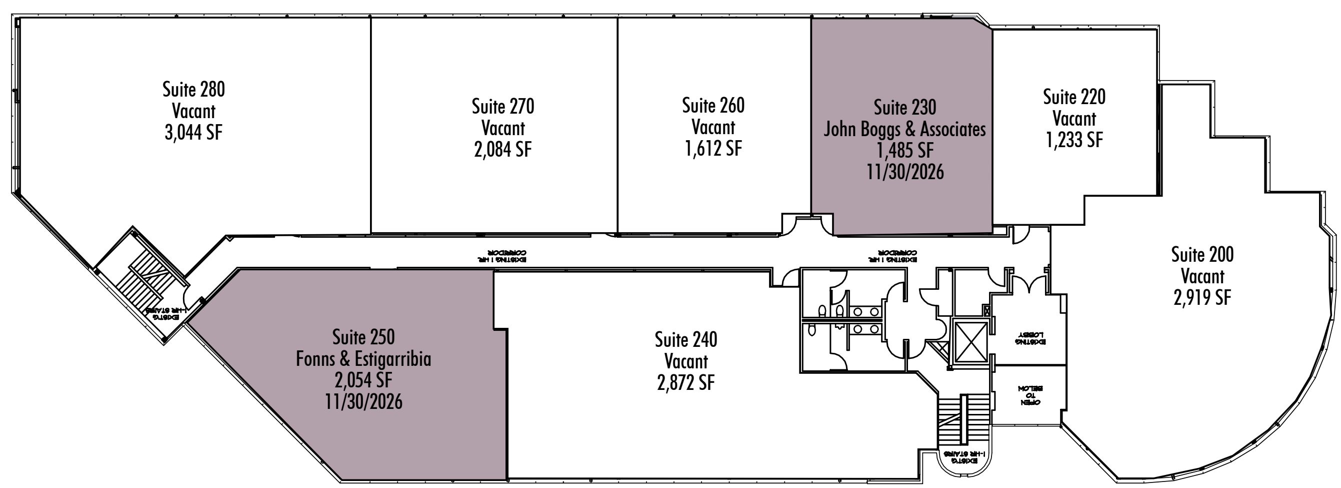
TELECOMMUNICATIONS:
Cox, AT&T Fiber, Spectrum & more

FLOOR PLANS

1ST FLOOR



2ND FLOOR

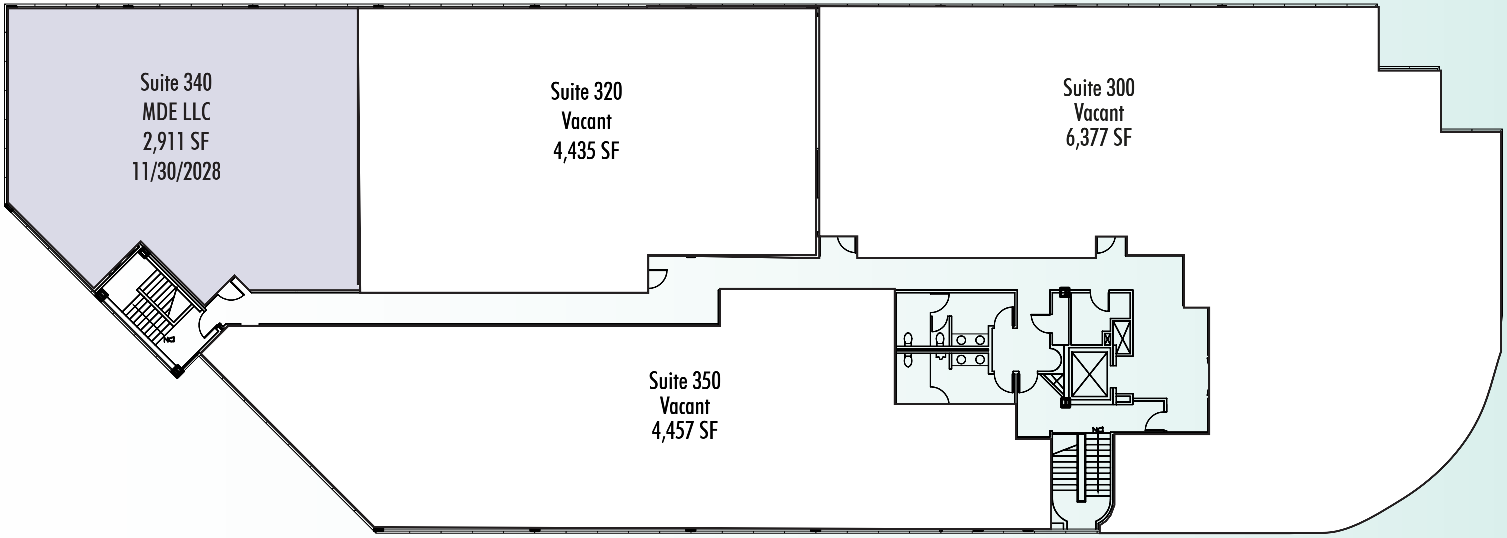


The building provides a new owner with ultimate flexibility and optionality to occupy their desired footprint within the building.

±34,760 SF is immediately available for occupancy across three floors. The remainder can be available within the next 3 years.

FLOOR PLANS

3RD FLOOR




LOW CLEARANCE


6020

AREA OVERVIEW

SAN DIEGO COUNTY OVERVIEW

San Diego County's nearly perfect year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies — and electronics manufacturing.

3,334,024[3]
POPULATION

36
MEDIAN AGE

$245 B[2]
GROSS REGIONAL PRODUCT

$108,186[1]
AVERAGE HH INCOME

1,165,877[1]
HOUSEHOLDS

$698,955[1]
AVERAGE HOME VALUE

39.9%
POPULATION WITH COLLEGE DEGREE

2.36M (72%)
TOTAL GEN-Z, MILLENNIAL AND GEN-X POPULATION

[1] Fast Report [2] U.S. Bureau of Economic Analysis [3] United States Census Bureau

#1
Best place in America to launch a startup
FORBES MAGAZINE

#1
Most diverse high-tech Sector in the nation
MILKEN INSTITUTE

#1
Highest number of active duty military
BEA.GOV

#1
Average commute time among top 25 most populated metros (24.9 mins)
AMERICAN COMMUNITY SURVEY

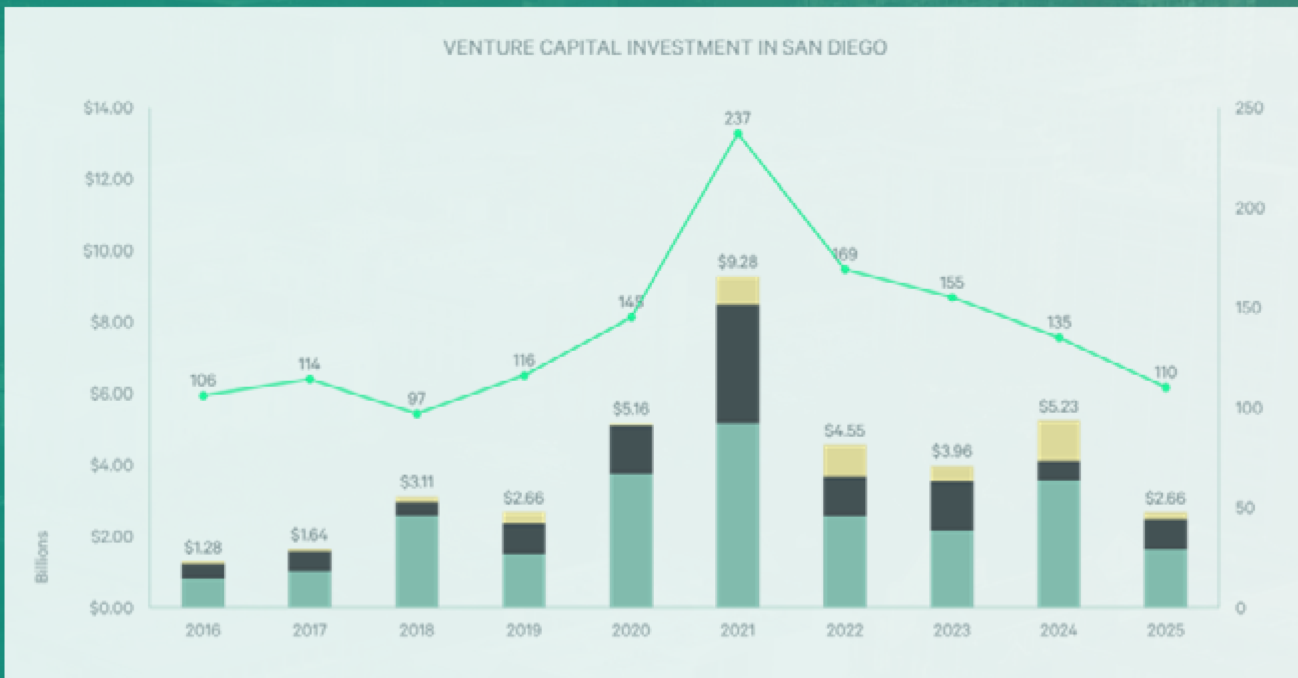
#1
Top Metro in U.S. for relocation
APA SURVEY

#1
Top U.S. Travel Destination
MONEY MAGAZINE

WHAT'S PROPELLING SAN DIEGO: CAPITAL FUNDING

Record level of Venture Capital funding pouring into the regions most promising companies focused primarily on tech and Life Sciences.

Over $9B in funding throughout 2021, which was 3.2X the 5yr average.



SAN DIEGO RANKINGS

#2
INNOVATION
Patent intensity, federal funding, venture capital investment

#2
TALENT
Graduate pipeline, transferable skills, occupational concentration

#4
GROWTH
Unique job postings, five-year occupational growth

SAN DIEGO RANKINGS

#1 MOST PATENT INTENSE REGION IN THE U.S. — #3 IN THE WORLD
SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

#3 CLEAN TECH CITY IN AMERICA
CLEAN TECH LEADERSHIP

#3 LIFE SCIENCES HUB

#4 IN VENTURE CAPITAL DOLLARS PER EMPLOYEE
NATIONAL VENTURE CAPITAL ASSOCIATION /
U.S. BUREAU OF LABOR STATISTICS

#5 CITY FOR FAST-GROWTH COMPANIES
INC. MAGAZINE

#5 SAN DIEGO RANKS FIFTH AMONG THE TOP 25 U.S. STARTUP HUBS
U.S. CHAMBER OF COMMERCE FOUNDATION


Rady School
of Management
Thurgood
Marshall
College
John Muir
College

6020
CORNERSTONE
COURT WEST
SAN DIEGO | CALIFORNIA
Torrey Hills Park
Torrey Hills School
Torrey Hills
Peñasquitos Creek
Sorrento
El Camino Memorial
- Sorrento Valley
Carroll
Canyon
University
f California
San Diego
5
805
SORRENTO VALLEY BLVD
SORRENTO VALLEY RD
LUSK BLVD
BARNES CANYON RD
PACIFIC CENTER BLVD
MIRA MESA BLVD
CARROLL CANYON RD
CAMINO SANTA FE
COBRA WAY
WAPLES ST
FLANDERS DR
MESA RIDGE RD
MESA RIM RD
SCRANTON RD
MOREHOUSE DR
OBERLIN DR
DIRECTORS PL
WATERIDGE CIR
ALESIS CT
ROSELLE ST
SAN DIEGO FWY
I-5 LOCAL BYPASS
VISTA SORRENTO PKWY
GENESEE AVE
SCIENCE CENTER DR
TOWER RD
CAMPUS POINT DR
TOWNE CENTRE DR
EASTGATE DR
EASTGATE MALL
OLSON DR
MIRAMAR PL
MARINDUSTRY
NANCY RIDGE DR
SUMMERS RIDGE RD
LOPEZ RIDGE WAY
E OCEAN AIR DR
W OCEAN AIR DR
CALLE MAR DE MARIPOSA
FLINTKOTE AVE
GREENHOUSE LN
JUSTICE LN
VOIGT DR
N

FINANCIAL OVERVIEW

LEASE VS. OWN ANALYSIS

YEAR 1 MONTHLY TAX SAVINGS WITH LOSS CARRY FORWARDS OF $73,255/MONTH.

BENEFITS OF OWNERSHIP

FAVORABLE TAX DEDUCTIONS TO IMPROVE THE BOTTOM LINE

- Mortgage loan interest
- Annual depreciation
- Cost of building improvements

ACQUIRING AN ASSET THAT CREATES VALUE (WEALTH BUILDER)

- Potential source of rental income
- Equity Build-up/Appreciation in asset value over time
- Diversification of business profits

POTENTIAL SOURCE OF PASSIVE INCOME

- Income stream from leasing a portion of the property

BENEFITS OF OWNING PROPERTY

- Space can be modified to accommodate changes in the business

NOTES:
[1] Tax Rate calculated using 37.00% Federal and 13.30% State Ordinary Income Tax Rate.
[2] Rate includes cost segregated depreciation. Assumes 67.00% of asset treated as real property, capital gains on appreciation at 20.00%, depreciation recapture at 25.00%, and a blended ordinary income tax rate based on the federal and respective state tax rates.
[3] Depreciation assumes Cost Segregation Study with break down of Improvements into 4 different asset classes with mid-year convention: 18.00% for a 5 Yr asset, 2.00% for a 7 Yr asset, 13.00% for a 15 Yr asset, 67.00% for a 39 Yr asset resulting in roughly 22 years of depreciation during hold period.

PURCHASE ASSUMPTIONS

Unit Size	43,210 SF	**Base Purchase Price**	$9,722,250
		Base Price Per Square Foot	$225
Property Type	Office		
Address	6020 Cornerstone Court West San Diego, CA		

GLOBAL ASSUMPTIONS

Analysis Period	10 Years	**Combined Federal and State Tax Rate [1]**	45.38%
Operating Expense Growth Rate	3.00%	**Effective Blended Capital Gains Rate [2]**	37.12%

LEASE ALTERNATIVE

Lease Assumptions	
Size of Leased Premises	34,760 SF
Monthly NNN Rent	$2.20 PSF
Annual Rent Increases	3.00%
Monthly NNN Charges	$0.79 PSF
Equity Available for Investment	$5,872,239
After-Tax Equity Investment Rate	3.00%

OWN ALTERNATIVE

Loan Assumptions		
Loan Amount	40.00% LTV	$3,888,900
Interest Rate		6.00%
Amortization Period		30 Years
Loan Fees/Costs	1.00%	$38,889
Total Equity Investment (Down Pymt & Fees)		$5,872,239
Monthly Operating Expenses		$0.79 PSF
Annual Growth / Appreciation of Property		2.00%
Third Party Tenant Revenue		
Size of 3rd Party Tenant		8,450 SF
3rd Party Monthly Rent + Recovery		$2.30 PSF
Annual Rent + Recovery Increases		3.00%

Assumes tenants continues in place with same increases and no tenant improvements or leasing commissions.

LEASE

Monthly Year 1	Per SF	Monthly
1st Year Monthly Rent	($2.20)	($76,472)
1st Year Monthly NNN Charges	($0.79)	($27,314)
Tax Savings on Rent Expense	$1.00	$34,702
Tax Savings on NNN Charges	$0.36	$12,395
After-Tax Investment Income	$0.42	$14,681
Monthly Year 1 After-Tax Costs	**($1.21)**	**($42,008)**

OWN

Monthly Year 1	Per SF	Monthly
1st Year Loan Payments	($0.54)	($23,316)
1st Year Operating Expenses	($0.79)	($33,953)
Tax Savings on OPEX + 3rd Party Rev.	$0.15	$6,584
Revenue from 3rd Party Tenant	$0.45	$19,444
Tax Savings on Interest Expense	$0.20	$8,775
Tax Savings on Depreciation	$1.84	$79,517
Building Appreciation	$0.38	$16,204
Monthly Year 1 After-Tax Savings	**$1.70**	**$73,255**

Savings as Owner in Monthly After-Tax Costs Year 1 $115,263

10-Year Total	Total
Total Rent (Effective $2.52 Over 10 Yrs)	($10,519,989)
Total NNN Charges (Effective $0.90 Over 10 Yrs)	($3,757,444)
Tax Savings on Rent Expenses	$4,773,866
Tax Savings on NNN Charges	$1,705,091
After-Tax Investment Income	$2,019,559
Total After-Tax Cash Flow	**($5,778,918)**

10-Year Total	Total
Total Loan Payments	($2,836,799)
Total Operating Expenses	($4,670,862)
Tax Savings on OPEX + 3rd Party Rev.	$905,755
Revenue from 3rd Party Tenant	$2,674,884
Tax Savings on Interest Expense	$999,406
Tax Savings on Depreciation	$1,453,086
Building Appreciation	$2,129,118
Principal Paydown	$634,446
Capital Gains Tax	($1,931,293)
Total After-Tax Cash Flow	**($642,259)**

Savings as Owner in Total After-Tax Cash Flows $5,136,659

RENT ROLL

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease End	Rental Rates Begin	Monthly	PSF	Annually	PSF	Recovery Type	Market Assumption / Market Rent	Comments/Options
100	**O2X Human Performance**	2,000	4.63%	Jan-2025	Dec-2027	Current	$4,017	$2.01	$48,204	$24.10	GROSS	Market	
						Jan-2027	$4,138	$2.07	$49,650	$24.83		$2.20	
105	**VACANT (105)**	3,160	7.31%			FUTURE	$6,952	$2.20	$83,424	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
110	**VACANT (110)**	2,560	5.92%			FUTURE	$5,632	$2.20	$67,584	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
200	**VACANT (200)**	2,919	6.76%			FUTURE	$6,422	$2.20	$77,062	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
220	**VACANT (220)**	1,233	2.85%			FUTURE	$2,713	$2.20	$32,551	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
230	**John Boggs & Associates**	1,485	3.44%	Oct-2023	Nov-2026	Current	$3,624	$2.44	$43,482	$29.28	MG	Market	
						Oct-2026	$3,723	$2.51	$44,679	$30.09		$2.20	
240	**VACANT (240)**	2,872	6.65%			FUTURE	$6,318	$2.20	$75,821	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
250	**Fonns & Estigarribia**	2,054	4.75%	Aug-2021	Nov-2026	Current	$5,432	$2.64	$65,186	$31.74	MG	Market	
						Aug-2026	$5,596	$2.72	$67,148	$32.69		$2.20	
260	**VACANT (260)**	1,612	3.73%			FUTURE	$3,546	$2.20	$42,557	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
270	**VACANT (270)**	2,084	4.82%			FUTURE	$4,585	$2.20	$55,018	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
280	**VACANT (280)**	3,044	7.04%			FUTURE	$6,697	$2.20	$80,362	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
300	**VACANT (300)**	6,377	14.76%			FUTURE	$14,029	$2.20	$168,353	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
320	**VACANT (320)**	4,435	10.26%			FUTURE	$9,757	$2.20	$117,084	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
340	**MDC LLC**	2,911	6.74%	Aug-2025	Nov-2028	Current	$5,676	$1.95	$68,117	$23.40	GROSS	Market	
						Sep-2026	$5,847	$2.01	$70,161	$24.10		$2.20	
						Sep-2027	$6,022	$2.07	$72,266	$24.83			
						Sep-2028	$6,203	$2.13	$74,434	$25.57			
350	**VACANT (350)**	4,457	10.31%			FUTURE	$9,805	$2.20	$117,665	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
Z-ADJ	**VACANT (Z-ADJ)**	7	0.02%			FUTURE	$15	$2.20	$185	$26.40	NNN	Market $2.20	Analysis assumes space is vacant as of analysis start.
TOTALS / AVERAGES		**43,210**					**$24,426**	**$2.89**	**$293,107**	**$34.69**			

OCCUPIED SqFt	**8,450**	**19.6%**
VACANT SqFt	**34,760**	**80.4%**
TOTAL SqFt	**43,210**	**100.0%**

Financial Information Disclaimer: You are solely responsible for independently verifying the information in this Memorandum.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

6020 CORNERSTONE COURT WEST

SAN DIEGO | CALIFORNIA

CBRE INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

Orange County	Los Angeles / Ventura County	San Diego	Phoenix	Portland	Boise	Buyer Advisory
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