

SUITE 101

+/-1,000 SF GROUND FLOOR MEDICAL OFFICE SUITE

STRATEGICALLY LOCATED GROUND FLOOR CORNER SUITE

IMMEDIATE FREEWAY ACCESS TO SR-163

CENTRAL SAN DIEGO LOCATION

LANDMARK CENTRE

4550 KEARNY VILLA ROAD
SAN DIEGO, CALIFORNIA 92123

KEARNY MESA



FOR SALE | OWNER-USER / INVESTMENT OPPORTUNITY

4550 KEARNY VILLA ROAD | SUITE 101



- ▶ ±1,000 SF MEDICAL OFFICE SUITE
- ▶ GROUND FLOOR, CORNER SUITE
- ▶ FEATURES RECEPTION / OPEN OFFICE AREA
THREE PRIVATE OFFICES / TREATMENT ROOMS,
PRIVATE BATHROOM, KITCHENETTE, STORAGE
- ▶ LOCATED WITHIN LANDMARK CENTRE,
A TWO BUILDING MULTI-TENANT
CONDOMINIUM PROJECT
- ▶ UPDATED COMMON AREAS IN
LANDSCAPED PARKLIKE SETTING
- ▶ AMPLE PARKING
- ▶ ZONING ALLOWS FOR OFFICE & MEDICAL USES
- ▶ TENANT LEASE EXPIRES JANUARY 1, 2025
- ▶ HOA FEES: \$337.91 / MONTH

LANDMARK CENTRE

OFFERED AT \$495,000 (\$495/SF)



SUITE 101 ENTRANCE



PRIVATE OFFICE / TREATMENT ROOM



RECEPTION / OPEN OFFICE



PRIVATE OFFICE / TREATMENT ROOM



PRIVATE OFFICE / TREATMENT ROOM



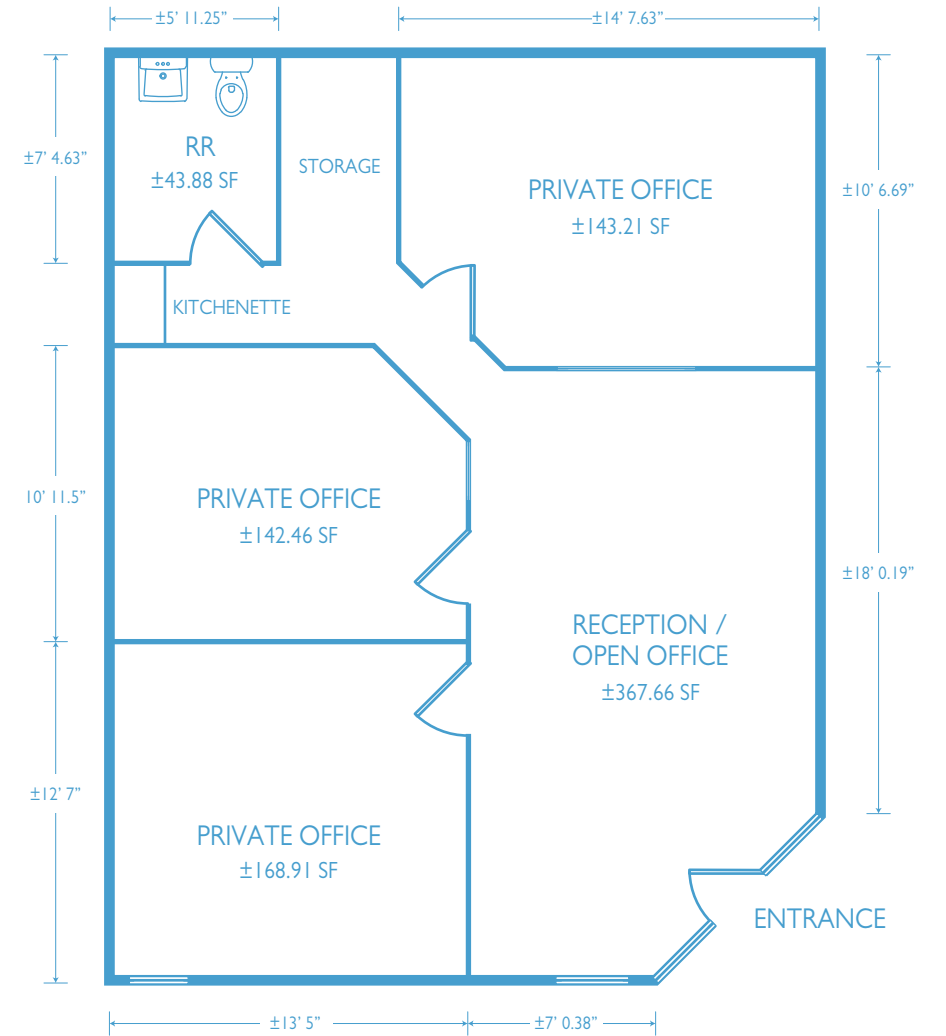
RESTROOM



KITCHENETTE



STORAGE



+/- 1,000 SF MEDICAL / OFFICE SUITE
STRATEGICALLY LOCATED GROUND FLOOR CORNER SUITE

LANDMARK CENTRE



CONVENIENT FREEWAY ACCESS | CENTRAL SAN DIEGO LOCATION | ABUNDANCE OF RETAIL AMENITIES NEARBY | MORE THAN 125,000 RESIDENTS WITHIN A 10-MILE RADIUS

KEARNY MESA

THE CENTER OF SAN DIEGO

Kearny Mesa is known as a diverse employment area with leading companies and quality jobs that connect the region to the global economy. Office and industrial space in the Kearny Mesa submarket exceeds 22.9 million square feet. Landmark Centre is located amongst well-known headquarters for companies such as Kyocera,

Amazon, Senior Aerospace Jet Products, Blue Sky Tech, Raytheon, Cubic, MedImpact, and a number of other organizations who offer prospective buyer occupants locational credibility and geographical desirability. Historically major industries have included insurance companies, defense contractors and financial services; however, the region's magnetic appeal has continued to attract companies in more industries and sectors – 65% of San Diego's jobs are within a 10-mile radius.

The Kearny Mesa area is rapidly developing into a denser and more populated submarket with residential features that give employers the ability to offer convenient housing options to employees. Due to the centrality of the Kearny Mesa submarket, it appeals to occupants of all industries – financial services, logistics, department of defense operators, manufacturing and service companies who have a need for county wide-access. The geographical features will weigh in heavily to prospective buyers – adding value to the opportunity.

The property is strategically located where employers can attract talent with minimal commute time due to proximity to housing options. Located south is Mission Valley, north is Miramar, west includes Clairemont, La Jolla and Pacific Beach, and to the east is Tierrasanta, a popular and well-known region for families.

POPULATION
2023



HOUSEHOLDS
2023



HOUSEHOLD INCOME
AVERAGE



DAYTIME
EMPLOYEES



CONSUMER
SPENDING



BUSINESS ADVANTAGE

Small business loan financing options

Which loan option makes the most sense for your business? This summary is designed to help you determine possible options for your business based on different loan scenarios.

Prospective loan information

Purchase price \$495,000

USER INPUT

0

Key financial comparisons estimates

Loan options	Conventional loan	Conventional loan	SBA 7(a) and Express loan	SBA 504 loan
	10/20	15/15	25/25	25/25
Interest rate (estimate)	5.80%	5.83%	5.50%	5.75%
Maturity (yr)	10	15	25	25
Amortization (yr)	20	15	25	25
Fixed rate term (yr)	10	15	25	25
Purchase price	\$495,000	\$495,000	\$495,000	\$495,000
Down payment	20%	20%	10%	10%
Financing amount	\$396,000	\$396,000	\$445,500	\$445,500
SBA (25 year loan for 504)				\$198,000
Bond Debenture Rate (Set by SBA)				5.76%
Prepayment Fee				10 yrs declining
Bank of America loan	\$396,000	\$396,000	\$445,500	\$247,500
Rate – with promos/discounts applied	5.80%	5.83%	5.50%	5.75%
Principal	\$396,000	\$396,000	\$445,500	\$445,500
Monthly payment	\$2,792	\$3,305	\$2,736	\$2,804
Down payment	\$99,000	\$99,000	\$49,500	\$49,500
Year 1 cash outlay	\$132,499	\$138,665	\$82,329	\$83,146
Balloon	\$256,527	N/A	N/A	N/A
Prepayment Fee	5/4/3/2/1	5/4/3/2/1	5/3/1	None
Financing fee estimates	\$2,970	\$2,970	\$150	\$7,722
Interest expense*	\$192,723	\$198,974	\$375,228	\$383,262

Clients have the option to pay off or refinance the balance before or at maturity. The above interest expense figures reflect the amount of interest that would be paid during the full term of the original loan.

*If 10/20 loan's balloon of \$256,527 were refinanced for 10 years at 5.80%, total interest expense would be \$272,669

A Prepayment Fee schedule of 5%/4%/3%/2%/1% of the original loan amount will be applied to all conventional (non-SBA) real estate applications dated 7/20/20 and beyond. Conventional OOCRE loan with a 20/20 tenor may be available to certain clients with property type constraints and annual performance covenant monitoring.

Advantages of each type of loan

Conventional	SBA 7(a)	SBA 504
Finances diverse business needs	Finance diverse business need	Real estate focused
No SBA fees	Low down payment	Low down payment
Cashout may be possible	Fixed rates up to 25 years	Low fixed rates
One-time close	SBA fees financed	Low SBA fees
	One time close	

Preferred Rewards



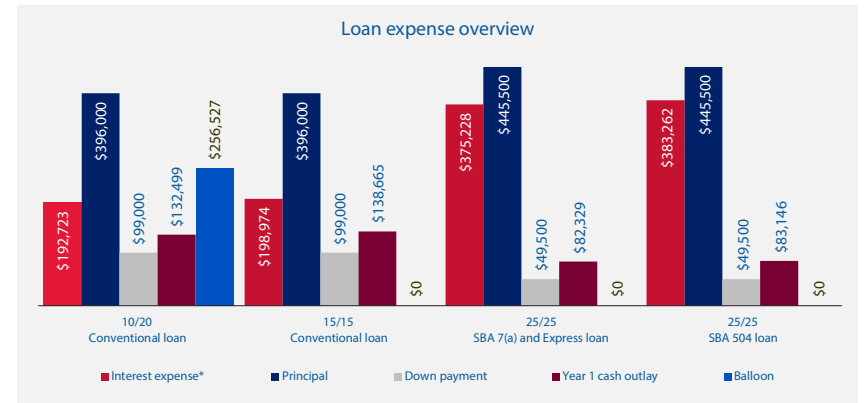
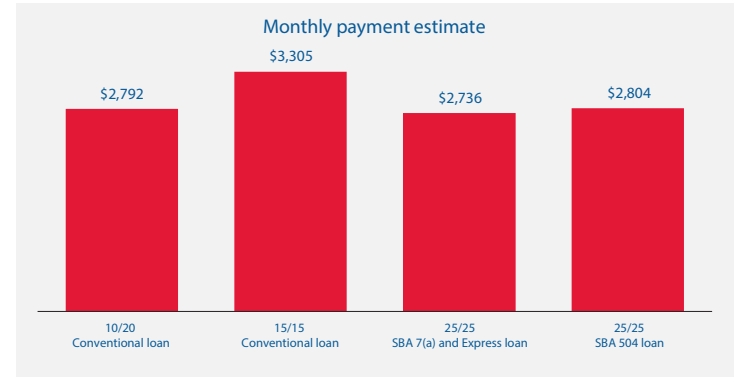
Interpreting comparisons

- The lowest estimated required down payment is under either of the SBA options at 10% of purchase price: \$49,500.
- The lowest estimated monthly payment is under the SBA 7(a) and Express loan option at \$2,736
- The least estimated interest expense is incurred under the Conventional loan option at \$192,723.

We're committed to finding the smartest path to long-term growth for your business.

Our small business specialists will work to help you strengthen your business and plan for the future. If you have any questions, please contact me.

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All programs subject to credit approval and loan amounts are subject to creditworthiness. Bank of America may prohibit use of an account to pay off or pay down another Bank of America account. Small Business Administration (SBA) financing is subject to approval through the SBA 504 and SBA 7(a) programs. Loan terms, collateral and documentation requirements apply. Actual amortization, rate and extension of credit are subject to necessary credit approval. Bank of America credit standards and documentation requirements apply. Some restrictions may apply. Bank of America Practice, N.A. is a division of Bank of America Corporation.

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Preferred Rewards for Business Overall Program Rules The Preferred Rewards for Business program is only available to Small Business, Merrill Small Business, and Bank of America Private Bank* Small Business clients. Other categories of clients, such as those commonly referred to as Business Banking, Global Commercial Banking, Global Corporate Investment Banking, or Institutional clients are not eligible to participate in the program. Subject to certain exceptions, eligible business checking accounts generally are any Small Business checking account and the following Analyzed checking accounts: Full Analysis Business Checking or Analyzed Business Interest Checking. Clients in the eligible business categories may enroll in the program. To enroll you must have an active, eligible Bank of America business checking account, and maintain a qualifying balance of at least \$20,000 for the Gold tier, \$50,000 for the Platinum tier, or \$100,000 for the Platinum Honors tier in your combined qualifying Bank of America business deposit accounts (such as checking, savings, certificate of deposit) and/or your Merrill business investment accounts (such as Working Capital Management Accounts, Business Investor Accounts, Delaware Business Accounts). The qualifying balance is calculated based on either (i) your average daily balance for a three calendar month period, or (ii) your current combined balance, provided that you enroll at the time you open your first eligible business checking account and satisfy the balance requirement at the end of at least one day within thirty days of opening that account. Refer to your Business Schedule of Fees for details on accounts that qualify towards the combined balance calculation and receive program benefits. Eligibility to enroll is generally available three or more business days after the end of the calendar month in which you satisfy the requirements. Benefits become effective within 30 days of your enrollment, or for new accounts within 30 days of account opening, unless we indicate otherwise. Certain benefits may be available without enrolling in the program if you satisfy balance and other requirements.

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LANDMARK CENTRE

For more information or tours, please contact:

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