

PRIME OWNER USER/1031 EXCHANGE OPPORTUNITY

- , 7,596 SF Fully Leased Industrial Building With Flexibility
- , 7667 Vickers Street, San Diego, CA 92111 (Kearny Mesa)



TABLE OF CONTENTS & DISCLAIMER

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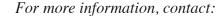
Prior to submitting an offer to acquire the fee interest in 7667 Vickers Street, San Diego, CA 92111 (the "Property"), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an "As Is, Where Is" basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

Seller and Chaparral expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations thereunder have been satisfied or waived. Chaparral is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the Property of Chaparral and may be used only by parties approved by Chaparral. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Chaparral immediately upon request of Chaparral or Seller and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Chaparral and Seller.

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PROPERTY OVERVIEW

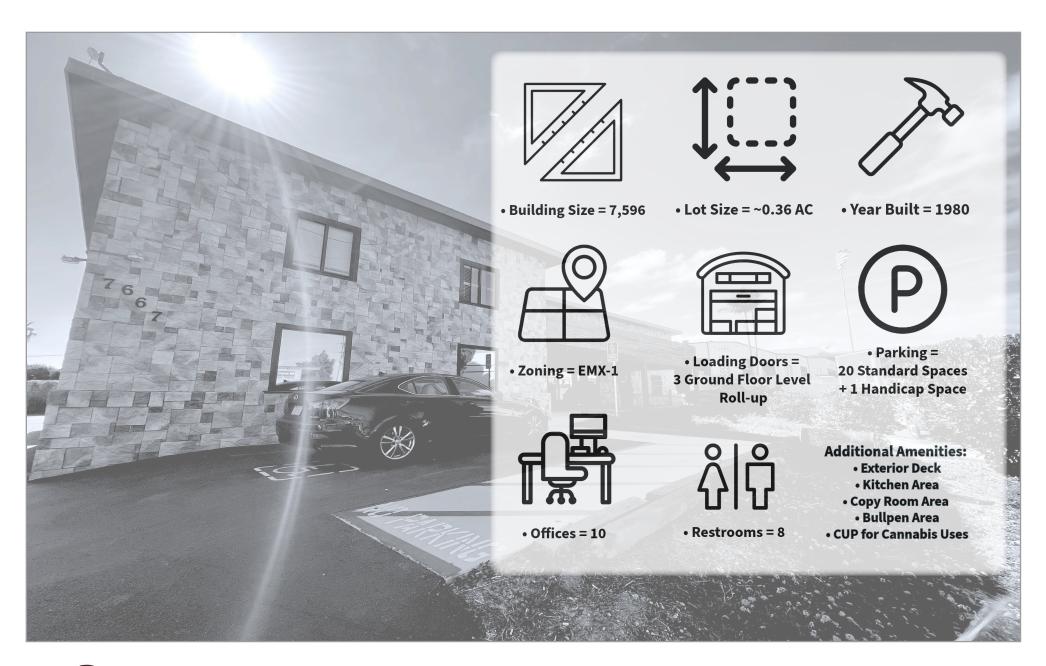


Location and Use:

7667 Vickers Street is a two-story, industrial/flex building of approximately 7,596 SF. The freestanding building is fully leased with some flexibility, as the current top floor tenant is willing to vacate, allowing a new owner-user the opportunity to occupy the top floor if so desired. Alternatively, all tenants would remain in place at the current lease terms. The building is well located in the Kearny Mesa industrial submarket, and allows for a myriad of uses including industrial, flex, office, cannabis and the long term potential for redevelopment to mixed-use or residential. In addition, 7667 Vickers presents an outstanding 1031 Exchange Opportunity with in-place tenants for immediate cashflow at an attractive cap rate.

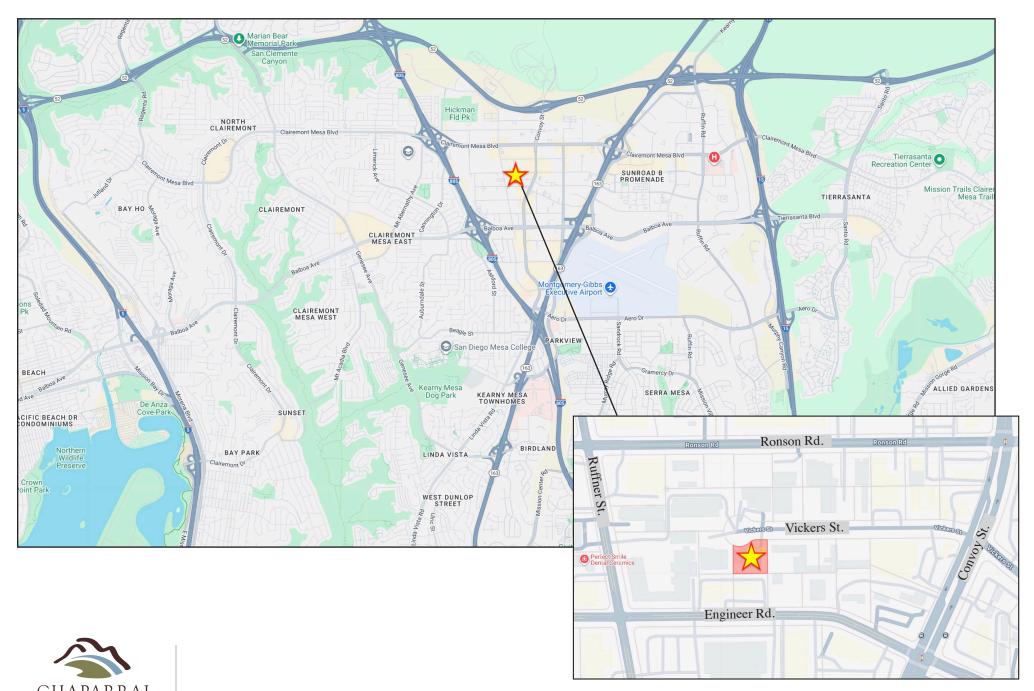


KEY PROPERTY DETAILS





PROPERTY LOCATION MAP



INVESTMENT HIGHLIGHTS & VALUE PROPOSITION



- Offer Price = \$3MM
- NOI = \pm \$225,000
- CAP Rate = 7.5%
- Owner/User Flexibilty
- Can Occupy Top Floor
- Exceptional 1031 Exchange

Tenant 1	Upper Floor + Shared Reception Area w/Restroom (on 1st Floor)
Total Leased SF:	~ 1,500 SF
Space Includes	4 Offices, Conference Room, Bullpen, Kitchen/Copyroom, 3 Restrooms, plus expansive, private outside deck
Designated Parking	4 Standard Spaces + 1 Shared Handicap Space
Monthly Rent:	\$7500
Expenses Paid:	Utilities Included
Lease Term:	Initial Term Expires 7.31.26, + (2) 2-year extension options Tenant is willing to vacate early if new owner desires

Tenant 2	Lower Floor + Shared Reception Area w/Restroom (on 1st Floor) plus a partioned portion of Upper Floor
Total Leased SF:	~ 4,552 (3,928 SF Lower + 624 SF Upper)
Space Includes	Large Flex Space with 3 Ground-Floor Roll-Up Loading Doors, 5 Offices (3 Lower + 2 Upper) and 4 Restrooms
Designated Parking	16 Standard Spaces + 1 Shared Handicap Space
Monthly Rent:	\$13,715.35, with 2% annual increases
Expenses Paid:	64% of Utilities
Lease Term:	Initial Term Expires 5.31.27, + (2) 1-year extension options

- Building is well maintained and Move-In Ready, with recent upgrades
- Property has a CUP for Cannabis uses in place through May 11, 2029

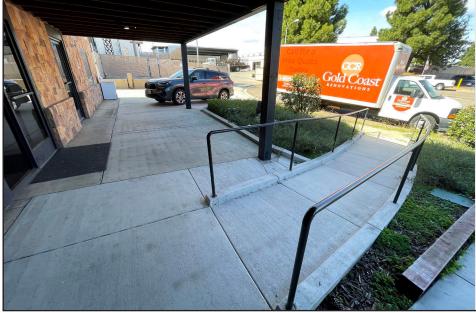


7667 Vickers Street presents an exceptional opportunity for an owner/user to offset building costs with an in place tenant, or for a 1031 Investor Exchange at an outstanding in-place Cap Rate, well above the area average.

















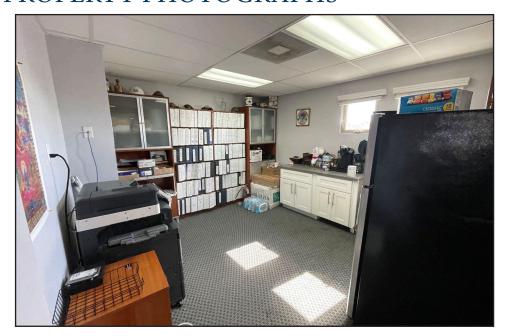




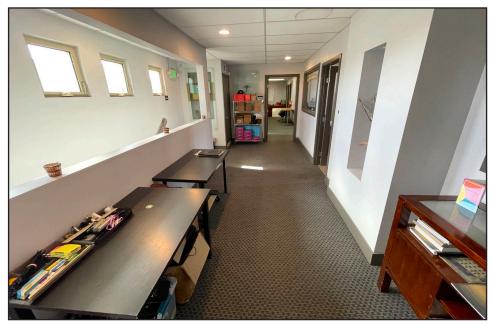






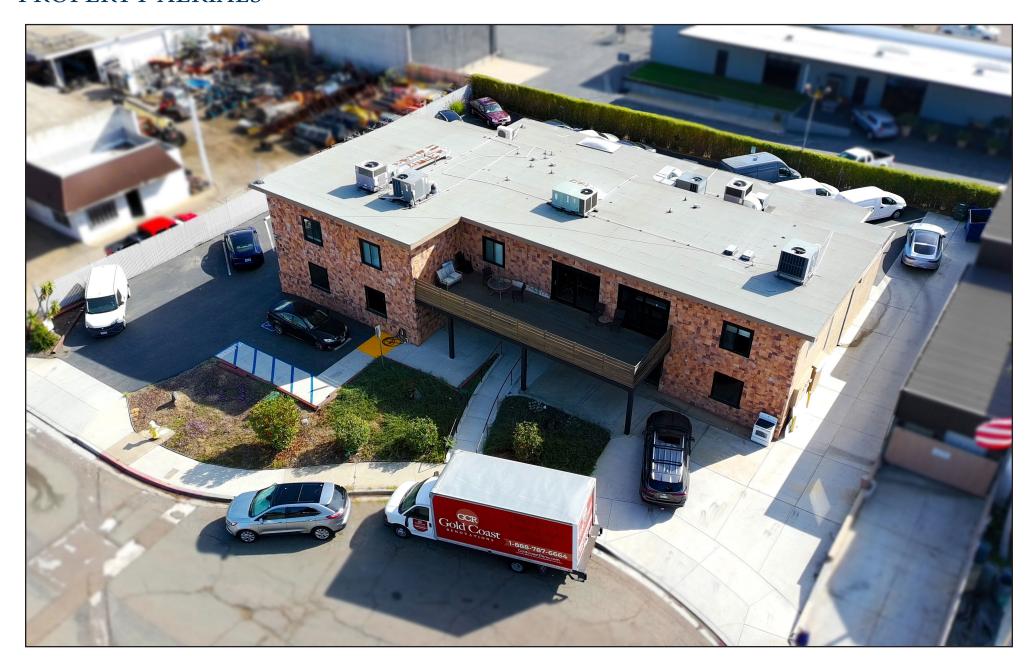








PROPERTY AERIALS



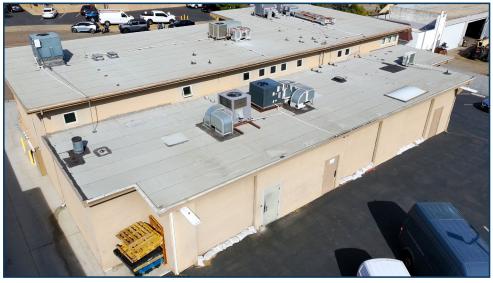


PROPERTY AERIALS

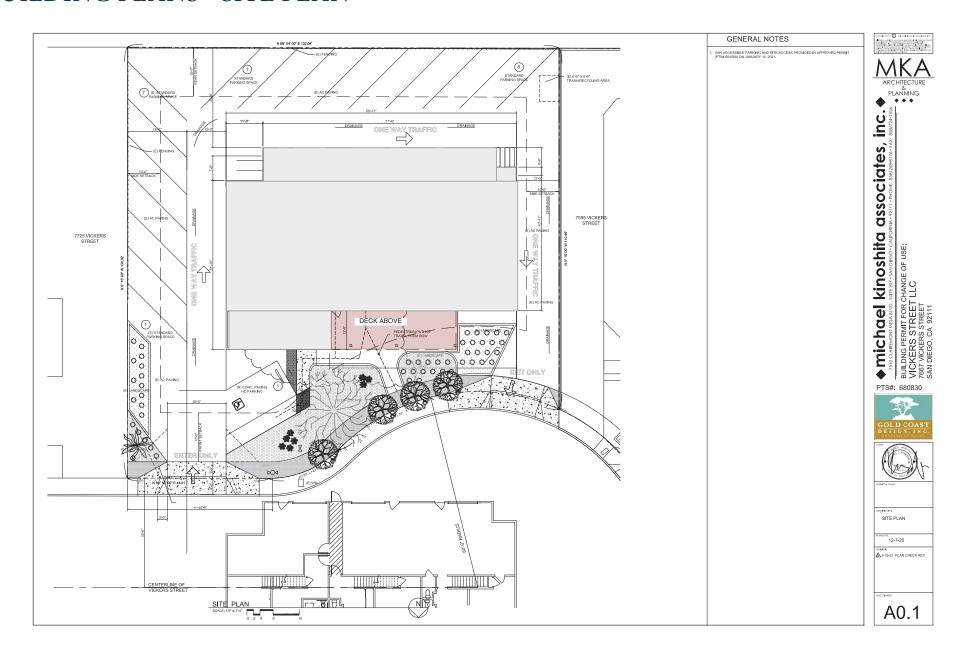






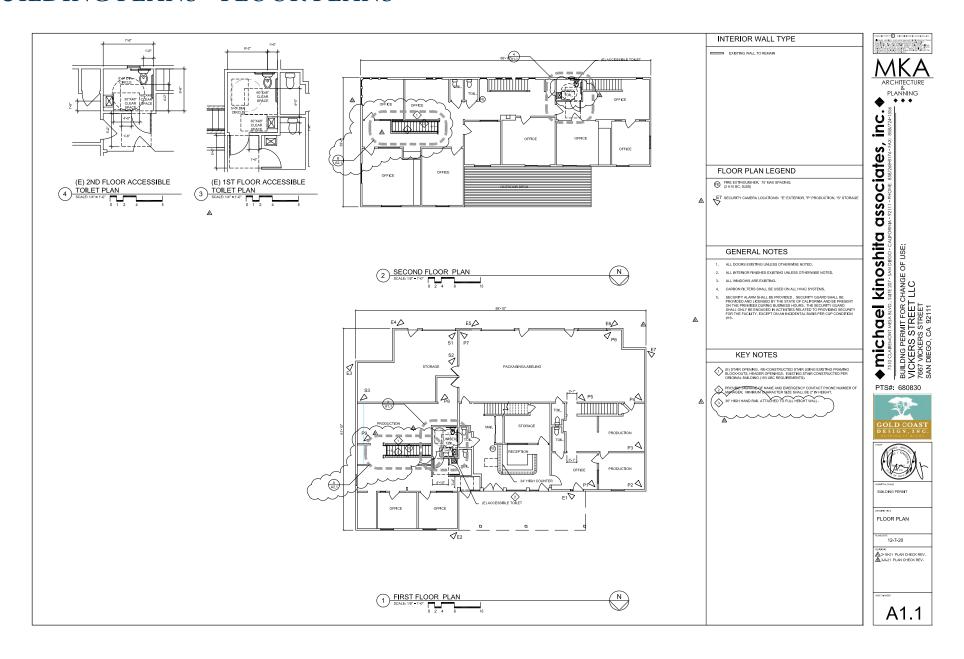


BUILDING PLANS - SITE PLAN



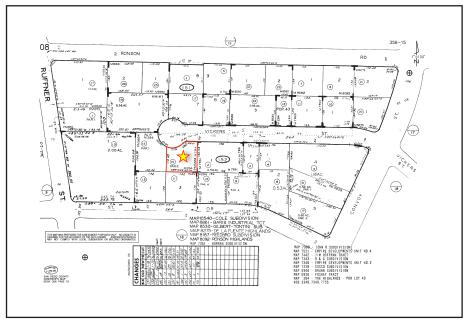


BUILDING PLANS - FLOOR PLANS





PARCEL & ZONING INFORMATION



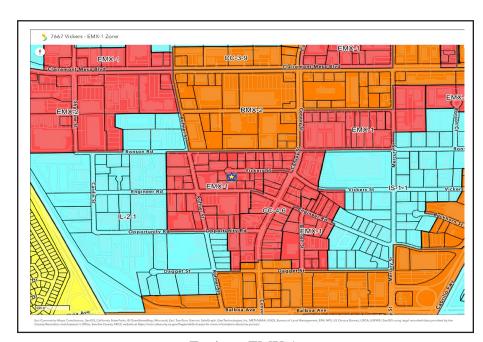
Parcel Map - APN 356-152-15

Parcel APN:	356-152-15
Lot Size:	0.36 AC
Base Zoning:	EMX-1
General Plan Land Uuse Designation:	Multiple-Use
Community Plan Land Use Designation:	Urban Employment Village Medium
CPLUD Density Range:	0-74 du Per Acre
CCHS FAR:	4.0

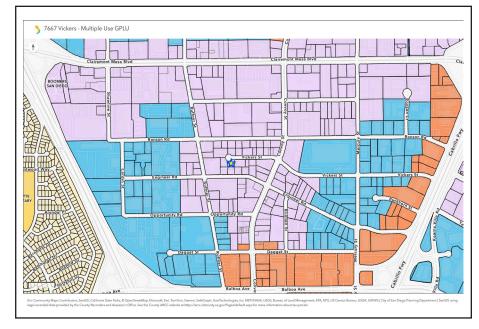
For Additional Zoning and Land Use Information, click link:

• San Diego Zoning and Parcel Information Portal





Zoning - EMX-1



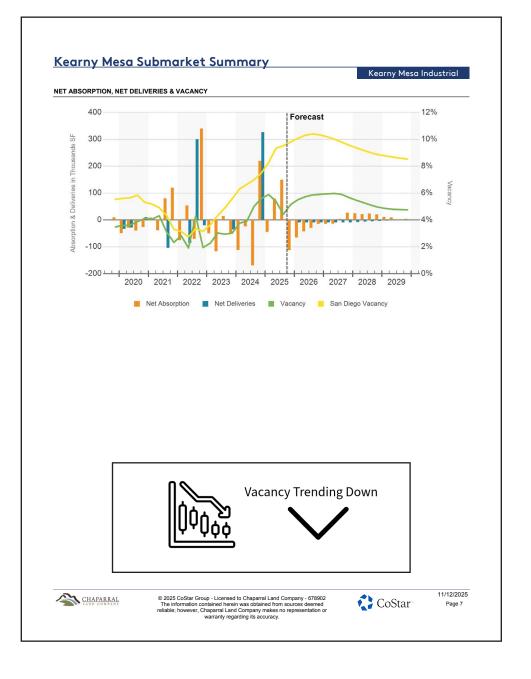
GPLU - Multiple-Use

MARKET OVERVIEW

Investment Trends 7667 Vickers St KEARNY MESA INVESTMENT TRENDS Many investors have been attracted to the formidable in mid-2025. The buyer paid \$80 million, or nearly tenant base, central location near a huge north-central \$400/SF, for the stabilized property that demises into county population node, and strong rent growth over the multiple unit sizes. It had three tenants on long-term past decade. And while rent growth has decelerated, leases when it sold. Kearny Mesa is still viewed as one of San Diego's strongest industrial nodes. Institutional and REIT entities A user sold its 38,000-SF flex facility at 9606 Aero Drive to Steel Peak Properties and RAF Pacifica Group for own roughly 25% of the market share here, while fundlevel equity owns 5%. Sales volume has tallied \$113 \$12.1 million, or about \$318/SF. The seller leased back million during the past 12 months compared with \$167 the property through 2025. The buyer intends to convert million for the prior 12-month period. the property to an industrial outdoor storage site. Part of that conversion will include the construction of a new CenterPoint Properties made its first purchase in San warehouse facility. Diego when it acquired the newly built 4400 Ruffin Road SALES VOLUME & MARKET SALE PRICE PER SF \$450 \$250 Forecast \$400 \$200 \$350 \$150 \$300 \$100 \$250 \$50 \$2004 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 Sales Volume Kearny Mesa Price/SF San Diego Price/SF Sales \$/SF Trending Up

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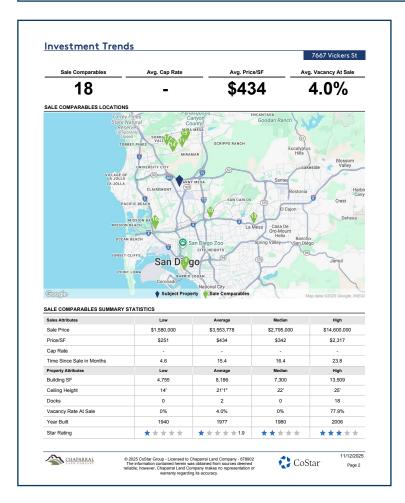
7667 VICKERS - AREA SALES COMPS

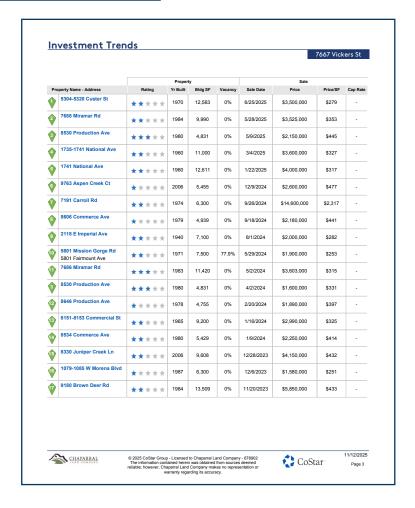


7667 Vickers - Area Sales Comps

- Average Price/SF = \$434
- Median Price/SF = \$342
- Average Building SF = 8,186
- Average Year Built = 1977

Click to Download Sales Comps Report







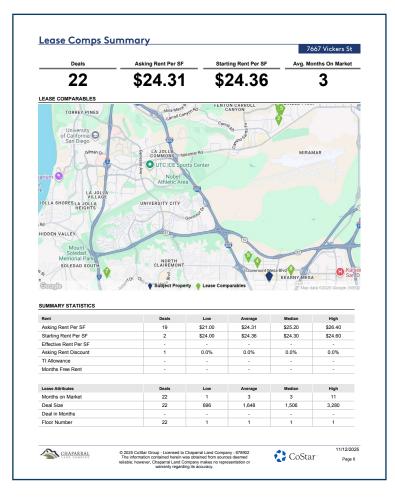
7667 VICKERS - AREA LEASE COMPS



7667 Vickers - Area Lease Comps

- Average Rent/SF = \$24.36
- Median Rent/SF = \$24.30
- Average Deal SF = 1,648
- Average Mos on Mkt = 3

• Click to Download Sales Comps Report



lame - Address is Silverton Ave	Rating **	SF Leased	Floor	sse Sign Date	Type	Rents	
Silverton Ave			PIOOF			Rents Rent Rent Type	
	****			-			
Miramar Rd		840	1st	11/6/2025	New Lease	\$26.40/mg	Asking
	****	3,280	1st	8/18/2025	New Lease	-	-
Silverton Ave	****	696	1st	7/22/2025	New Lease	\$26.40/mg	Asking
10 1-7294 Clairemont Me	****	1,400	1st	6/12/2025	New Lease	-	-
	****	840	1st	3/2/2025	New Lease	\$26.40/mg	Asking
	****	1,320	1st	2/11/2025	New Lease	\$26.40/mg	Asking
	****	905	1st	2/11/2025	New Lease	\$26.40/mg	Asking
	****	1,889	1st	2/6/2025	New Lease	\$24.00/mg	Asking
Silverton Ave	****	984	1st	2/2/2025	New Lease	\$24.00/mg	Asking
Silverton Ave	****	768	1st	1/16/2025	New Lease	\$26.40/mg	Asking
Silverton Ave	****	768	1st	12/17/2024	New Lease	\$26.40/mg	Asking
Dunbrook Rd	****	1,925	1st	10/28/2024	New Lease	\$24.00/mg	Asking
Silverton Ave	****	768	1st	10/22/2024	New Lease	\$26.40/mg	Asking
Dunbrook Rd	****	1,889	1st	9/9/2024	New Lease	\$24.00/mg	Asking
	****	1,612	1st	5/15/2024	New Lease	\$23.40/nnn	Asking
Miramar Rd	****	3,240	1st	12/17/2023	New Lease	\$23.40/ig	Asking
Silverton Ave	****	768	1st	11/29/2023	New Lease	\$26.40/mg	Asking
	****	2,501	1st	11/14/2023	New Lease	\$24.60/nnn	Starting
Miramar Rd	****	3,280	1st	10/3/2023	New Lease	\$23.40/ig	Asking
-7294 Clairemont Me	****	2,800	1st	7/24/2023	New Lease	\$21.00/nnn	Asking
	****	2,183	1st	4/16/2023	New Lease	\$25.20/ig	Asking
0-6984 Convoy Ct	****	1.616	1st	4/14/2023	New Lease	\$24.00/nnn	Starting
	Silverton Ave Silverton Ave Silverton Ave Dunbrook Rd Silverton Ave Silverton Ave Silverton Ave Dunbrook Rd Silverton Ave Dunbrook Rd Silverton Ave Dunbrook Rd Silverton Ave Dunbrook Rd Dunbrook Rd Silverton Ave Dunbrook Rd Morena Blvd Miramar Rd Silverton Ave 1000 Morena Blvd Miramar Rd 1001 Morena Blvd Miramar Rd 1002 1003 Morena Blvd Miramar Rd 1004 1007 Morena Blvd Miramar Rd 1008 1009 Morena Blvd Miramar Rd 1009	大文文文 大文文文 大文文文 大文文文 大文文文 大文文文 大文文文 大文文文 大文文文 Tunbrook Rd 大文文文 Silverton Ave 大文文文 Silverton Ave 大文文文 Silverton Ave 大文文文 Tunbrook Rd 大文文文文 Tunbrook Rd 大文文文文 Tunbrook Rd Tunbrook Rd 大文文文文 Tunbrook Rd Tunbrook R	Silverton Ave	Silverton Ave	Silverton Ave	Silverton Ave	Silverton Ave



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