

7955-75 Raytheon Road – Flex Spaces for Lease

7955-75 Raytheon Road, San Diego CA 92111

OFFERING MEMORANDUM



Presented By

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American Real Estate Group



TABLE OF CONTENTS

DISCLAIMER	3
LEASING SUMMARY	4
PROPERTY OVERVIEW	5
PHOTOS	6
AVAILABLE SUITES	8
ABOUT THE AREA	13
FLEX LEASING COMPS	14
DEMOGRAPHICS	18
CONTACT US	20

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HIGHLIGHTS

Rental Rates | \$1.60psf or \$2.20psf

- Prime central San Diego location in Kearny Mesa, 92111
- Modified gross lease
- Conveniently located minutes away from 805 Freeway, 163 Freeway, incredible restaurants, hotels and motels and great retail and service shops.
- New paint and floors
- Excellent condition

PROPERTY OVERVIEW

7955-75 RAYTHEON ROAD, SAN DIEGO, CA

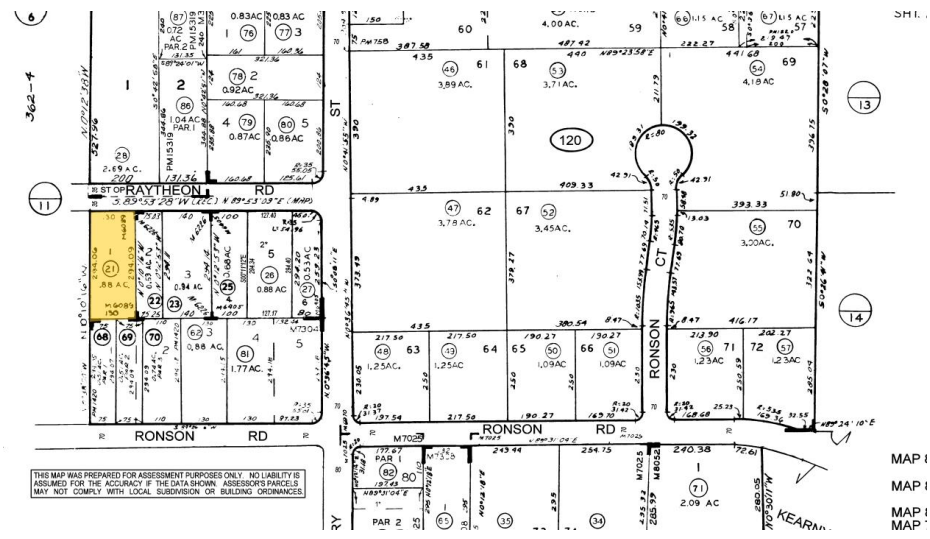
Address:	7955-75 Raytheon Road, San Diego CA 92111
Leasing Rate:	\$2.20psf Downstairs \$1.60psf Upstairs
Lease Type:	Modified Gross
Zoning	IL-2-1
Lot Size	38,332 SF 0.88 AC
Building Size:	17,746 SF
# Buildings:	2
No. Stories:	2
Submarket:	Kearny Mesa 92111
Parking Spots	30
Year Built:	1990
Year Renovated:	2022



PHOTOS

7955-75 RAYTHEON ROAD, SAN DIEGO, CA





AVAILABLE SUITES

ULTRAN REAL ESTATE, SAN DIEGO, CA

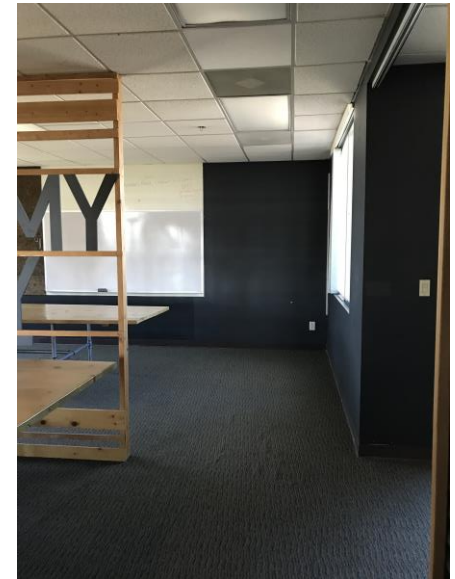
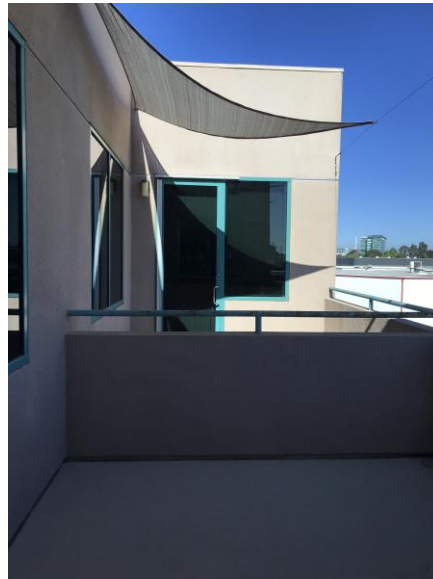
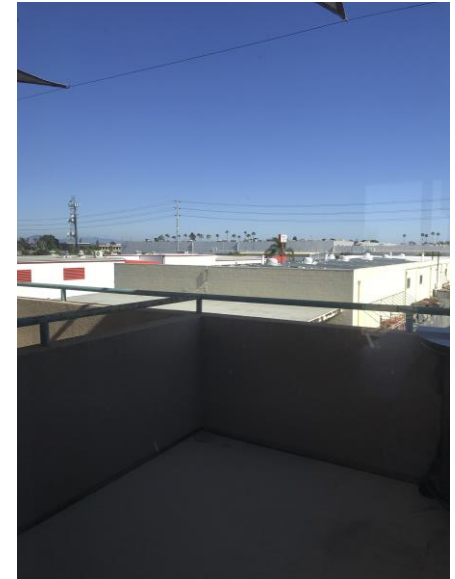
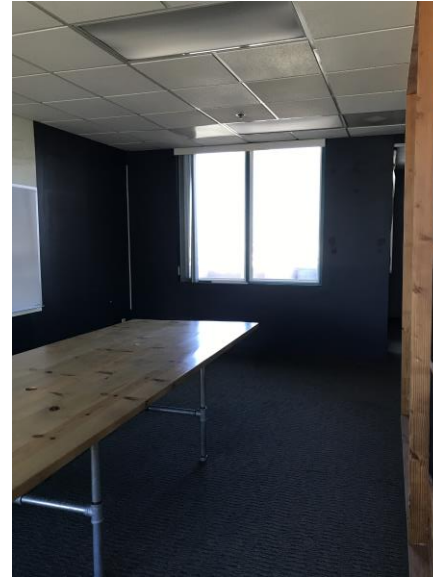
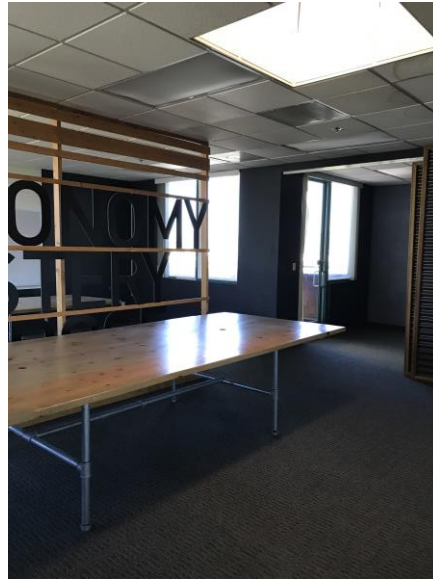
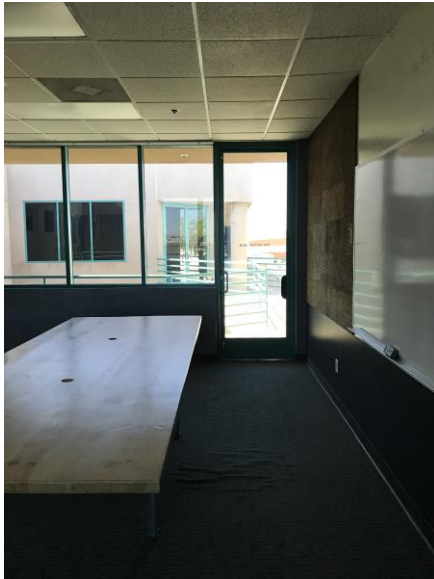
Address:	7975 Raytheon Road, San Diego CA 92111
Rental Rate:	\$1.60 psf mg
Suite:	330-340
Size:	1584 SF
Demisable:	Yes 792 SF & 792 SF
Level:	2 nd Story
Parking Ratio	2 / 1,000 SF
Year Built:	1990
Year Renovated:	2022-23
Build Out:	Offices

Address:	7975 Raytheon Road, San Diego CA 92111
Rental Rate:	\$1.60 psf mg
Suite:	350-360
Size:	1584 SF
Demisable:	Yes 792 SF & 792 SF
Level:	2 nd Story
Parking Ratio	2 / 1,000 SF
Year Built:	1990
Year Renovated:	2022-23
Build Out:	Open Space

mg – Modified Gross Lease : A Modified Gross Lease is a type of lease where the tenant pays a set rent amount plus some of the property's operating costs, like utilities, property taxes, insurance and maintenance. The landlord covers the rest of the expenses. This way, both parties share the cost of keeping the property running smoothly.

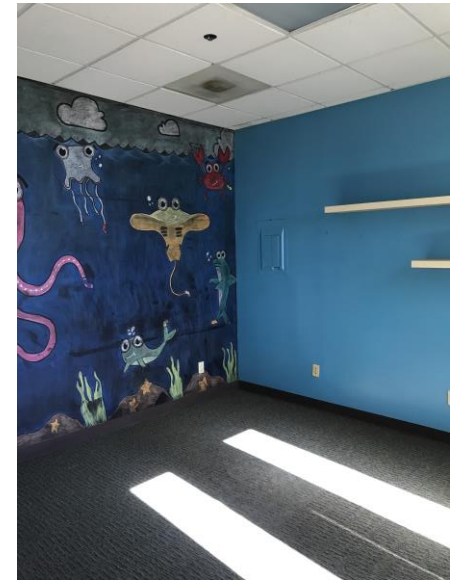
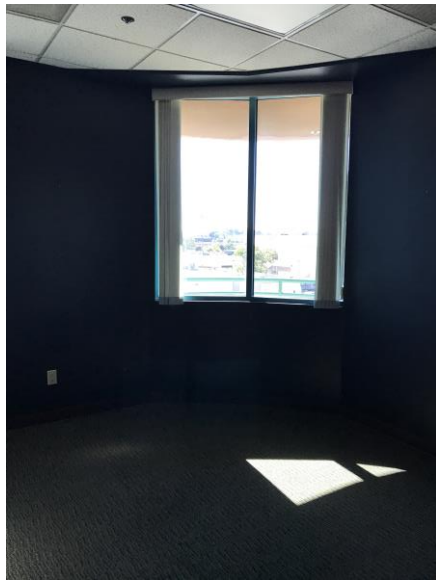
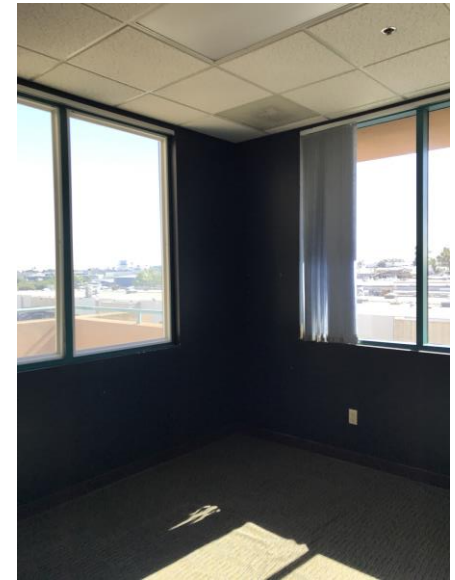
SUITES 330

ULTRAN REAL ESTATE, SAN DIEGO, CA



SUITES 340

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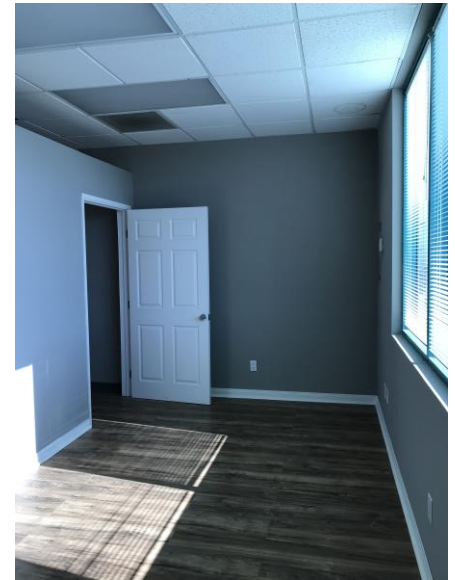
SUITES 350

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SUITES 360

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KEARNY MESA

Kearny Mesa, located in the heart of San Diego, is a dynamic and thriving area ideal for flex property leasing. Here are some key highlights that make Kearny Mesa a prime location for flex space:

1. Central Location:

- Strategic Accessibility:** Kearny Mesa offers excellent connectivity with easy access to major highways including Interstate 805, Interstate 15, and State Route 163, facilitating convenient transportation and commuting options.
- Proximity to Downtown:** Located just a short drive from downtown San Diego, providing quick access to the city's business, cultural, and entertainment hubs.

2. Business Hub:

- Diverse Industry Presence:** Home to a mix of industries including tech, defense, healthcare, and automotive, creating a robust business ecosystem.
- Corporate Neighbors:** Surrounded by numerous corporate offices and business parks, fostering networking and business opportunities.

3. Amenities and Services:

- Abundant Dining and Retail Options:** A variety of restaurants, cafes, and retail stores cater to employees and visitors, enhancing work-life balance.
- Financial Services:** Proximity to banks and financial institutions, providing essential services for businesses.

4. Infrastructure and Facilities:

- Modern Facilities:** Kearny Mesa boasts modern infrastructure and facilities suitable for a wide range of business operations, making it an attractive location for flex space.
- Support Services:** Availability of support services including IT, logistics, and maintenance providers.

5. Workforce Availability:

- Skilled Labor Pool:** Access to a large, skilled workforce from the surrounding areas, beneficial for businesses seeking to attract and retain talent.
- Educational Institutions:** Close to educational institutions like Mesa College, providing opportunities for collaboration and recruitment.

6. Quality of Life:

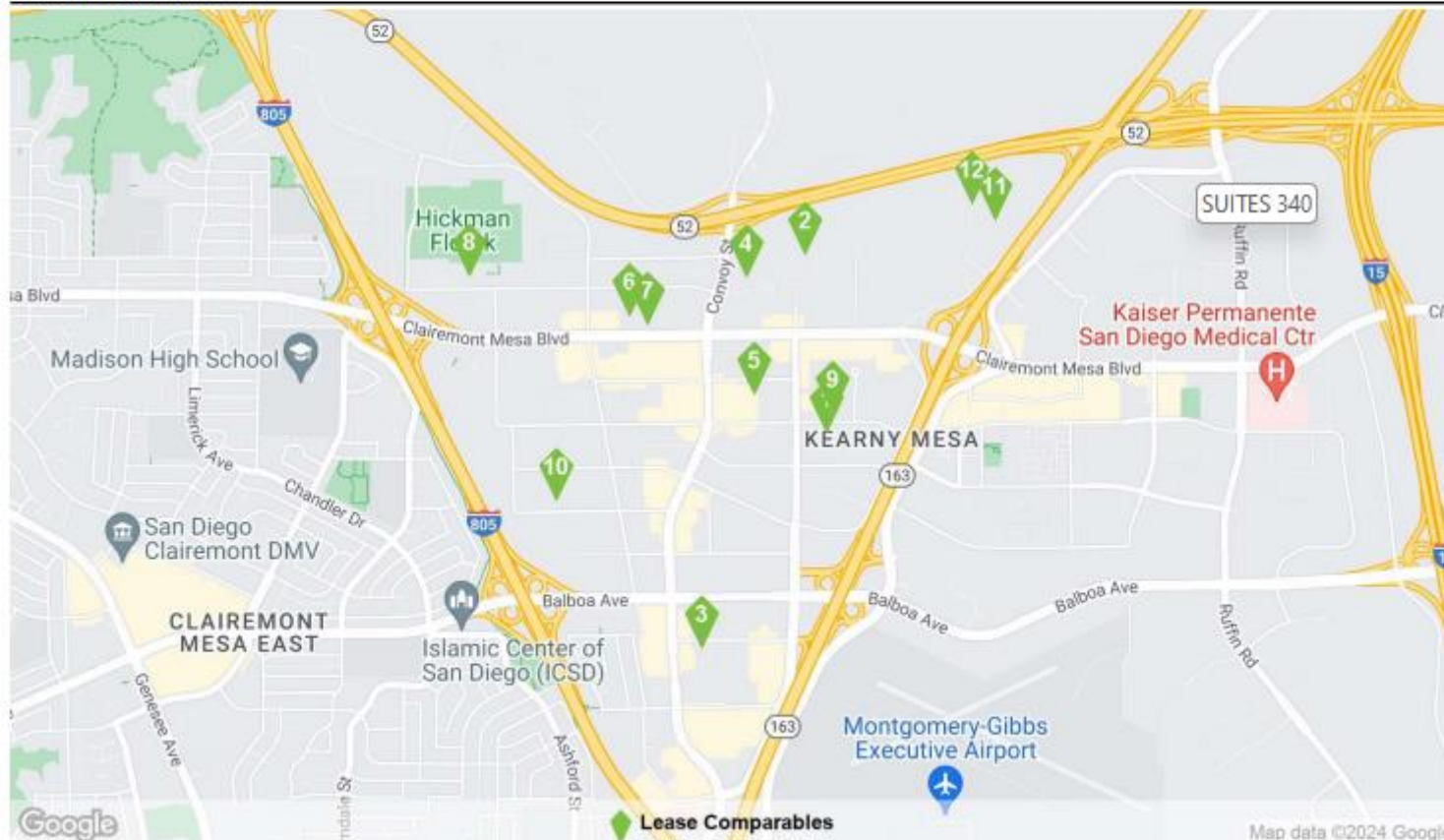
- Recreational Opportunities:** Nearby recreational spots such as parks, golf courses, and fitness centers, promoting a healthy and balanced lifestyle for employees.
- Healthcare Facilities:** Proximity to top healthcare facilities ensuring the well-being of the workforce.

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per SF	Starting Rent Per SF	Avg. Months On Market
12	\$1.95	\$2.00	7

LEASE COMPARABLES

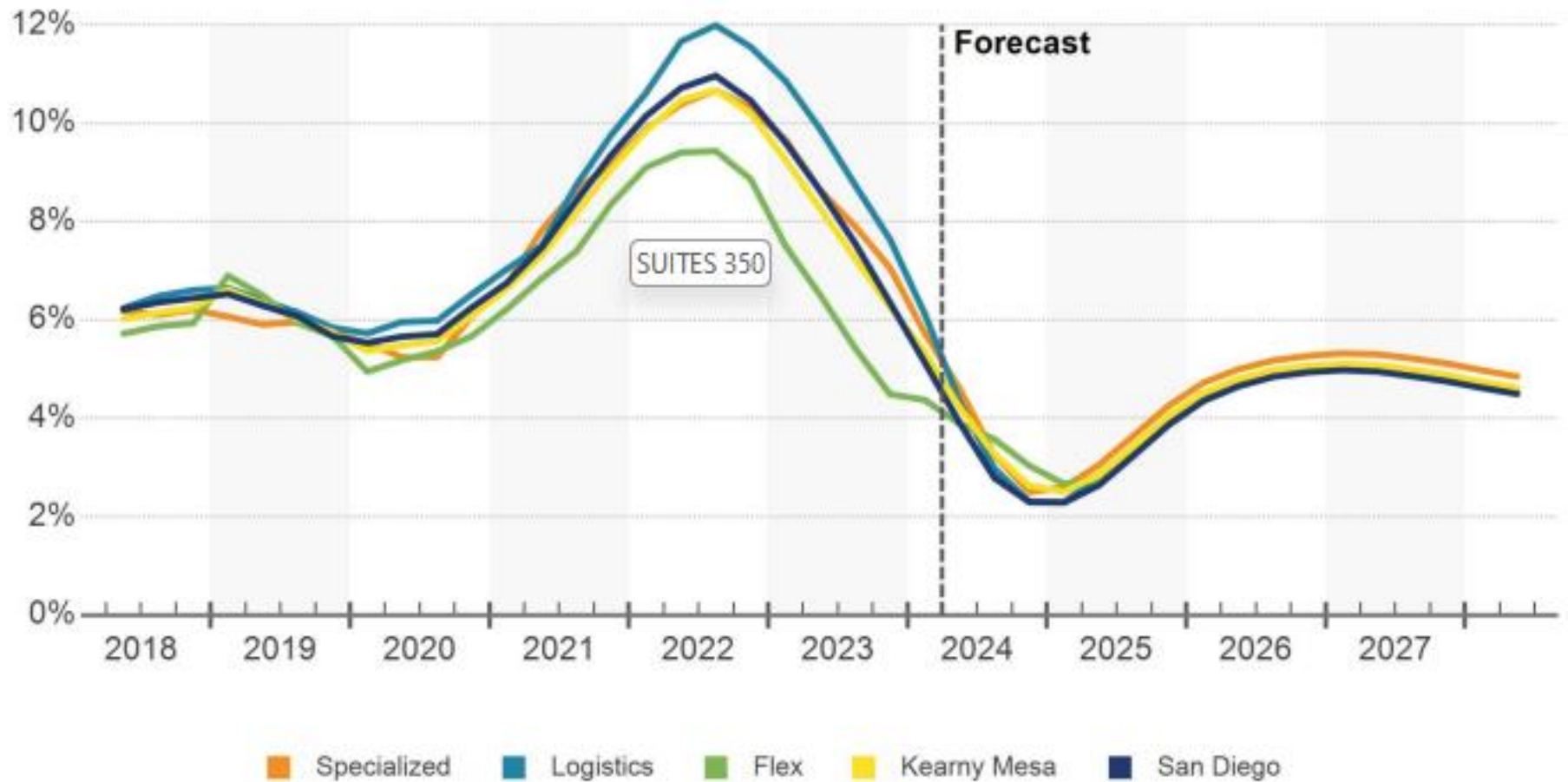


Lease Comps Summary

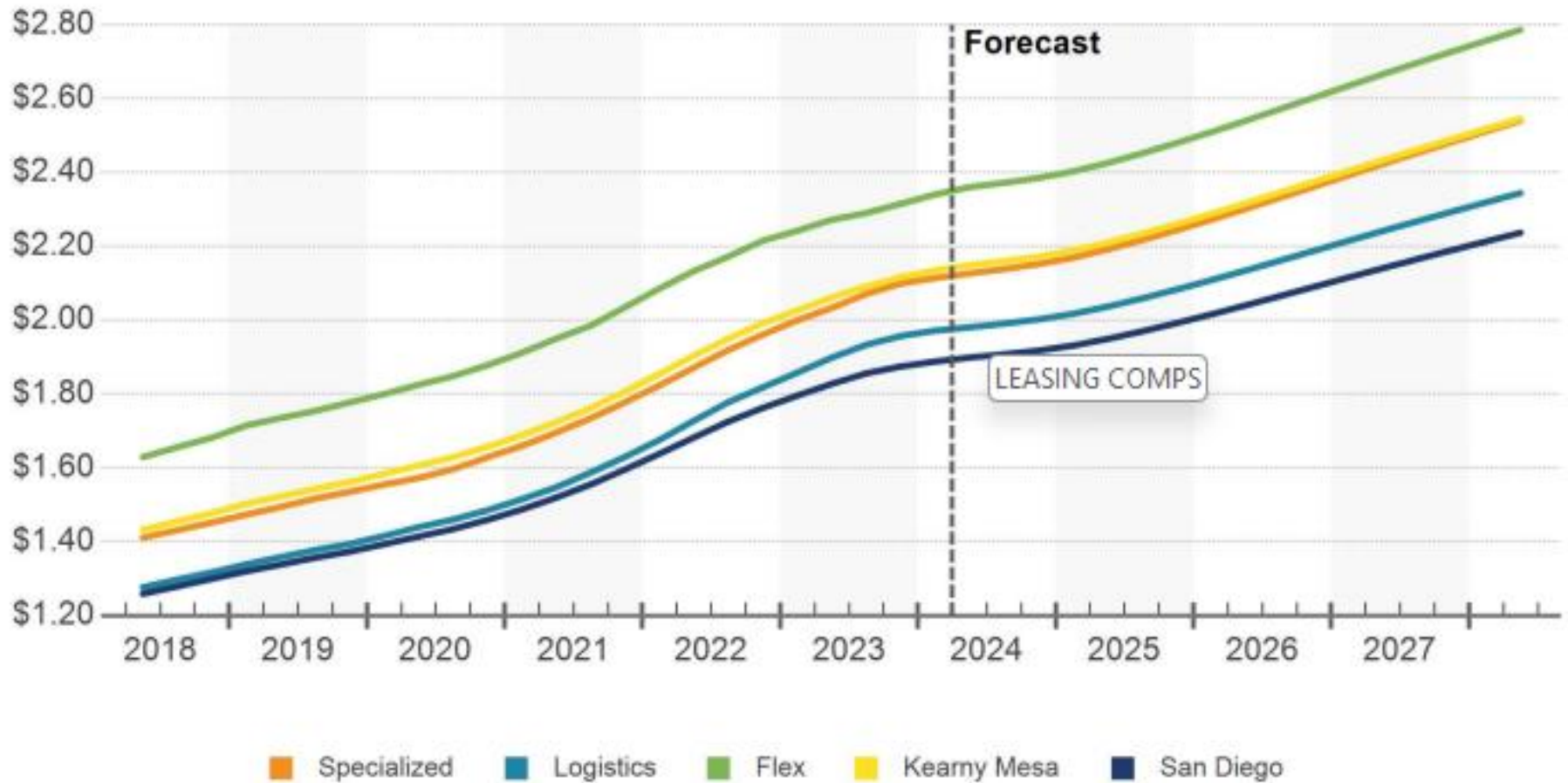
Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Bldg 10 8195 Ronson Rd	★ ★ ★ ★ ★ SUITES 360	2,727	1st	4/30/2024	New Lease	-	-
2 5160 Mercury Pt	★ ★ ★ ★ ★	3,200	1st	4/21/2024	New Lease	\$1.95/nnn	Asking
3 7879 Armour St	★ ★ ★ ★ ★	3,100	1st	3/28/2024	New Lease	\$2.00/nnn	Asking
4 Bldg 1 7822-7850 Convoy Ct	★ ★ ★ ★ ★	2,000	1st	1/24/2024	New Lease	\$2.10/nnn	Asking
5 7975 Raytheon Rd	★ ★ ★ ★ ★	812	1st	12/1/2023	New Lease	\$2.10/mg	Starting
6 Bldg 2 7512-7538 Clairemont Me...	★ ★ ★ ★ ★	2,930	1st	11/14/2023	New Lease	\$1.95/nnn	Asking
7 Bldg 3 7560-7590 Clairemont Me...	★ ★ ★ ★ ★	7,200	1st	11/14/2023	New Lease	\$1.95/nnn	Asking
8 7028-7048 Convoy Ct	★ ★ ★ ★ ★	2,417	1st	10/15/2023	New Lease	\$1.66/mg	Asking
9 Bldg 2 8170 Ronson Rd	★ ★ ★ ★ ★	2,380	1st	10/13/2023	New Lease	-	-
10 7292 Opportunity Rd	★ ★ ★ ★ ★	4,024	1st	8/30/2023	New Lease	-	-
11 5640 Kearny Mesa Rd	★ ★ ★ ★ ★	1,579	1st	4/1/2023	New Lease	\$1.95/nnn	Starting
12 5595 Magnatron Blvd	★ ★ ★ ★ ★	1,107	1st	4/1/2023	New Lease	\$2.00/nnn	Starting

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



DEMOGRAPHICS

ULTRAN REAL ESTATE, SAN DIEGO, CA

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	6,825	92,002	286,850
2023 Estimate	6,327	93,117	289,367
2010 Census	2,822	87,922	268,011
Growth 2023 - 2028	7.87%	-1.20%	-0.87%
Growth 2010 - 2023	124.20%	5.91%	7.97%

Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	6,327	93,117	289,367
White	3,860 61.01%	62,448 67.06%	200,212 69.19%
Black	323 5.11%	6,560 7.04%	15,333 5.30%
Am. Indian & Alaskan	58 0.92%	1,254 1.35%	3,026 1.05%
Asian	1,669 26.38%	15,766 16.93%	52,066 17.99%
Hawaiian & Pacific Island	67 1.06%	744 0.80%	1,730 0.60%
Other	350 5.53%	6,344 6.81%	17,000 5.87%
Population by Hispanic Origin	6,327	93,117	289,367
Non-Hispanic Origin	5,123 80.97%	70,687 75.91%	226,529 78.28%
Hispanic Origin	1,204 19.03%	22,430 24.09%	62,838 21.72%

DEMOGRAPHICS

ULTRAN REAL ESTATE, SAN DIEGO, CA

2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$104,191	\$1,306,529	\$4,295,719
Total Apparel	\$4,901	\$65,144	\$209,640
Women's Apparel	1,937	25,325	81,845
Men's Apparel	1,076	13,917	44,972
Girl's Apparel	322	4,512	14,331
Boy's Apparel	254	3,319	10,505
Infant Apparel	239	3,020	10,046
Footwear	1,074	15,053	47,941
		LEASING COMPS	
Total Entertainment & Hobbies	\$14,826	\$186,459	\$613,814
Entertainment	2,145	28,939	90,112
Audio & Visual Equipment/Service	3,194	36,760	123,327
Reading Materials	262	3,119	10,854
Pets, Toys, & Hobbies	2,635	31,709	105,888
Personal Items	6,590	85,933	283,634
Total Food and Alcohol	\$28,011	\$345,828	\$1,151,639
Food At Home	13,597	175,120	569,214
Food Away From Home	12,419	146,569	498,463
Alcoholic Beverages	1,996	24,139	83,962
Total Household	\$18,789	\$221,469	\$728,849
House Maintenance & Repair	3,354	37,796	114,928
Household Equip & Furnishings	7,400	81,172	271,318
Household Operations	5,625	71,383	237,162
Housing Costs	2,409	31,118	105,441

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