

1075 Rosecrans Street

San Diego, CA





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Exceptional Commercial Investment or Redevelopment Opportunity

Point Loma Village Corner Lot

1075 Rosecrans Street, San Diego, CA 92106

BridgePoint Realty, Inc. is pleased to present **1075 Rosecrans Street**—a generational opportunity to acquire control of one of Point Loma’s most visible and strategically positioned hard corner assets, located within one of Southern California’s most supply-constrained coastal submarkets. Anchored along the primary commercial corridor serving Point Loma, the property sits at the epicenter of a high-income, high-barrier-to-entry trade area defined by strong consumer demographics, entrenched retail demand, and limited available inventory. The site is walkable to **America’s Cup Harbor**, the **San Diego Yacht Club**, and a curated mix of established dining, retail, and lifestyle amenities that consistently attract both affluent locals and year-round tourism.

The offering encompasses a **9,648 SF signalized corner parcel** improved with a **4,209 SF structure**, delivering commanding street presence and uninterrupted visibility. The asset benefits from exceptional traffic exposure of approximately **24,000–30,000 vehicles per day**, with meaningful seasonal upside driven by peak coastal visitation. This level of exposure—combined with the site’s geometry and frontage—creates a highly efficient platform for tenant branding, customer capture, and long-term operational success.

From a capital markets perspective, **1075 Rosecrans Street** represents a rare blend of in-place utility and future optionality. Zoned **CC-4-2**, the property allows for a broad range of commercial and mixed-use applications, including retail, office, residential, and hospitality uses. Critically, the zoning framework—when paired with potential density bonuses and incentive programs—creates a compelling pathway for **ground-up redevelopment**, enabling investors to unlock materially higher and better use over time.

In a coastal market where entitlement friction, community resistance, and land scarcity materially constrain new development, assets with this combination of scale, frontage, and zoning flexibility are exceedingly rare. The continued imbalance between population growth and new supply further reinforces the long-term value proposition. Whether executed as a high-performing retail or commercial hold, a strategic repositioning, or a fully reimagined mixed-use development, 1075 Rosecrans Street offers investors a differentiated opportunity to deploy capital into a trophy location with multiple avenues for value creation—and the potential to establish a lasting presence in one of San Diego’s most tightly held coastal corridors.

Investment Essentials & Future Development Insights

BridgePoint (Multifamily) is pleased to present 1075 Rosecrans St, a premier single (or multi) tenant retail / development opportunity located at the highly sought-after hard-corner intersection of Rosecrans Street & Canon St in San Diego, famous Point Loma coastal sub-market. This strategically positioned 9,648 SF (0.22-acre) parcel offers a unique opportunity for significant redevelopment with 70 feet of prime street frontage, 13 exclusive parking spaces, unique banking amenities for handling of cash or high value inventory, and high end interior finishes, perfectly oriented for the high rolling crowd living nearby .

The property is zoned CC-4-2, which allows for a high density mixed use design and maximum building height of 60 feet. With the favorable Complete Communities housing solutions density bonuses available, the site presents substantial upside potential, offering the flexibility to maximize density and capitalize on the growing demand for both commercial and mixed-use developments. Recent development parameters now allow for an increase to 2.5 FAR, enabling a total buildable area of up to 24,120 SF on the usable pad. This increase in FAR provides ample room for future development and expansion, making the property an ideal candidate for redevelopment or repositioning to suit a variety of uses, including retail, office, mixed-use, or even hospitality projects. The site's exceptional location, combined with its zoning flexibility and development potential, makes Pacific Sotheby's an outstanding opportunity for long-term growth and value creation in one of San Diego's most vibrant neighborhoods.

Property Overview

Asking Rent	\$3.75 NNN
Asking Price	\$5,000,000.00
Address	1075 Rosecrans Street, San Diego CA 92106
Off Street Parking Spaces	13
Lot Size SF	9,648 SF
Improvement Size	4209 SF

1075 Rosecrans Street

\$5,000,000

ASKING PRICE

\$3.75 NNN

LEASE RATE PER SF

CC-4-2

ZONING

2.5

FLOOR AREA RATIO

1,500

SF PER UNIT RESIDENTAL

60 ft

HEIGHT LIMIT

10 ft

INTERIOR SETBACK

10 ft

REAR SETBACK

Conceptual rendering of a mixed-use ground up development project



Floor Plan





1075 Rosecrans Street

Exterior Property Photos



1075 Rosecrans Street

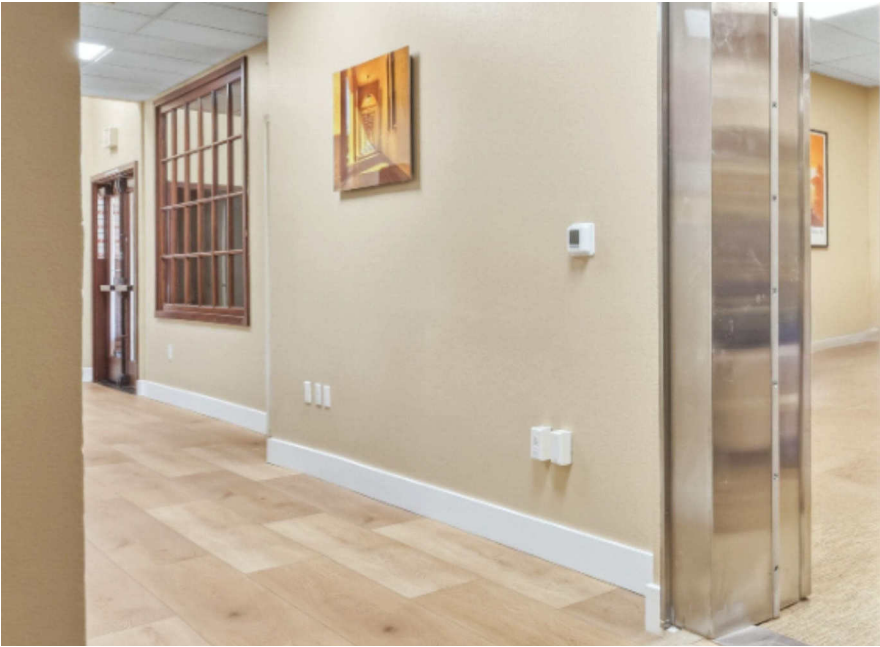
Interior Property Photos



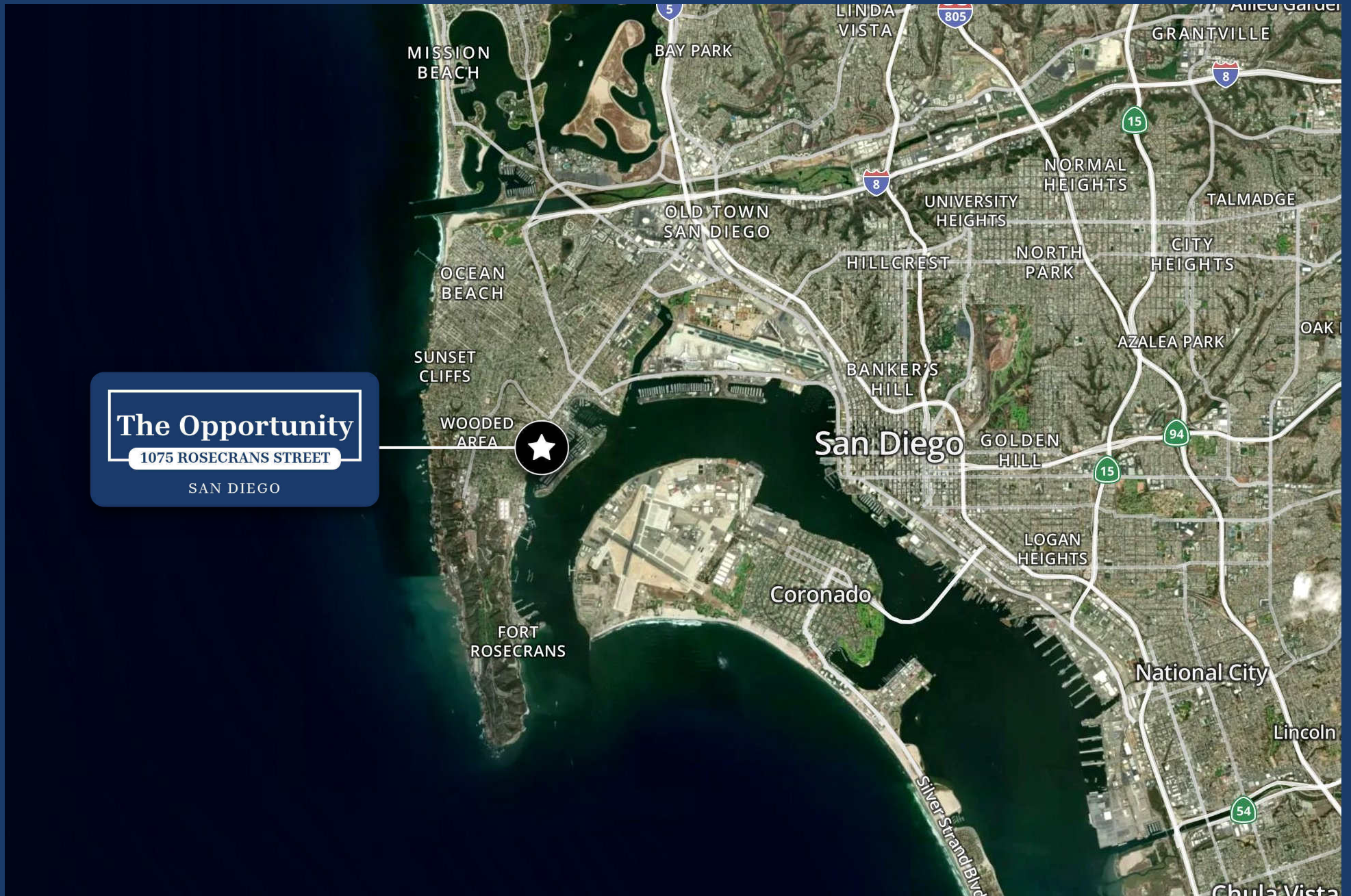
Interior Property Photos




Bank Vault Photos



Regional Map



A nighttime photograph of the San Diego skyline, with numerous skyscrapers illuminated against a dark blue sky. In the foreground, the dark silhouettes of palm trees and a marina with many sailboats are visible. The water reflects the city lights.

Point Loma, California

Point Loma, located in San Diego's historic Roseville-Fleetridge area, is an affluent coastal community known for its rich maritime culture, high-visibility commercial corridors, and immediate access to Shelter Island. With its close proximity to the San Diego Yacht Club and Liberty Station, Point Loma offers businesses an ideal mix of coastal charm and convenience. The area continues to attract a diverse consumer base, driven by a balanced quality of life and strict coastal development limits that preserve its village-like atmosphere.

Point Loma's commercial real estate market is anchored by strong consumer demand and limited new development. The immediate zip code supports over 21,600 residents, bolstered by a robust daytime population and a highly affluent median household income of \$142,897. Accessibility remains excellent along Rosecrans Street, a major arterial corridor capturing 24,500 vehicles per day. This thoroughfare provides a direct route to the Interstate 5 and Interstate 8 interchange, connecting the peninsula to the broader region.

Over the past decade, Point Loma has matured into one of San Diego's most dynamic coastal submarkets. The area boasts an exceptionally tight retail environment, supported by high barriers to entry and growing demand from businesses targeting the wealthy local resident base. Investors are increasingly targeting the Rosecrans corridor for its stable consumer traffic, driven by 4,000 nearby marina slips, 800,000 annual visitors to the Cabrillo National Monument, and a massive local defense workforce.

Looking forward, Point Loma is well positioned for continued growth, with long-term demand drivers including the \$3.8 billion San Diego International Airport expansion and the transformative \$1.5 billion Midway Rising project. For retail developers, the Rosecrans Street corridor represents an attractive blend of income stability, high-barrier coastal exclusivity, and long-term capital growth.

Investment Highlights



Prime Location with Unmatched Visibility

Located at the arterial hard corner of Rosecrans & Canon St in Point Loma, this property boasts 70 feet of frontage on Rosecrans Street, offering excellent visibility and exposure to high-traffic areas. This prime corner location makes it a standout property for commercial tenants.



Secure, walk-in Bank Vault on Site

Equipped with a walk-in, bank-grade modular vault, featuring a mechanical combination lock and sliding boltwork door, this property offers enhanced security, making it ideal for businesses requiring secure storage, such as financial institutions or high-value retailers.



Proximity to Prestigious Amenities

Just a short walk from the San Diego Yacht Club, Marina, and a diverse range of world-class dining, shopping, and entertainment options, the property is situated in a vibrant, high-demand area, making it a highly attractive location for both tenants and visitors.



Spacious and Versatile Commercial Design

The property includes 12-foot ceilings and a California-pitched commercial roof, offering a spacious and flexible environment that can accommodate a variety of uses, from retail to office space, while also maintaining an open and airy atmosphere.



High-Quality Construction and Upgrades

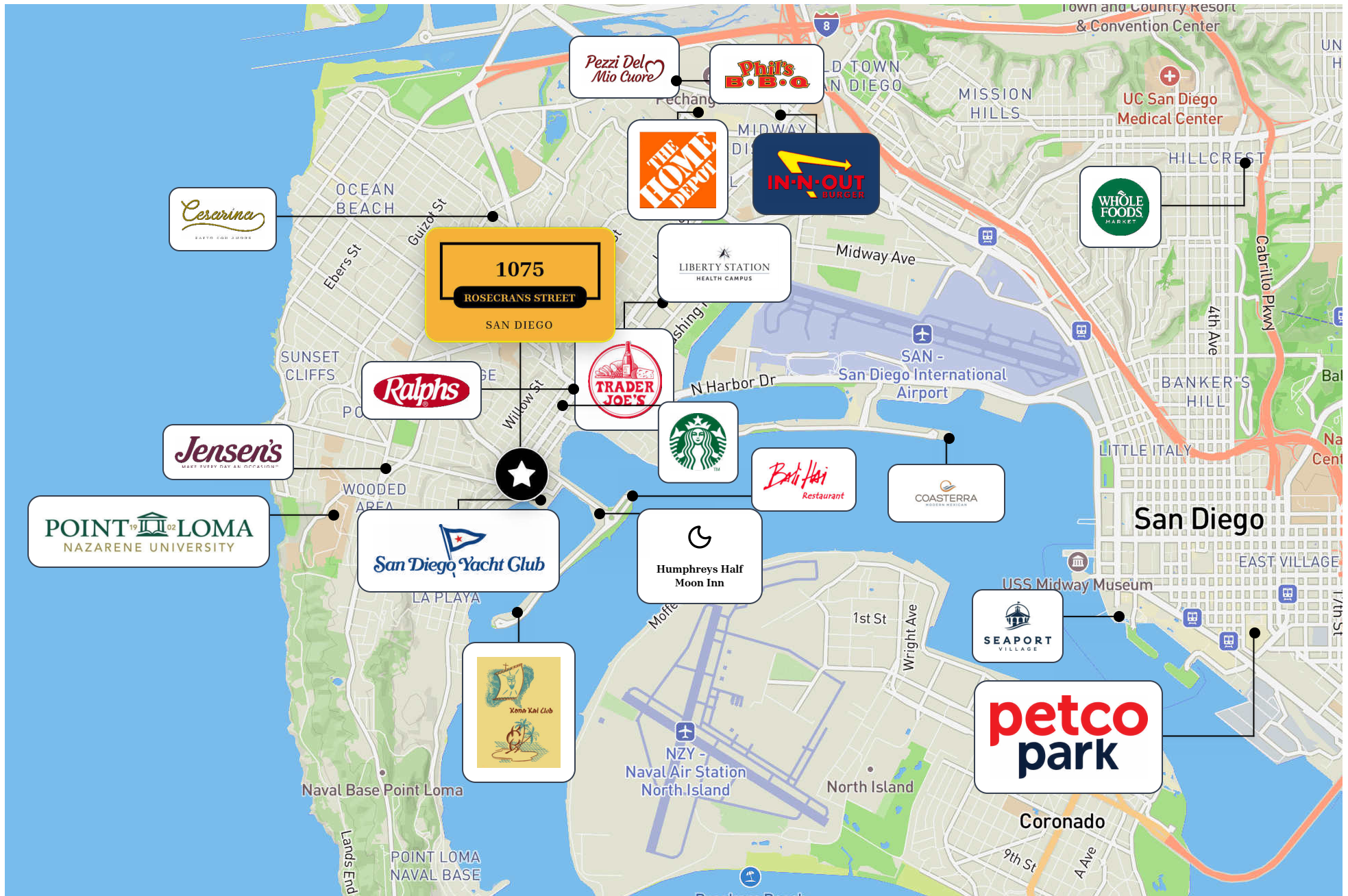
The property features quality construction with upgraded major systems and high-end finishes throughout. These improvements ensure a modern, well-maintained building that will provide lasting value and attract high-caliber tenants.



Architectural Appeal

The building features a California pitched commercial roof, offering both aesthetic charm and structural durability. This design not only enhances the property's visual appeal but also ensures long-term performance and low maintenance.

Local Business & Amenities Map



Major Employers



The subject property is strategically positioned within a robust and diverse employment landscape, anchored by San Diego's most stable, non-cyclical sectors. The immediate area is dominated by the immense presence of the U.S. Navy, with Naval Base Point Loma serving as a primary economic driver and a consistent source of high-quality tenancy demand. This formidable military employment, which accounts for a significant portion of the regional economy, is complemented by a synergistic cluster of world-class healthcare institutions, including Scripps Mercy Hospital, Sharp Memorial Hospital, and UC San Diego Health, which provide significant economic resilience. Furthermore, the local economy is bolstered by major educational employers such as Point Loma Nazarene University, ensuring a deep and educated labor pool. This powerful combination of defense, healthcare, and education forms an economic bedrock, insulating the local market from cyclical downturns and underpinning the long-term investment security of the asset.

Employer	Industry	Employees	Distance
Naval Base San Diego	Government/Military	39,000	8.5 mi
Naval Base Point Loma	Government/Military	22,000	2.7 mi
County of San Diego	Government	19,000	4.1 mi
Sharp HealthCare	Healthcare	18,000	10.1 mi
Scripps Health	Healthcare	12,000	7.6 mi
UC San Diego Health	Healthcare	10,000	7.5 mi
University of San Diego	Education	5,000	4.3 mi
Point Loma Nazarene University	Education	500	1.9 mi



Jeff Diller

Managing Partner

(714) 474-4495

diller@bridgepointmultifamily.com

Lic #: 01959483



Abe Peay

Managing Partner

(858) 284-0371

peay@bridgepointmultifamily.com

Lic #: 01935689

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COMMERCIAL REAL ESTATE SOLUTIONS