



PRIME OWNER USER/1031 EXCHANGE OPPORTUNITY

- 7,357 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.

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7667 Vickers Street, San Diego, CA 92111

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DRE# 01352836

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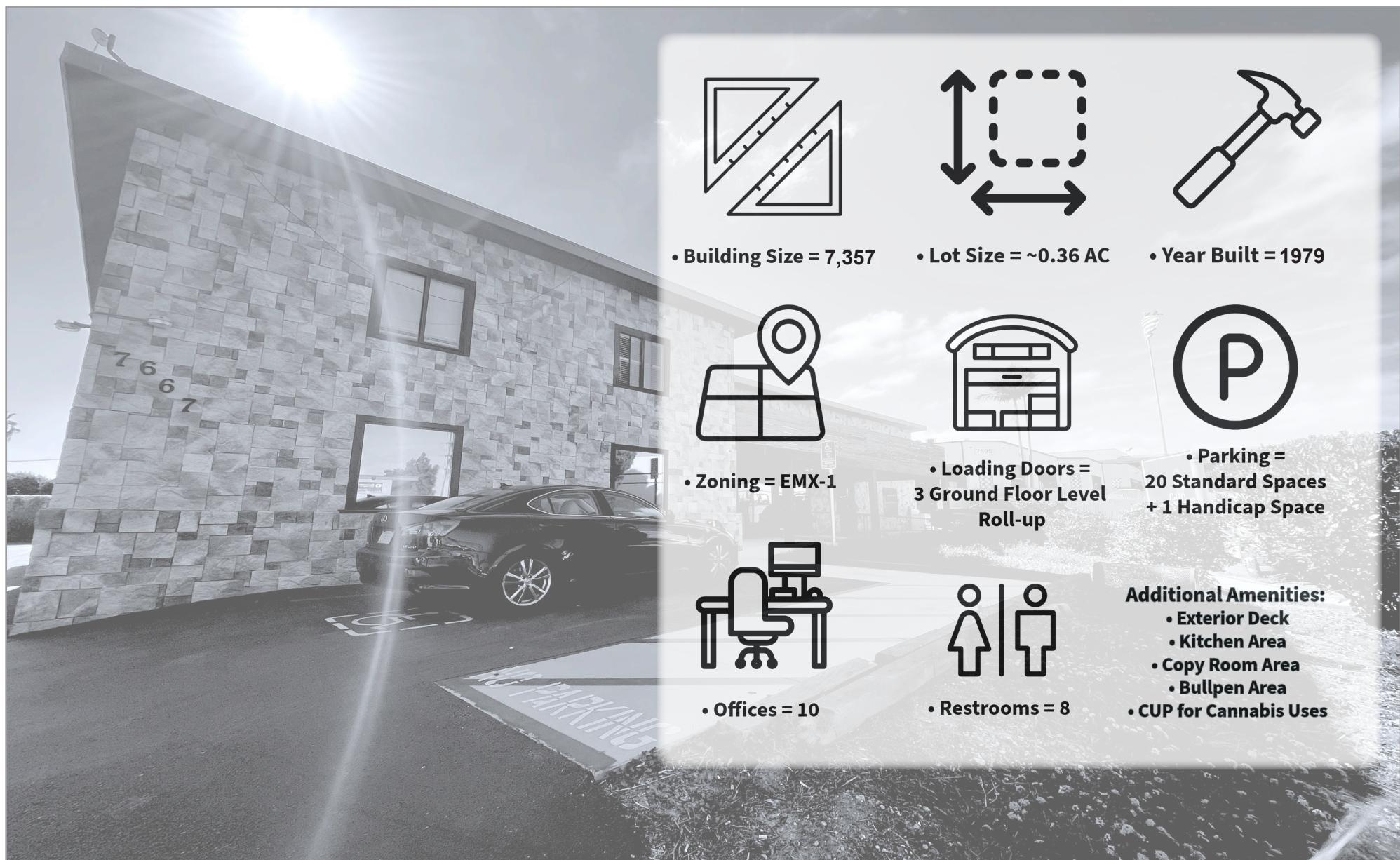
PROPERTY OVERVIEW



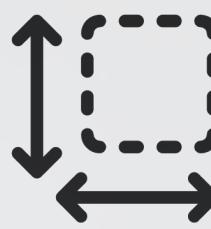
Location and Use:

7667 Vickers Street is a two-story, industrial/flex building of approximately 7,357 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 could 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.

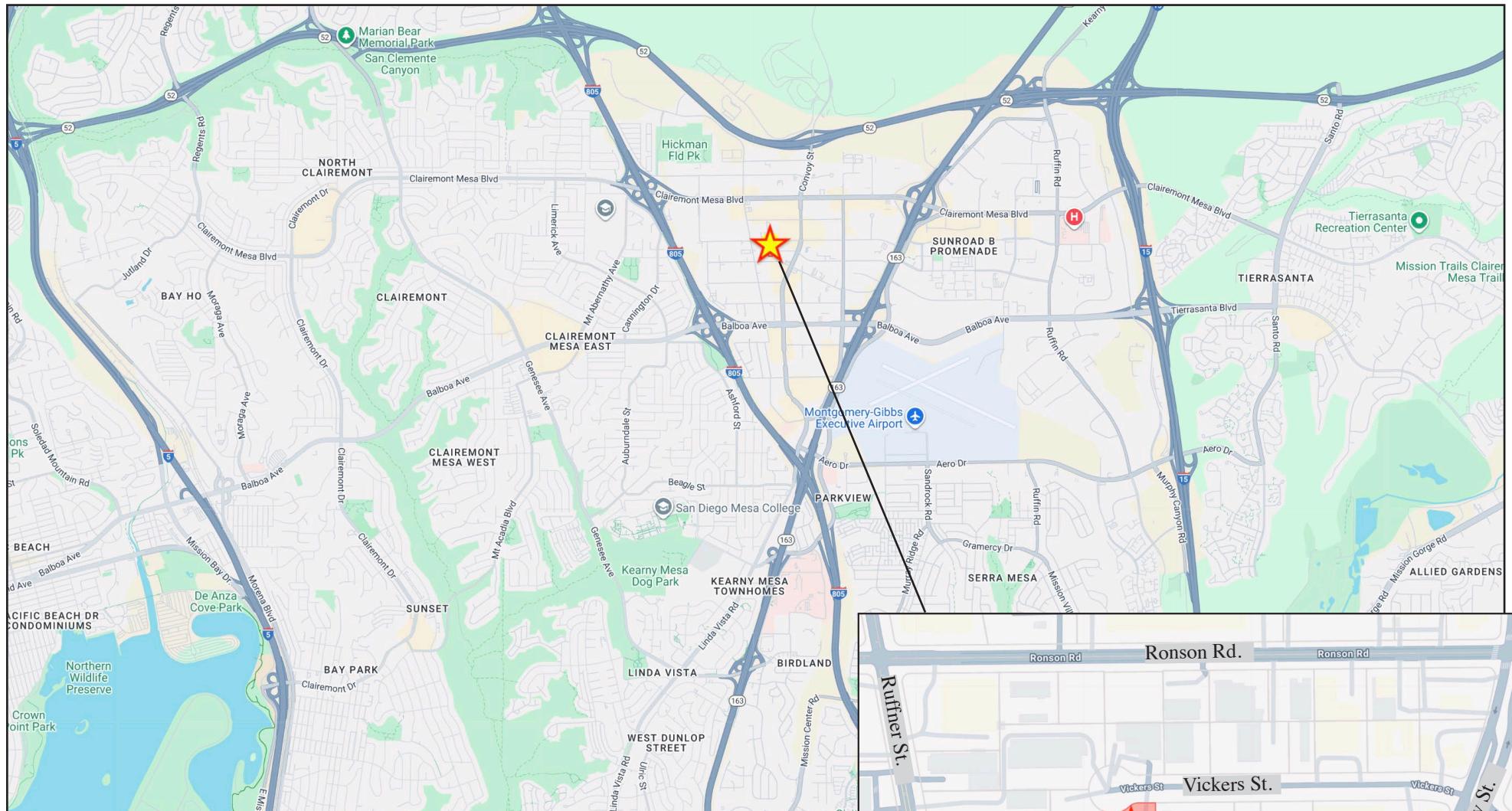
KEY PROPERTY DETAILS



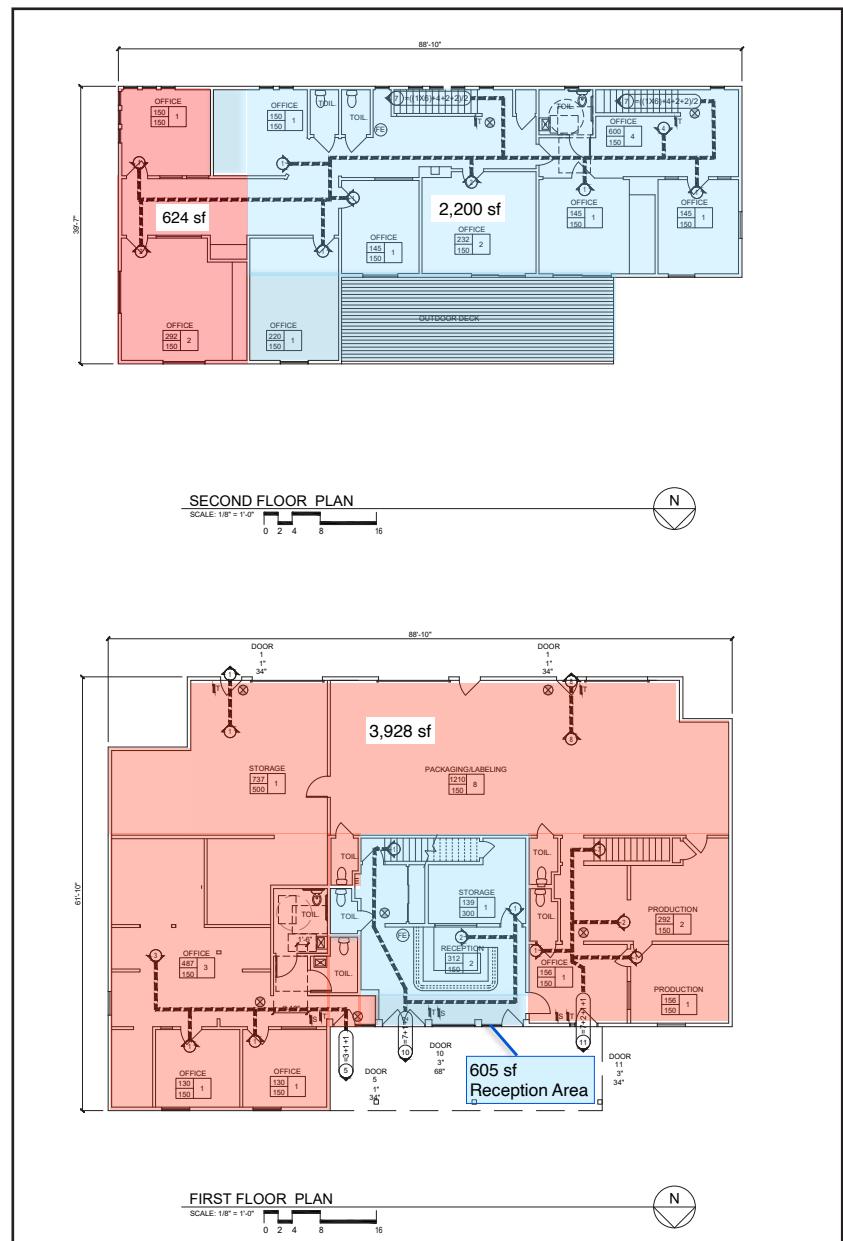
The image shows a modern building with a stone facade and a car parked in front. The building has a large window and a door. The address '7667' is visible on the side of the building. The car is parked in a parking space with a 'NO PARKING' sign.

-  • Building Size = 7,357
-  • Lot Size = ~0.36 AC
-  • Year Built = 1979
-  • Zoning = EMX-1
-  • Loading Doors = 3 Ground Floor Level Roll-up
-  • Parking = 20 Standard Spaces + 1 Handicap Space
-  • Offices = 10
-  • Restrooms = 8
- Additional Amenities:**
 - Exterior Deck
 - Kitchen Area
 - Copy Room Area
 - Bullpen Area
 - CUP for Cannabis Uses

PROPERTY LOCATION MAP



INVESTMENT HIGHLIGHTS & VALUE PROPOSITION



- Offer Price = \$3MM
- NOI = ± \$202,336
- CAP Rate = 6.74%
- Owner/User Flexibility
- Can Occupy Top Floor
- Exceptional 1031 Exchange

Tenant 1	Upper Floor + Ground Floor Reception Area w/Restroom
Total Leased SF:	2,805 SF (2,200 SF Offices + 605 SF ground floor reception area)
Space Includes	4 Offices, Conference Room, Bullpen, Kitchen/Copyroom, Reception Area, 4 Restrooms, plus expansive, private outside deck (Tenant has its own entrance and stairwell)
Designated Parking	4 Standard Spaces + 1 Shared Handicap Space
Monthly Rent:	\$5,000
Expenses Paid:	36% of Utilities
Lease Term:	Initial Term Expires 6.30.26, + (2) 2-year extension options Tenant is willing to vacate early if new owner desires
Tenant 2	Lower Floor plus a partitioned portion of Upper Floor (Tenant has its own entrances and stairwell to upper floor)
Total Leased SF:	4,552 (3,928 SF Lower + 624 SF Upper Floor Offices)
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

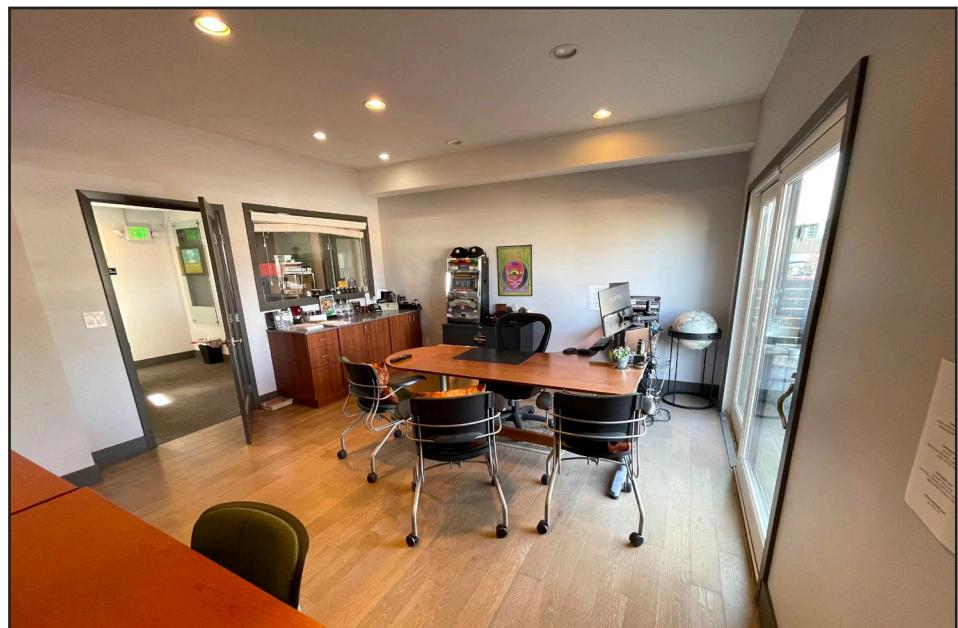
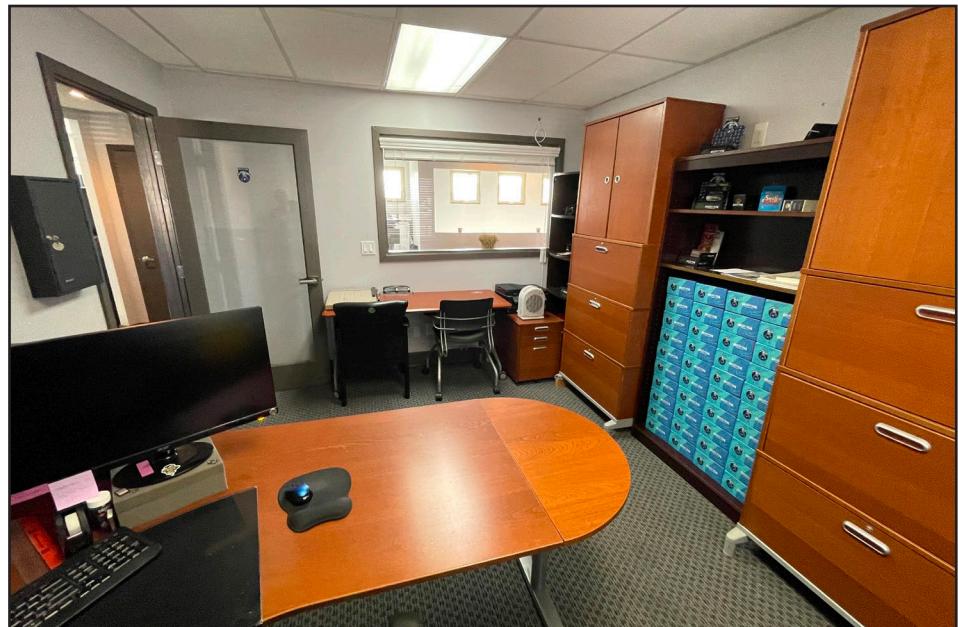
- Building is well maintained and Move-In Ready, with recent upgrades
- Property has a CUP for Cannabis uses in place through May 11, 2029

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.

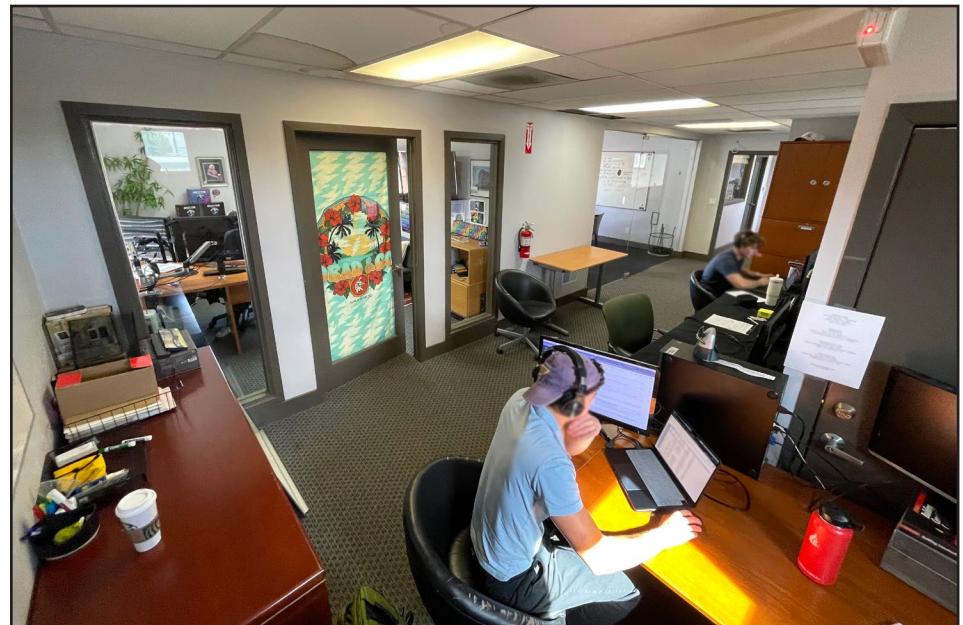
PROPERTY PHOTOGRAPHS



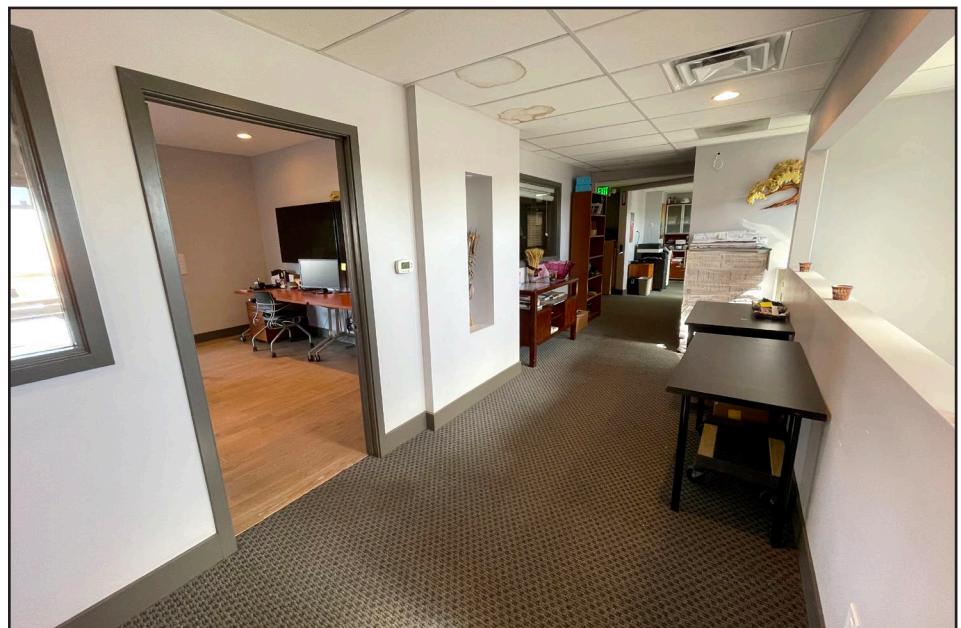
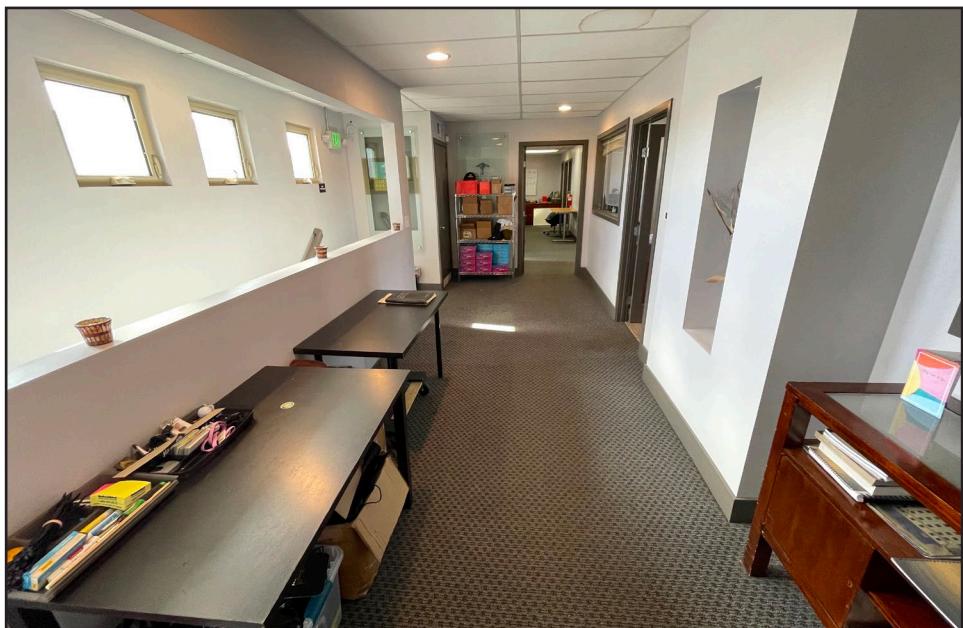
PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



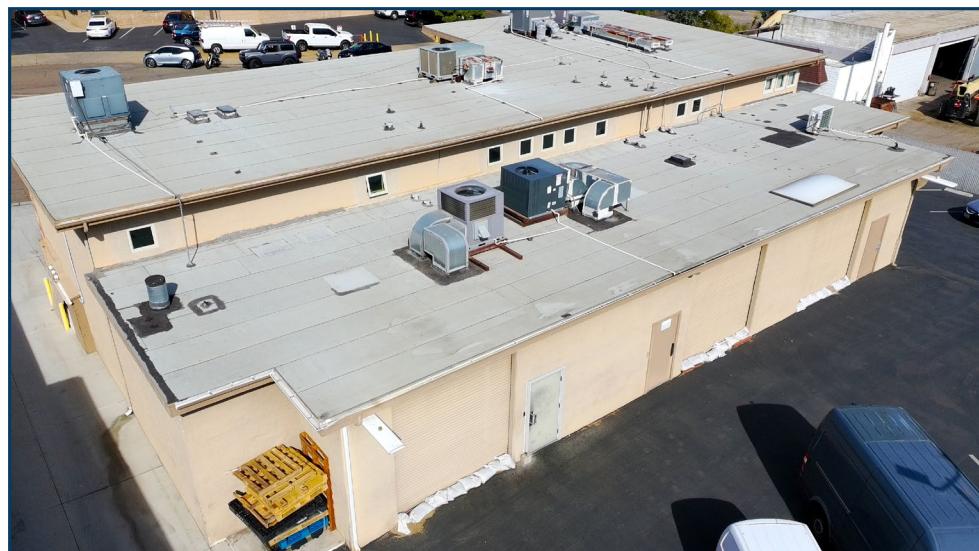
PROPERTY PHOTOGRAPHS



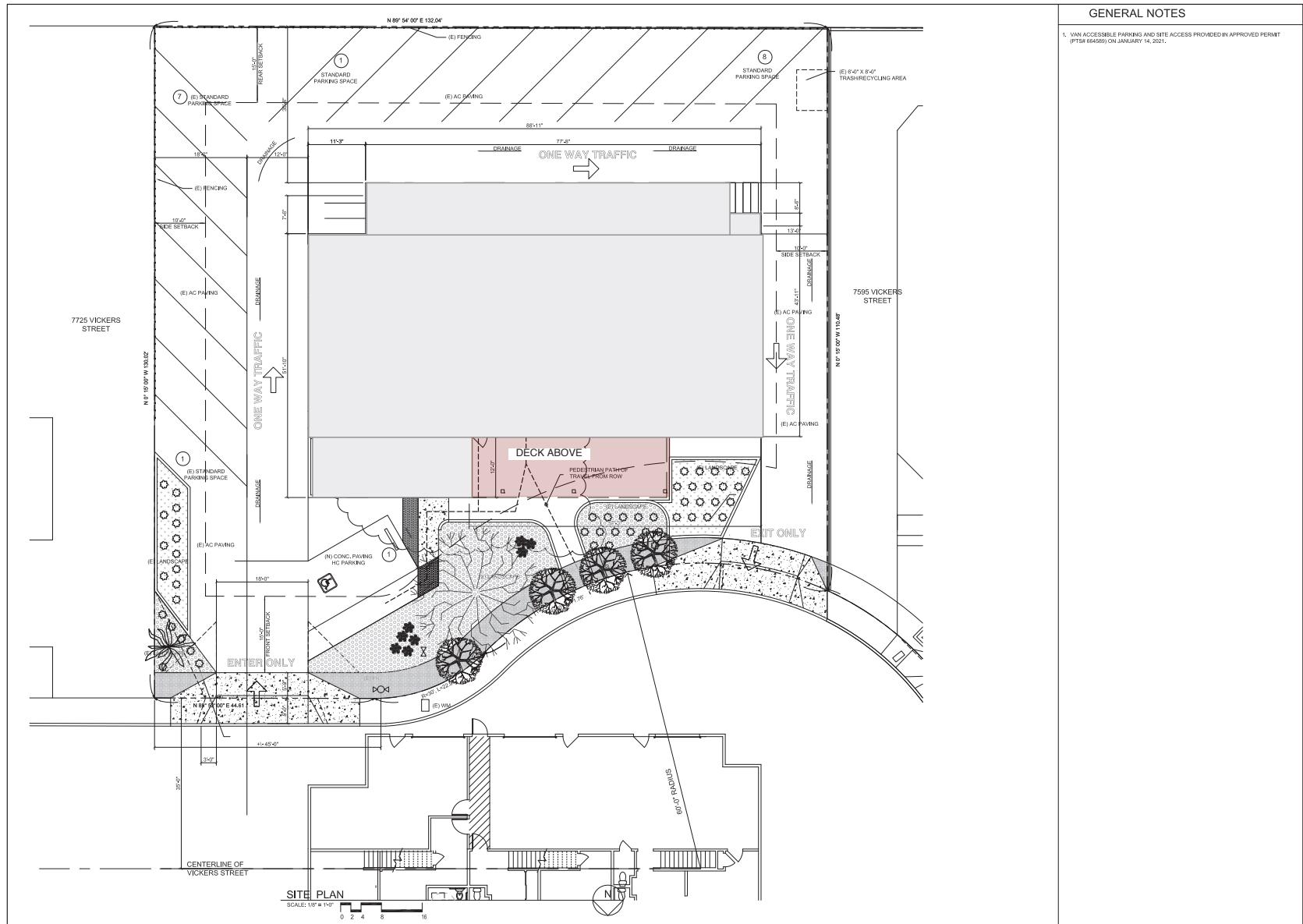
PROPERTY AERIALS



PROPERTY AERIALS



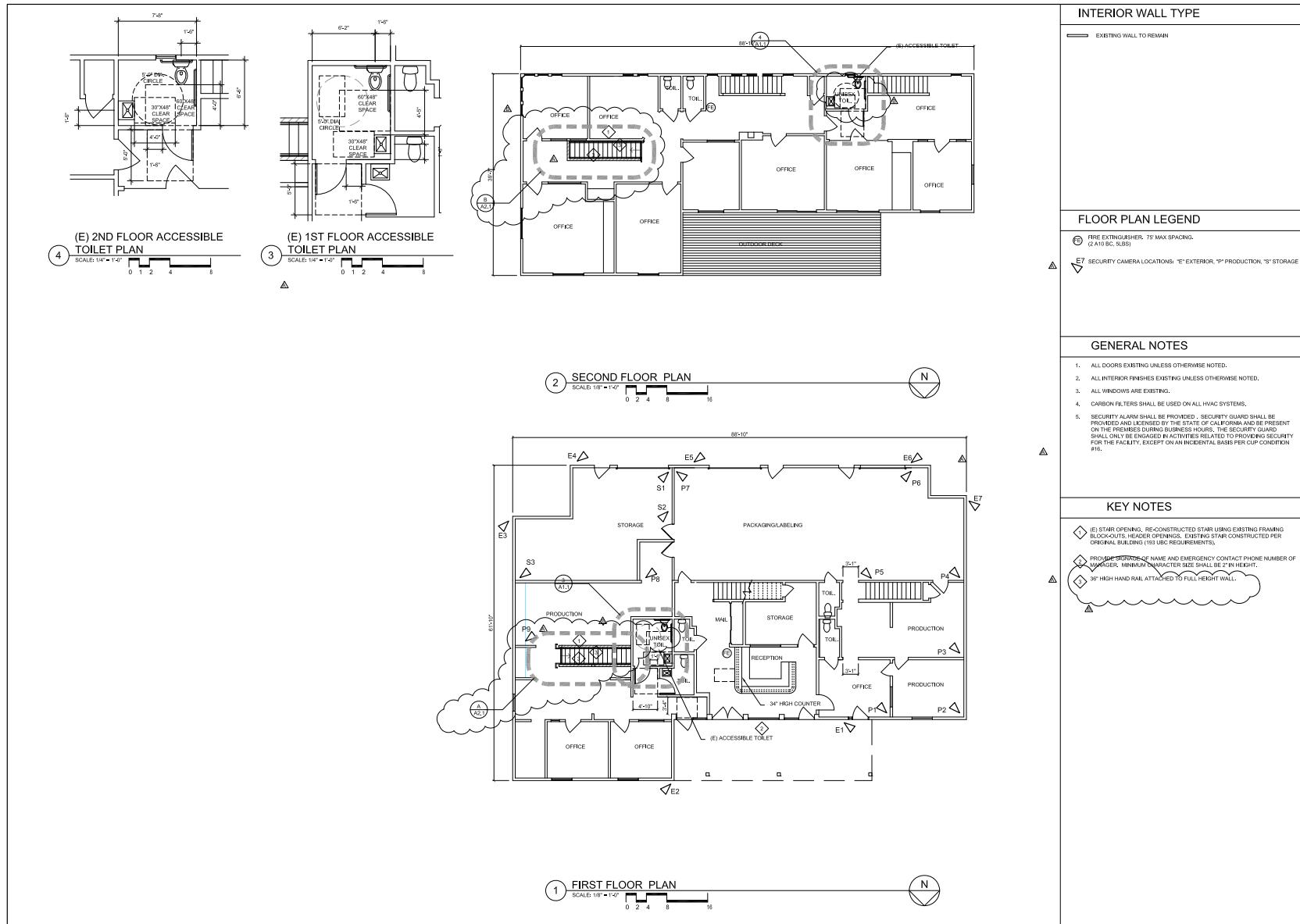
BUILDING PLANS - SITE PLAN



7667 Vickers Street, San Diego, CA 92111

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BUILDING PLANS - FLOOR PLANS



MKA
ARCHITECTURE & PLANNING

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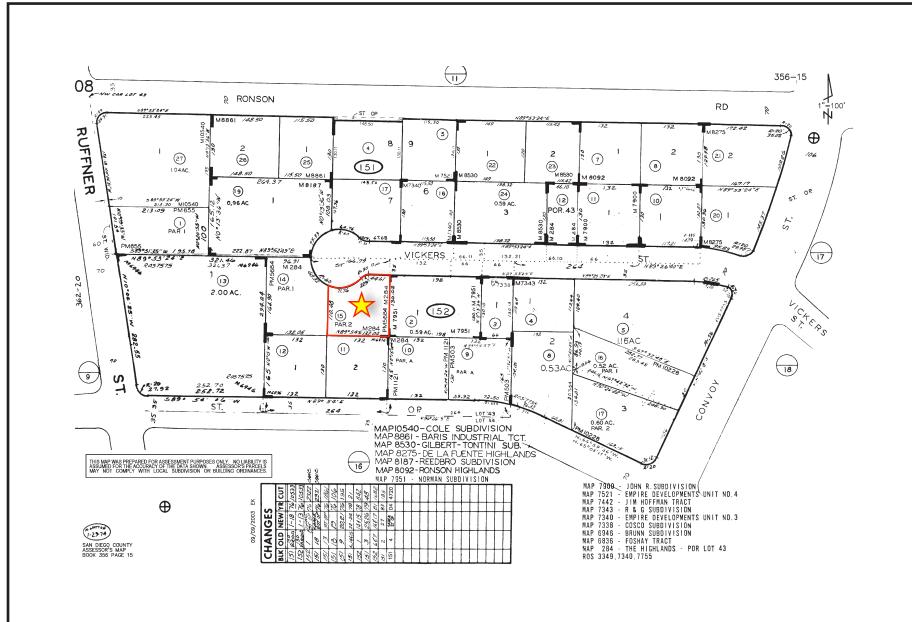
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PARCEL & ZONING INFORMATION

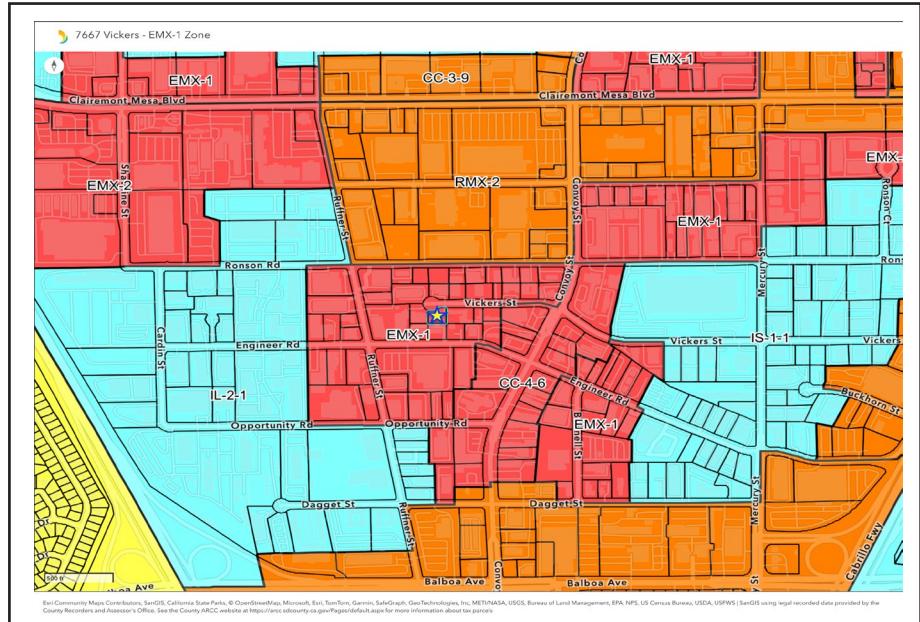


Parcel Map - APN 356-152-15

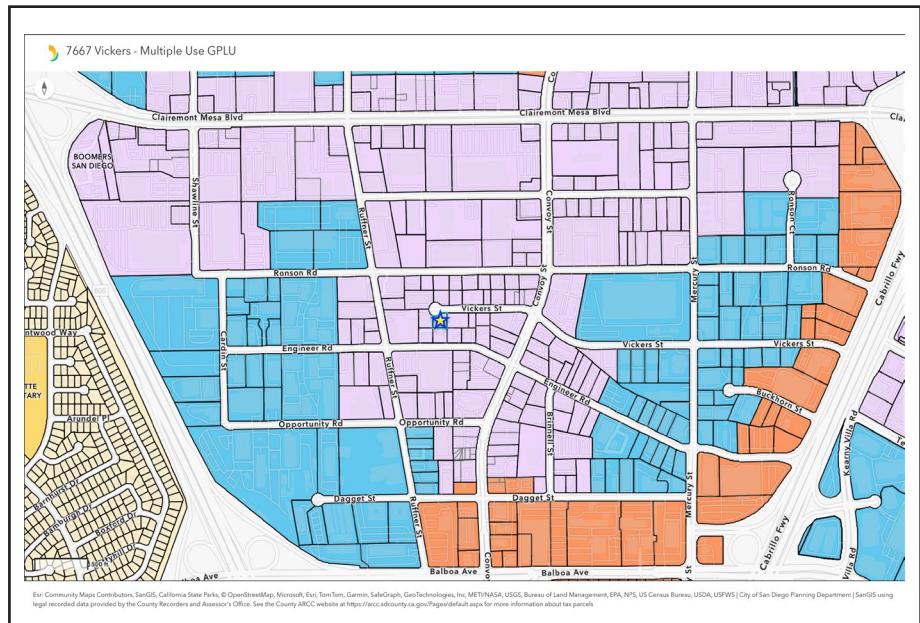
Parcel APN:	356-152-15
Lot Size:	0.36 AC
Base Zoning:	EMX-1
General Plan Land Use Designation:	Multiple-Use
Community Plan Land Use Designation:	Urban Employment Village Medium
CPLUD Density Range:	0-74 du Per Acre
CCHS FAR:	4.0

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

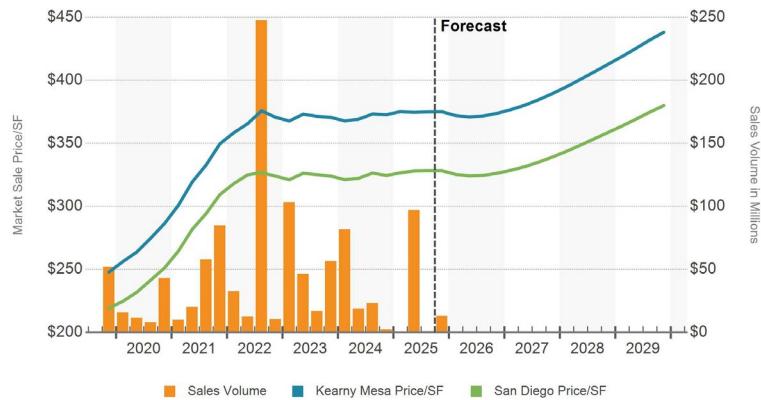
Many investors have been attracted to the formidable tenant base, central location near a huge north-central county population node, and strong rent growth over the past decade. And while rent growth has decelerated, Kearny Mesa is still viewed as one of San Diego's strongest industrial nodes. Institutional and REIT entities own roughly 25% of the market share here, while fund-level equity owns 5%. Sales volume has tallied \$113 million during the past 12 months compared with \$167 million for the prior 12-month period.

CenterPoint Properties made its first purchase in San Diego when it acquired the newly built 4400 Ruffin Road

in mid-2025. The buyer paid \$80 million, or nearly \$400/SF, for the stabilized property that demises into multiple unit sizes. It had three tenants on long-term leases when it sold.

A user sold its 38,000-SF flex facility at 9606 Aero Drive to Steel Peak Properties and RAF Pacifica Group for \$12.1 million, or about \$318/SF. The seller leased back the property through 2025. The buyer intends to convert the property to an industrial outdoor storage site. Part of that conversion will include the construction of a new warehouse facility.

SALES VOLUME & MARKET SALE PRICE PER SF



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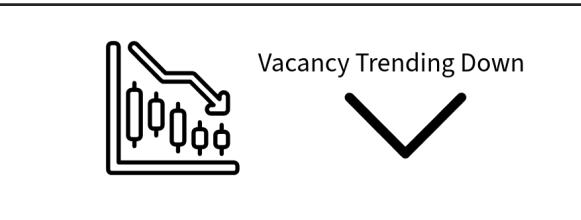
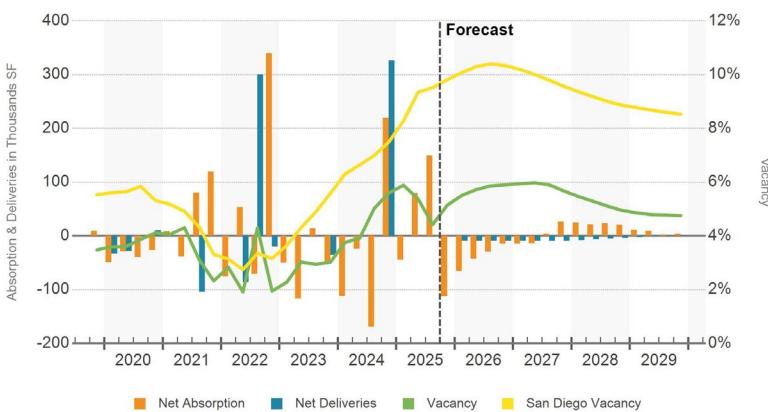


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Kearny Mesa Submarket Summary

Kearny Mesa Industrial

NET ABSORPTION, NET DELIVERIES & VACANCY

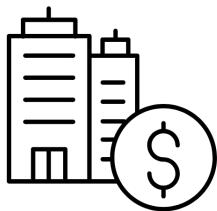


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7667 VICKERS - AREA SALES COMPS



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](#)

Investment Trends

7667 Vickers St

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
18	-	\$434	4.0%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,580,000	\$3,553,778	\$2,795,000	\$14,600,000
Price/SF	\$251	\$434	\$342	\$2,317
Cap Rate	-	-	-	-
Time Since Sale in Months	4.6	15.4	16.4	23.8
Property Attributes	Low	Average	Median	High
Building SF	4,755	8,186	7,300	13,509
Ceiling Height	14'	21.1"	22'	25'
Docks	0	2	0	18
Vacancy Rate At Sale	0%	4.0%	0%	77.9%
Year Built	1940	1977	1980	2006
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 1.9	★ ★ ★ ★ ★	★ ★ ★ ★ ★



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11/12/2025

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Investment Trends

7667 Vickers St

Property Name - Address	Property			Sale				
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
5304-5320 Custer St	★ ★ ★ ★ ★	1970	12,563	0%	6/25/2025	\$3,500,000	\$279	-
7688 Miramar Rd	★ ★ ★ ★ ★	1984	9,990	0%	5/28/2025	\$3,525,000	\$353	-
8530 Production Ave	★ ★ ★ ★ ★	1980	4,831	0%	5/9/2025	\$2,150,000	\$445	-
1735-1741 National Ave	★ ★ ★ ★ ★	1960	11,000	0%	3/4/2025	\$3,600,000	\$327	-
1741 National Ave	★ ★ ★ ★ ★	1960	12,611	0%	1/22/2025	\$4,000,000	\$317	-
9763 Aspen Creek Ct	★ ★ ★ ★ ★	2006	5,455	0%	12/9/2024	\$2,600,000	\$477	-
7191 Carroll Rd	★ ★ ★ ★ ★	1974	6,300	0%	9/26/2024	\$14,600,000	\$2,317	-
8606 Commerce Ave	★ ★ ★ ★ ★	1979	4,939	0%	9/18/2024	\$2,180,000	\$441	-
2118 E Imperial Ave	★ ★ ★ ★ ★	1940	7,100	0%	8/1/2024	\$2,000,000	\$282	-
5801 Mission Gorge Rd	★ ★ ★ ★ ★	1971	7,500	77.9%	5/29/2024	\$1,900,000	\$253	-
7686 Miramar Rd	★ ★ ★ ★ ★	1983	11,420	0%	5/2/2024	\$3,603,000	\$315	-
8530 Production Ave	★ ★ ★ ★ ★	1980	4,831	0%	4/2/2024	\$1,600,000	\$331	-
8646 Production Ave	★ ★ ★ ★ ★	1978	4,755	0%	2/20/2024	\$1,890,000	\$397	-
8151-8153 Commercial St	★ ★ ★ ★ ★	1965	9,200	0%	1/16/2024	\$2,990,000	\$325	-
8534 Commerce Ave	★ ★ ★ ★ ★	1980	5,429	0%	1/9/2024	\$2,250,000	\$414	-
8330 Juniper Creek Ln	★ ★ ★ ★ ★	2006	9,608	0%	12/28/2023	\$4,150,000	\$432	-
1079-1085 W Morena Blvd	★ ★ ★ ★ ★	1987	6,300	0%	12/6/2023	\$1,580,000	\$251	-
9180 Brown Deer Rd	★ ★ ★ ★ ★	1984	13,509	0%	11/20/2023	\$5,850,000	\$433	-



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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](#)

Lease Comps Summary

Deals	Asking Rent Per SF	Starting Rent Per SF	Avg. Months on Market
22	\$24.31	\$24.36	3

LEASE COMPARABLES

SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	19	\$21.00	\$24.31	\$25.20	\$26.40
Starting Rent Per SF	2	\$24.00	\$24.36	\$24.30	\$24.60
Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	1	0.0%	0.0%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes

	Deals	Low	Average	Median	High
Months on Market	22	1	3	3	11
Deal Size	22	696	1,648	1,506	3,280
Deal in Months	-	-	-	-	-
Floor Number	22	1	1	1	1

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Lease Comps Summary

Property Name - Address	Rating	Lease			Rents	
		SF Leased	Floor	Sign Date	Type	Rent
7905 Silverton Ave	★ ★ ★ ★	840	1st	11/6/2025	New Lease	\$26.40/mg
7636 Miramar Rd	★ ★ ★ ★	3,280	1st	8/18/2025	New Lease	-
7909 Silverton Ave	★ ★ ★ ★	696	1st	7/22/2025	New Lease	\$26.40/mg
Bldg 10 7270-7294 Clairemont Me...	★ ★ ★ ★	1,400	1st	6/12/2025	New Lease	-
7905 Silverton Ave	★ ★ ★ ★	840	1st	3/2/2025	New Lease	\$26.40/mg
7925 Silverton Ave	★ ★ ★ ★	1,320	1st	2/11/2025	New Lease	\$26.40/mg
7925 Silverton Ave	★ ★ ★ ★	905	1st	2/11/2025	New Lease	\$26.40/mg
7847 Dunbrook Rd	★ ★ ★ ★	1,889	1st	2/6/2025	New Lease	\$24.00/mg
7925 Silverton Ave	★ ★ ★ ★	984	1st	2/2/2025	New Lease	\$24.00/mg
7909 Silverton Ave	★ ★ ★ ★	768	1st	1/16/2025	New Lease	\$26.40/mg
7909 Silverton Ave	★ ★ ★ ★	768	1st	12/17/2024	New Lease	\$26.40/mg
7847 Dunbrook Rd	★ ★ ★ ★	1,925	1st	10/28/2024	New Lease	\$24.00/mg
7909 Silverton Ave	★ ★ ★ ★	768	1st	10/22/2024	New Lease	\$26.40/mg
7847 Dunbrook Rd	★ ★ ★ ★	1,889	1st	9/9/2024	New Lease	\$24.00/mg
Bldg 1000 4901 Morena Blvd	★ ★ ★ ★	1,612	1st	5/15/2024	New Lease	\$23.40/mn
7636 Miramar Rd	★ ★ ★ ★	3,240	1st	12/17/2023	New Lease	\$23.40/ig
7909 Silverton Ave	★ ★ ★ ★	768	1st	11/29/2023	New Lease	\$26.40/mg
Bldg 1000 4901 Morena Blvd	★ ★ ★ ★	2,501	1st	11/14/2023	New Lease	\$24.60/mnn
7636 Miramar Rd	★ ★ ★ ★	3,280	1st	10/3/2023	New Lease	\$23.40/ig
Bldg 10 7270-7294 Clairemont Me...	★ ★ ★ ★	2,800	1st	7/24/2023	New Lease	\$21.00/mnn
Bldg 3 4838 Ronson Ct	★ ★ ★ ★	2,183	1st	4/16/2023	New Lease	\$25.20/ig
6970-6984 Convoy Ct	★ ★ ★ ★	1,616	1st	4/14/2023	New Lease	\$24.00/mnn

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