

OFFERING MEMORANDUM

FOUR GOVERNOR PARK

5080-90 Shoreham Place San Diego, CA 92122

**NEWEST
OFFICE/MEDICAL
OFFICE CONDOMINIUM
PROJECT ADJACENT
TO UTC!**



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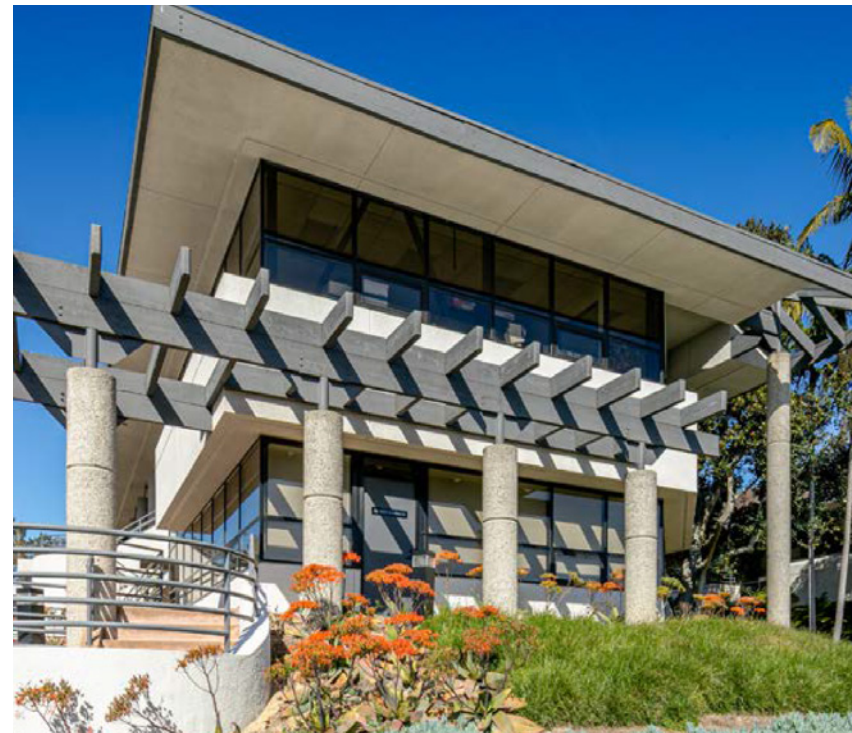
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CAST
CAPITAL PARTNERS



SUITES AVAILABLE FOR SALE

5080 Shoreham Place	Suite 103	2,289 SF (Contiguous up to 3,278 SF)
5080 Shoreham Place	Suite 102	989 SF (Contiguous up to 3,278 SF)
5080 Shoreham Place	Suite 200	1,154 SF (Contiguous up to 3,271 SF)
5080 Shoreham Place	Suite 203	2,117 SF (Contiguous up to 3,271 SF)
5080 Shoreham Place	Suite 201	1,154 SF
5090 Shoreham Place	Suite 100	3,424 SF
5090 Shoreham Place	Suite 112	708 SF
5090 Shoreham Place	Suite 208	1,849 SF (Contiguous up to 3,653 SF)
5090 Shoreham Place	Suite 212	1,804 SF (Contiguous up to 3,653 SF)



EXECUTIVE SUMMARY

Cast Capital Partners is pleased to present Four Governor, the latest office/medical office condominium project. Located in Governor Park, adjacent to UTC and the “Golden Triangle” this innovative and highly functional two-story 2-building property hosts incredible features for small tenants. The property sits in a park-like setting with natural light and offers underground parking. The office user trend is strongly indicating that small business owners want to own their own real estate and control a piece of Southern CA real estate to suit their office needs. The property will feature 22 units with up to 36 units for sale.

The site is located in Governor Park amongst San Diego’s most dense concentration of Fortune 500 companies with neighbors such as UCSD, Apple, Amazon, Google, Scripps, Qualcomm, Illumina, Pfizer and many other leading tech, biotech, and professional services firms. Bolstered by its central location, easy access to the transportation network, and immediate adjacent to higher-cost alternatives, Governor Park is the ideal location for an office user. The submarket has approximately 900,000 SF total and the third lowest vacancy rate in Central San Diego at 6.3%.

CAST specializes in boutique, opportunistic investment and development projects that capitalize on our brokerage relations and deep understanding of the San Diego market. We are excited to bring Four Governor to the market and showcase the ideal setting for office / medical office condominium users in Central SD.

PROPERTY DETAILS

TOTAL BLDG SF: 50,710 SF

LAND SF: 2.70 AC

YEAR BUILT: 1986

NO. OF BUILDINGS: TWO (2)

PARKING: 154 TOTAL SPACES (112 SURFACE + 42 COVERED)

ZONING: CO-3-3 (ALLOWS MEDICAL)

CONSTRUCTION: STEEL & STUCCO

SF AVAILABLE: 708 SF - 4,186 SF

SALE PRICE: \$650/SF



PROPERTY HIGHLIGHTS



Ideal Office/Medical Office
Condominium Project with
Excellent Glass Line, Natural
Light, and Professional Feel.



New Ownership Renovating the
Building with Luxury Finishes



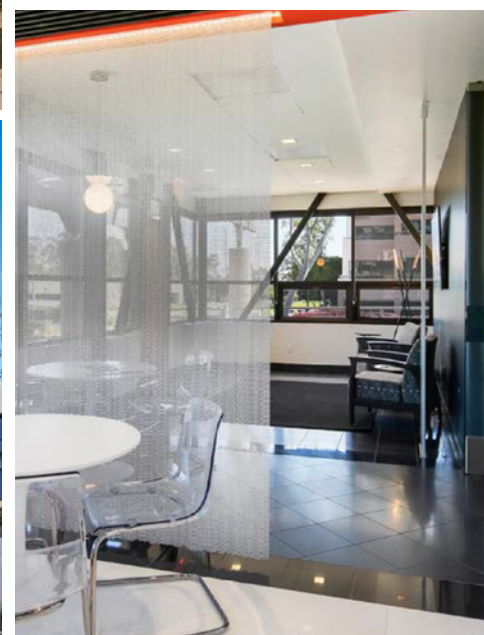
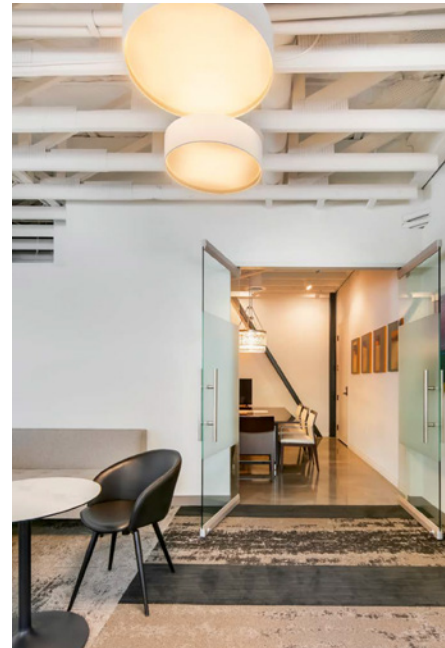
San Diego's Largest
Concentration of Fortune 500
Companies & Medical/Hospital
System Nearby



Excellent Freeway Access
with Improved I-805
Construction Underway



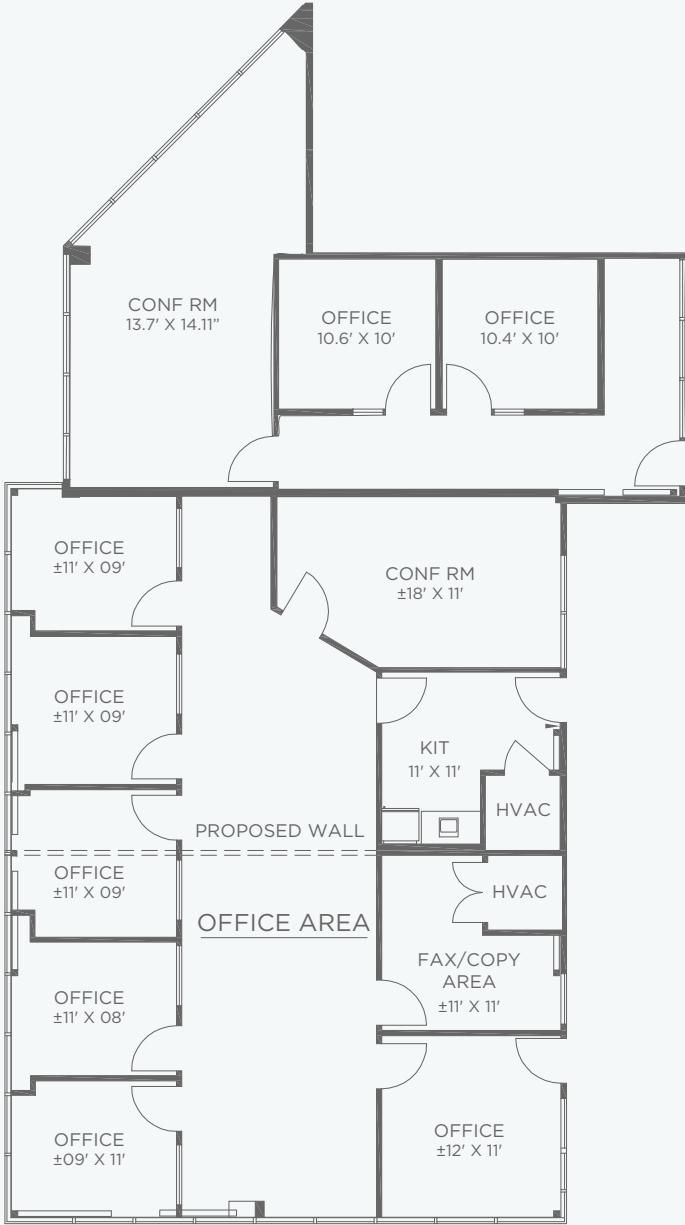
SBA Financing Available with
10% Down to Offer a Unique
Space for Each User



FLOOR PLAN

5080 Shoreham Pl

Suite 102 & 103: 3,278 SF
\$2,130,700 (\$650/SF)



Suite 102: 989 SF
\$642,850 (\$650/SF)

Suite 103: 2,289 SF
\$1,487,850 (\$650/SF)

FLOOR PLAN

5080 Shoreham Pl

Suite 200 & 203: 3,271 SF
\$2,126,150 (\$650/SF)



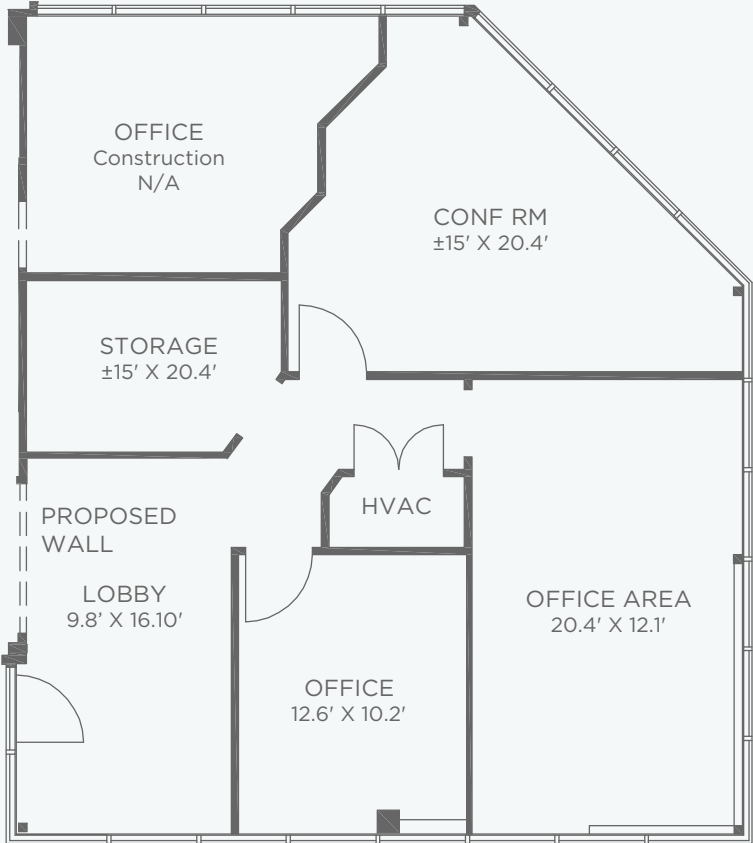
Suite 203: 2,117 SF
\$1,376,050 (\$650/SF)

Suite 200: 1,154 SF
\$750,100 (\$650/SF)

FLOOR PLAN

5080 Shoreham Pl

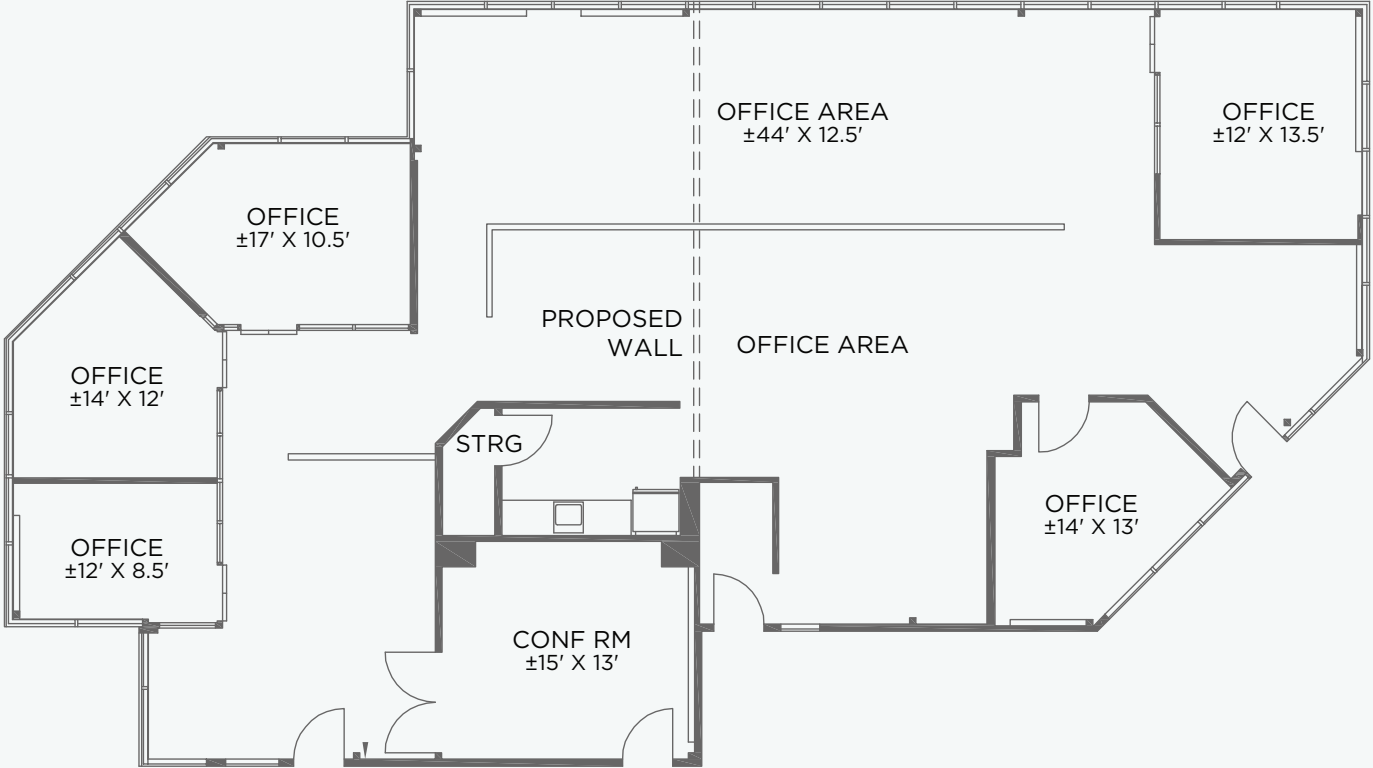
Suite 201: 1,449 SF
\$941,850 (\$650/SF)



FLOOR PLAN

5090 Shoreham Pl

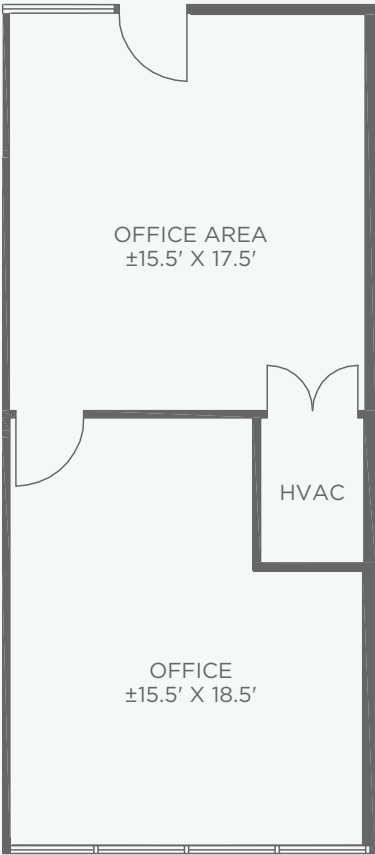
Suite 100: 3,424 SF
\$2,225,600 (\$650/SF)



FLOOR PLAN

5090 Shoreham Pl

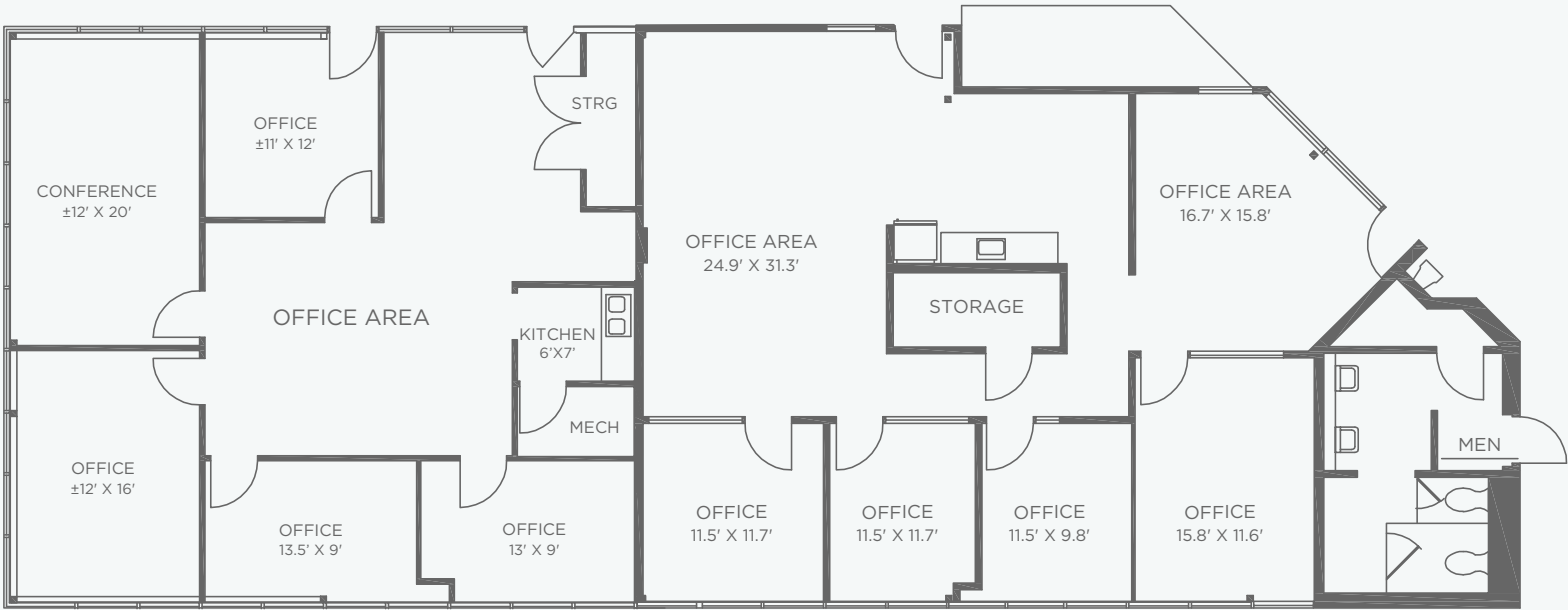
Suite 112: 708 SF
\$460,200 (\$650/SF)



FLOOR PLAN

5090 Shoreham Pl

Suite 208-212: 3,653 SF
\$2,374,450 (\$650/SF)



Suite 212: 1,804 SF
\$1,172,600 (\$650/SF)

Suite 208: 1,849 SF
\$1,201,85 (\$650/SF)



DOWNTOWN SAN DIEGO
🚗 ±11.6 miles

CORONADO
🚗 ±16.0 miles

POINT LOMA
🚗 ±16.5 miles

MISSION BAY
🚗 ±11.5 miles



MONTGOMERY FIELD

FASHION VALLEY MALL



NORTHROP GRUMMAN

KYOCERA



Raytheon



WALMART



SHARP



MIRAMAR AIR FORCE BASE (OPEN SPACE)



UC San Diego

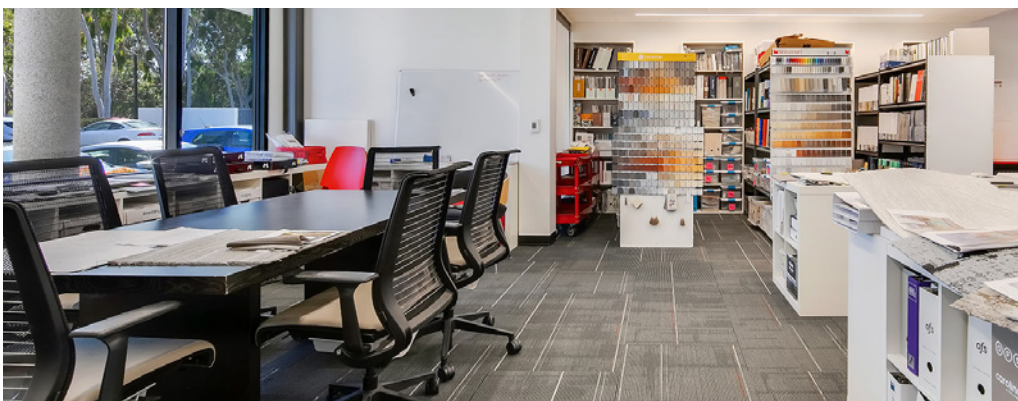


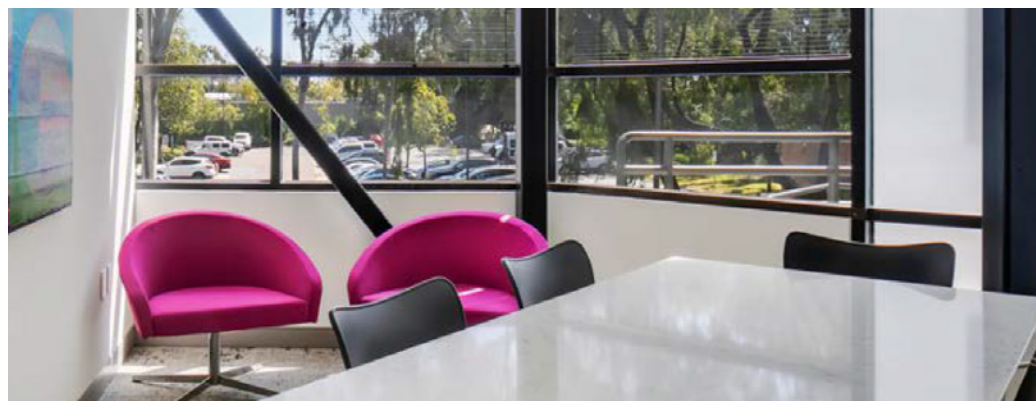
This map was prepared for assessment purposes only. Map not to scale.



UNDERGROUND PARKING GARAGE UNDERNEATH
5090 SHOREHAM HOSTING 42 COVERED STALLS







FOR MORE
INFORMATION,
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