

OFFERING MEMORANDUM

12396 WORLD TRADE DRIVE

SAN DIEGO, CA 92128

FOR SALE:
**OFFICE/MEDICAL
COMMERCIAL
CONDOS**



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CAST
CAPITAL PARTNERS

PROJECT 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



PROPERTY DETAILS

TOTAL BLDG SF: 66,025 SF

LAND SF: 3.08 AC

YEAR BUILT: 1992

PARKING: 194 SPACES

ZONING: CO-3-3 (ALLOWS MEDICAL)

SF AVAILABLE: 590 SF - 5,287 SF

SALE PRICE: \$650/SF

SUITES AVAILABLE FOR SALE

FLOOR 1

Suite 101	986 SF	(contiguous to 2,092 SF)
Suite 102	1,106 SF	(contiguous to 2,092 SF)
Suite 103	1,569 SF	
Suite 113	1,753 SF	(contiguous to 2,934 SF)
Suite 114	591 SF	(contiguous to 2,934 SF)
Suite 115	590 SF	(contiguous to 2,934 SF)
Suite 118	1,550 SF	

FLOOR 2

Suite 203	776 SF
Suite 210	1,201 SF
Suite 213	1,753 SF
Suite 217	1,560 SF
Suite 219	1,102 SF

FLOOR 3

Suite 303	1,552 SF
Suite 315	591 SF





FLOOR PLAN

First Floor

SUITES AVAILABLE FOR SALE

Suite 101 & 102	2,092 SF	\$1,359,800 (\$650/SF)
Suite 101	986 SF	\$640,900 (\$650/SF)
Suite 102	1,106 SF	\$718,900 (\$650/SF)

Suite 103	1,569 SF	\$1,019,850 (\$650/SF)
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Suite 113 - 115	2,934 SF	\$1,907,100 (\$650/SF)
Suite 113	1,753 SF	\$1,139,450 (\$650/SF)
Suite 114	591 SF	\$384,150 (\$650/SF)
Suite 115	590 SF	\$383,500 (\$650/SF)

Suite 118	1,550 SF	\$1,007,500 (\$650/SF)
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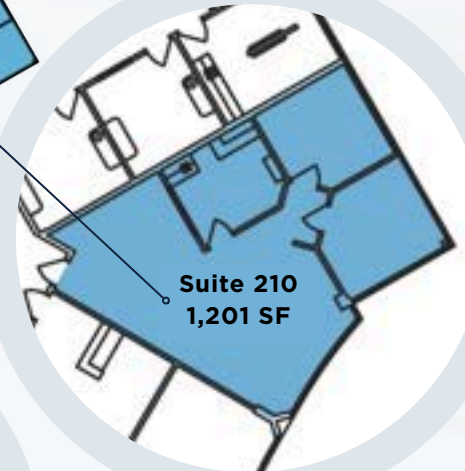
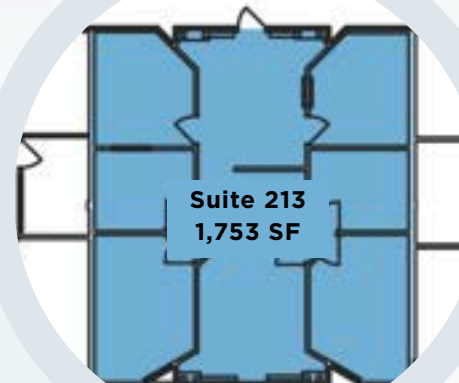
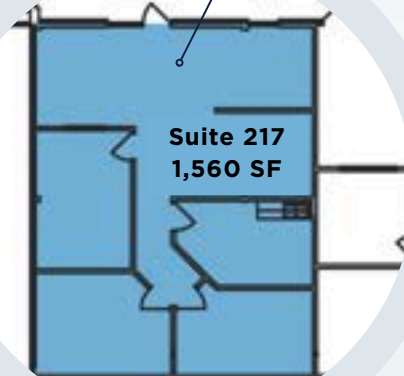
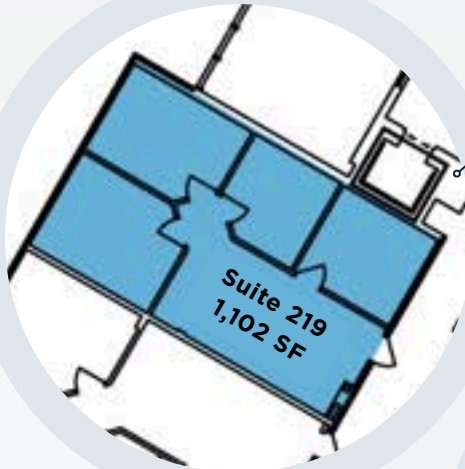
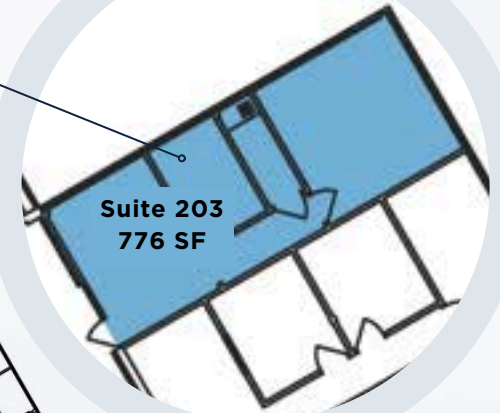


FLOOR PLAN

Second Floor

SUITES AVAILABLE FOR SALE

Suite 203	776 SF	\$504,400 (\$650/SF)
Suite 210	1,201 SF	\$780,7650 (\$650/SF)
Suite 213	1,753 SF	\$1,139,450 (\$650/SF)
Suite 217	1,560 SF	\$1,014,000 (\$650/SF)
Suite 219	1,102 SF	\$616,300 (\$650/SF)

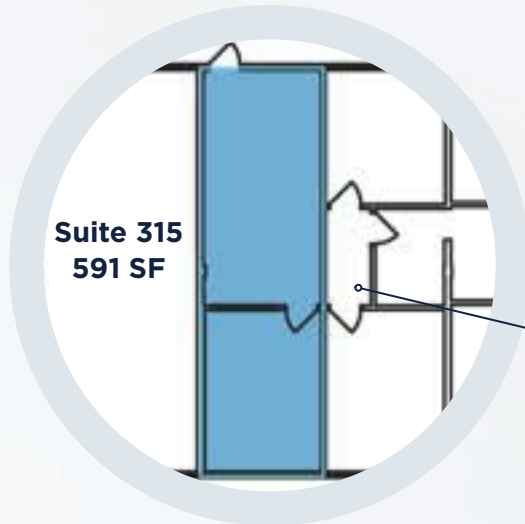
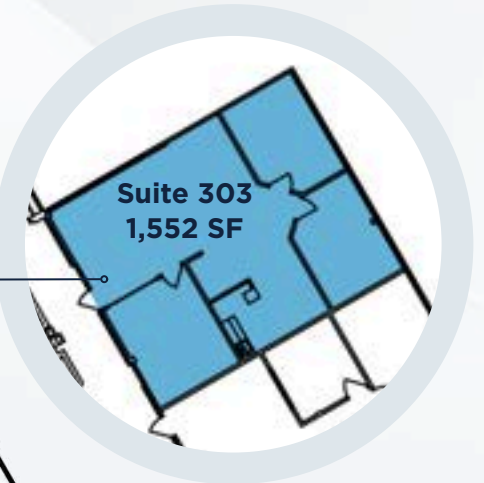


FLOOR PLAN

Third Floor

SUITES AVAILABLE FOR SALE

Suite 303	1,552 SF	\$1,008,800 (\$650/SF)
Suite 315	591 SF	\$384,150 (\$650/SF)



OWN VS LEASE

1,000 SF EXAMPLE

OWN				LEASE			
Purchase Assumptions				Purchase Assumptions			
Size (Square Feet)		1,000 SF		Size (Square Feet)		1,000 SF	
Purchase Price		\$650 PSF	\$650,000	Lease Rate		\$3.00 PSF/Mo.	
Loan Amount		6.00% Int. Rate	90% LTV				
Tenant Improvements		TBD	\$100,000				
Total Cost		\$750,000		Monthly Rent		\$3,000.00	
Start-up Costs				Start-up Costs			
Downpayment		10%	(\$25,000)	Prepaid Rent/Security Deposit		(\$6,000)	
Closing Costs (Environmental, Appraisal, Escrow)		(\$8,000)		Improvements		-	
Total Cost (Out-of-Pocket)		(\$33,000)		Total Cost (Out-of-Pocket)		(\$6,000)	
Monthly Costs		PSF/Mo.	\$ Amount/Mo.	Monthly Costs		PSF/Mo.	\$ Amount/Mo.
Mortgage Payment		(\$4.35)	(4,349)	Lease Rate		(\$3.00)	(\$3,000)
Operating Expenses / CAM / HOA		(\$0.45)	(450)	Operating Expenses/CAM's		(\$0.20)	(200)
Property Taxes		(\$0.65)	(650)	Property Taxes		-	-
Insurance		(\$0.07)	(70)	Insurance		-	-
Utilities		(\$0.20)	(200)	Utilities		(\$0.20)	(200)
Total Monthly Costs		(\$5.72)	(5,719)	Total Monthly Costs		(\$3.40)	(\$3,400)
Ownership Benefits (Estimated Yr. 1)		PSF/Mo.	\$ Amount/Mo	Lease Benefits (Estimated Yr. 1)		PSF/Mo.	\$ Amount/Mo
Monthly Debt Repayment (Principal)		\$0.13	\$1,574				
Monthly Expense Tax Write-off		\$0.04	\$507				
Monthly Depreciation Tax Benefit		37%	\$490	+Income Taxes Benefit		\$1.26	1,258
Monthly Interest Tax Benefit		\$0.09	\$1,027	+Improvements Depreciation		-	-
Cost After Tax and Principal Paydown		(\$2.12)	(2,121)	After Tax Cost		(\$2.14)	(2,142)
Other Benefits							
Avg. Monthly Appreciation Over 15-Years		3.00%	2,358				
Effective Monthly Cost		\$0.24	237	Effective Monthly Cost		(\$2.14)	(2,142)

ADDITIONAL BENEFITS OF OWNERSHIP	
Average Annual Effective Cost Savings	\$28,549
Average Annual Principal Paydown	\$18,884
Annual Wealth Creation	\$47,433
15 Year Wealth Creation	\$711,495

DENSE FORTUNE 500 TECH AND DEFENSE COMPANIES



Logos for: Apple, amazon, SONY, Google, hp, intel, labcorp, MICROTEK, restech, genasys, BROADCOM, VIACTE

Logos for: NORTHROP GRUMMAN, + FINANCIAL AFFAIRS, Ascential, ASI, BAC SYSTEMS, CROWN BIOSCIENCE, X NEXTIVITY, 3D SYSTEMS, CYMER, teradata, memjet, GENESIS

45 RANCH

Logos for: SHARP Health Plan, Scripps, Genesis, MILLENNIUM HEALTH, fitbit, SKINERION, State Farm, Regus, petco

BERNARDO VILLAGE

Logos for: Raytheon Technologies, Argothedtech, Peraton, ŌURA, CORETEX, VIACTE, NIV5, LIFEPROOF

Apple logo
\$445M CAMPUS

RANCHO PENASQUITOS

CARMEL MOUNTAIN RANCH

Logos for: Scripps, PALOMAR HEALTH, NORTHROP GRUMMAN, Companion Medical, PHAMATECH, U-HAUL

CRESTMONT

Logos for: INTUIT, NEUROCRINE BIOSCIENCES, Allstate, FARMERS INSURANCE

SABRE SPRINGS

Logos for: DECISION LOGIC, RAYMOND JAMES, labcorp, + FINANCIAL AFFAIRS, statrad, MITAC

POWAY

Logos for: intel, TrellisWare TECHNOLOGIES, Fote, State Farm, SHARP Health Plan, FARMERS INSURANCE, BIOTIX, Sysco



This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Assessor's parcels may not comply with local subdivision or building ordinances. Map not to scale



TWIN PEAKS PLAZA 2 MINUTE DRIVE



THE COURTYARD 7 MINUTE DRIVE



CARMEL MOUNTAIN PLAZA 4 MINUTE DRIVE



CARMEL MOUNTAIN RANCH HOME CENTER 3 MINUTE DRIVE



SHOPS AT COSTCO PLAZA 4 MINUTE DRIVE



CARMEL MOUNTAIN RANCH TOWN CENTER 3 MINUTE DRIVE



FOR MORE
INFORMATION,
PLEASE CONTACT

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