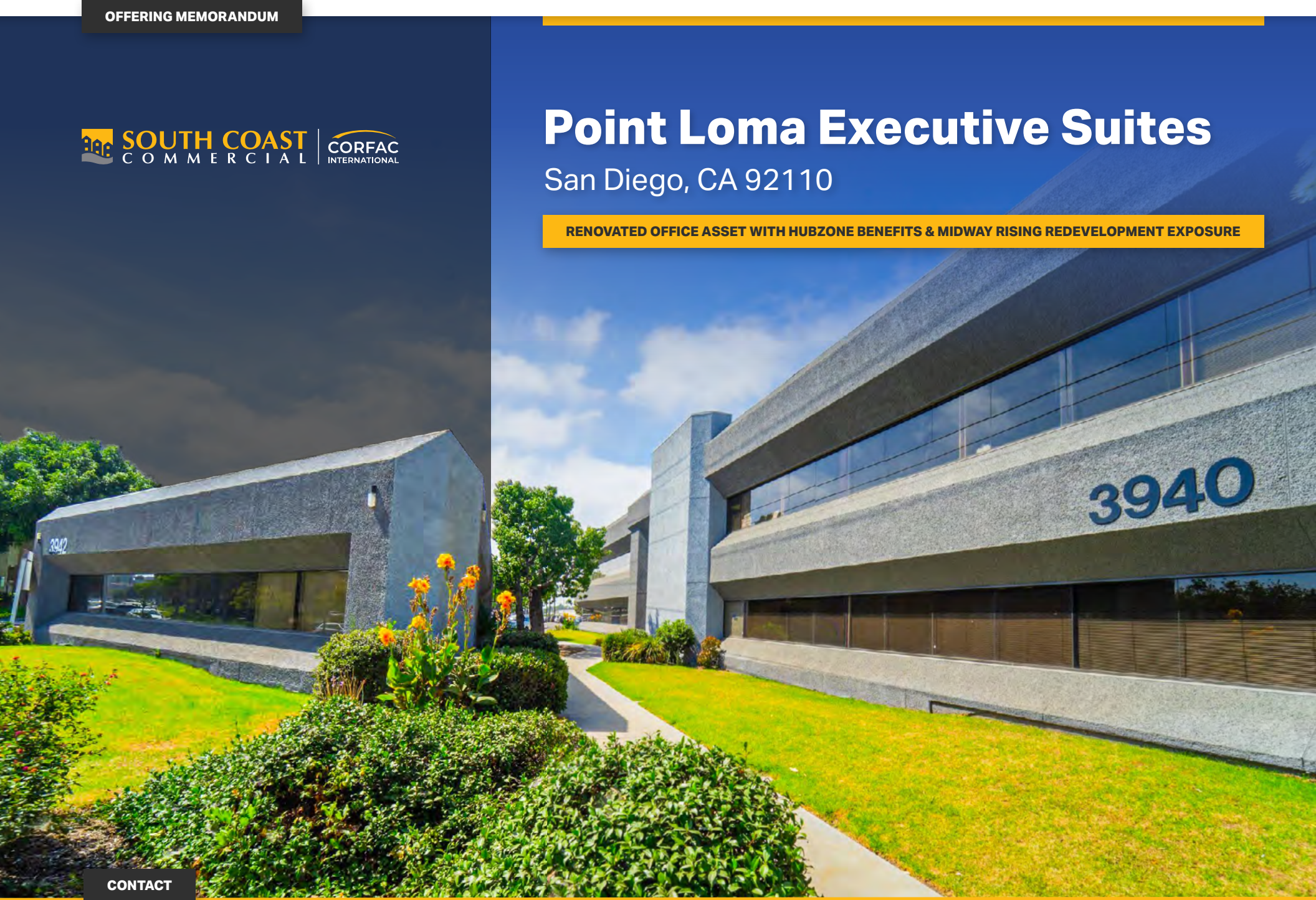




Point Loma Executive Suites

San Diego, CA 92110

RENOVATED OFFICE ASSET WITH HUBZONE BENEFITS & MIDWAY RISING REDEVELOPMENT EXPOSURE



CONTACT

Sean Bascom, VICE PRESIDENT

619.916.9179 DRE# 01862044 bascom@scc1031.com

www.scc1031.com



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.



FOR LEASE

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COMMERCIAL |  **CORFAC**
INTERNATIONAL

POINT LOMA EXECUTIVE SUITES

**Executive
Summary**

THE OFFERING

 **3940-3942 HANCOCK ST**
STREET ADDRESS

 **\$1,050,000**
LISTING PRICE

South Coast Commercial is pleased to present Point Loma Executive Suites, a recently renovated office property located in the heart of San Diego's Midway District. The property offers a turnkey opportunity for an owner-user or investor seeking a well-maintained commercial asset in one of the region's most accessible business corridors. Recent improvements include fresh interior and exterior paint, new laminate flooring, and the option for landlord-provided WiFi throughout the building, creating a modern and efficient environment for tenants and business operators alike.

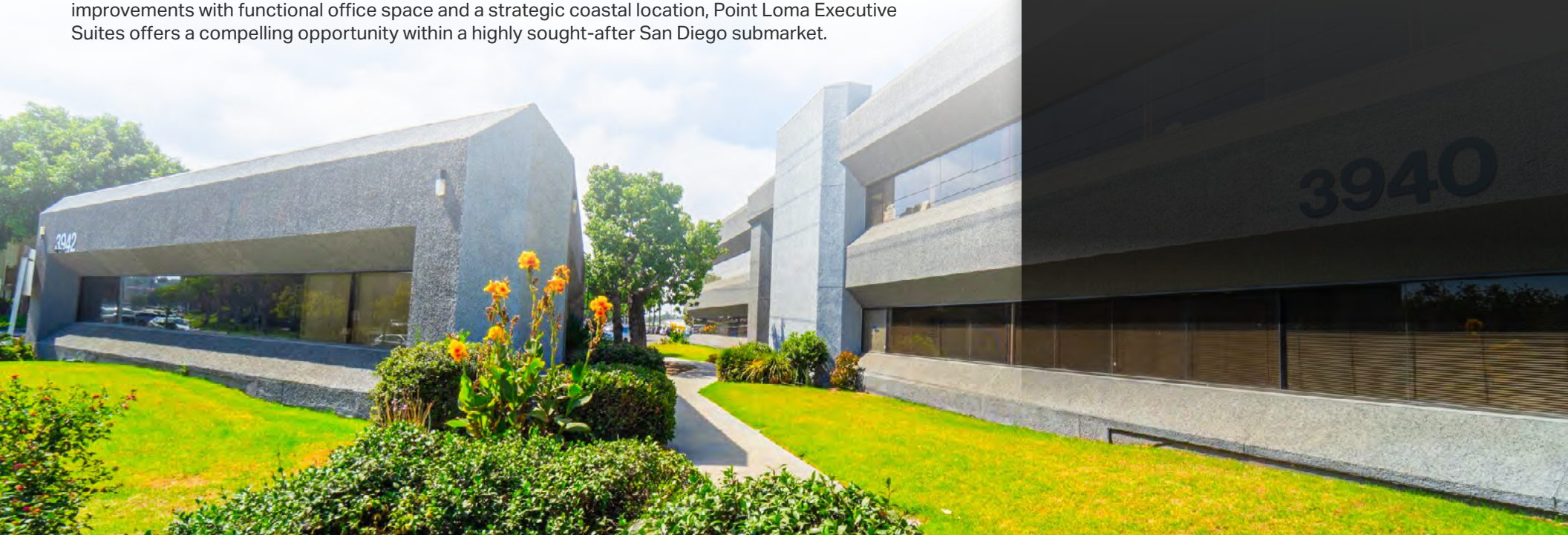
The property is situated on an assumable ground lease with the City of San Diego extending through 2035 and benefits from a federally designated HUBZone status, providing potential advantages for qualifying businesses pursuing government contracting opportunities. Combining recent capital improvements with functional office space and a strategic coastal location, Point Loma Executive Suites offers a compelling opportunity within a highly sought-after San Diego submarket.

OFFERING SUMMARY

 **\$60.80**
PRICE PER SF

 **26,571 SF**
LOT SIZE

 **17,270 SF**
BUILDING SIZE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Recently Renovated Office Asset

Extensive interior and exterior improvements create a modern, move-in-ready business environment



Owner-User & Investment Opportunity

Flexible suite configurations allow occupancy while maintaining rental income potential



Multi-Tenant Office Configuration

Diverse office layouts accommodate professional, service, and small business users



Prime Midway District Location

Centrally positioned with convenient access to Point Loma, Downtown, and Mission Bay



HUBZone Designation

Qualifying businesses may gain access to valuable federal contracting opportunities



Midway Rising Redevelopment Exposure

Located within a transformative corridor poised for long-term growth and investment

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POINT LOMA EXECUTIVE SUITES

Property Information

THE PROPERTY AT A GLANCE



26,571 SF

LOT SIZE



17,213 SF

BUILDING SIZE



1982

YEAR BUILT



* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

DEMOGRAPHICS

PROPERTY DESCRIPTION

Point Loma Executive Suites is a renovated Class B office property located in San Diego's Midway District.



The property is situated on a 26,571-square-foot parcel and is improved with approximately 17,270 square feet of office space across two buildings constructed in 1982. The improvements consist of a two-story multi-tenant office building and a separate single-story office building, providing a flexible layout for a variety of professional, service-oriented, and small business users. The property is supported by ample on-site surface parking and has recently undergone extensive interior and exterior renovations, including new paint, updated laminate flooring, and refreshed common areas.

Point Loma Executive Suites benefits from a federally designated HUBZone status, providing potential advantages for qualifying businesses pursuing government contracting opportunities. The property also offers optional building-wide WiFi service and a variety of suite configurations designed to accommodate evolving business needs. Combining recent capital improvements with functional office space and strong occupancy, the property offers a well-maintained business environment within one of San Diego's established commercial corridors.

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

DEMOGRAPHICS

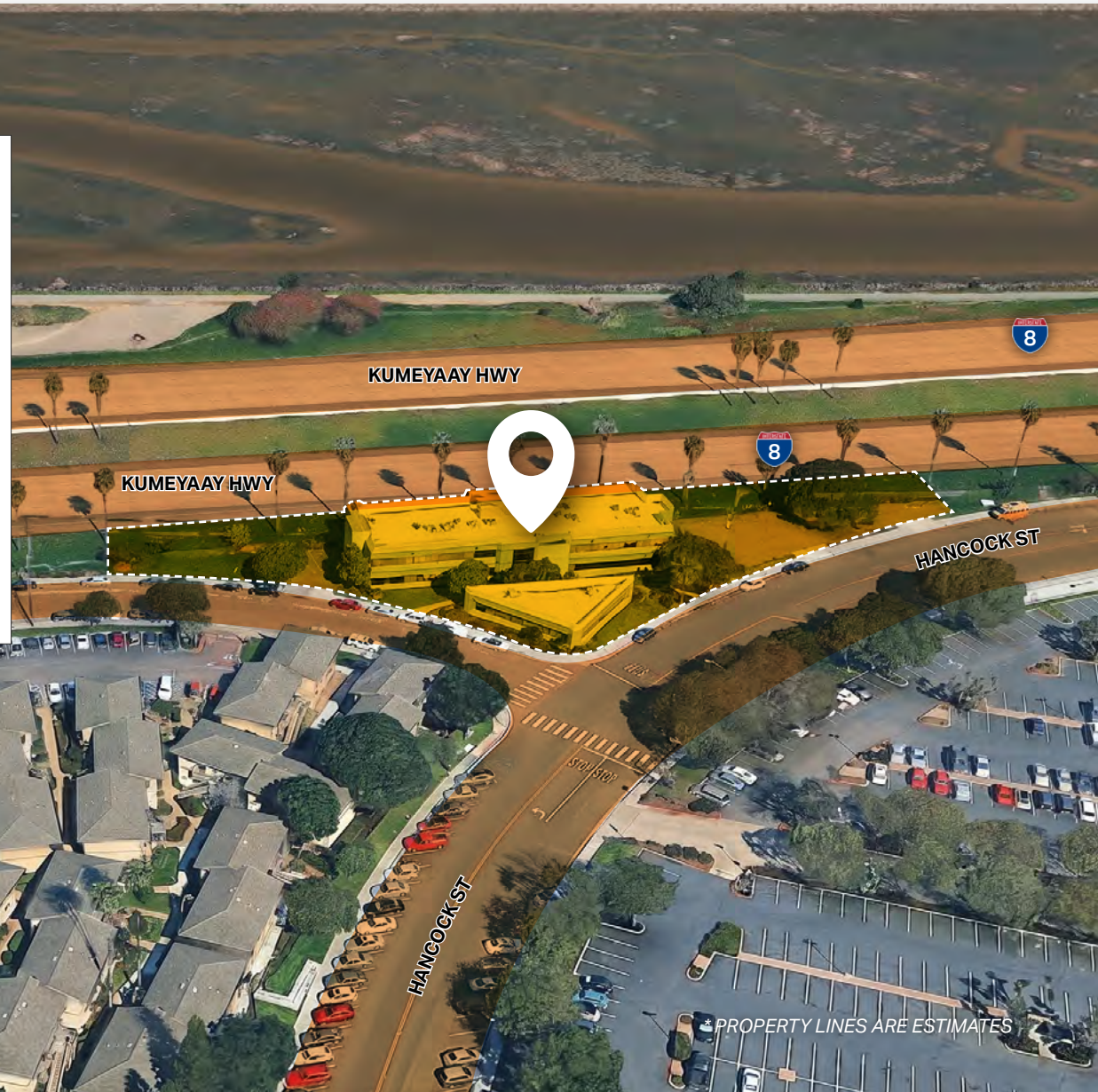
PROPERTY DESCRIPTION

PROPERTY DETAILS

3940-3942 Hancock St, San Diego, CA 92110

PROPERTY ADDRESS

| | |
|---------------|---|
| Lot Size | 26,571 SF |
| Zoning | C-6 (Commercial) |
| Building Size | 17,270 SF |
| Year Built | 1982 |
| Stories | 2 |
| Parking | 36 Surface Spaces (Covered Parking Available) |



*PROPERTY LINES ARE ESTIMATES

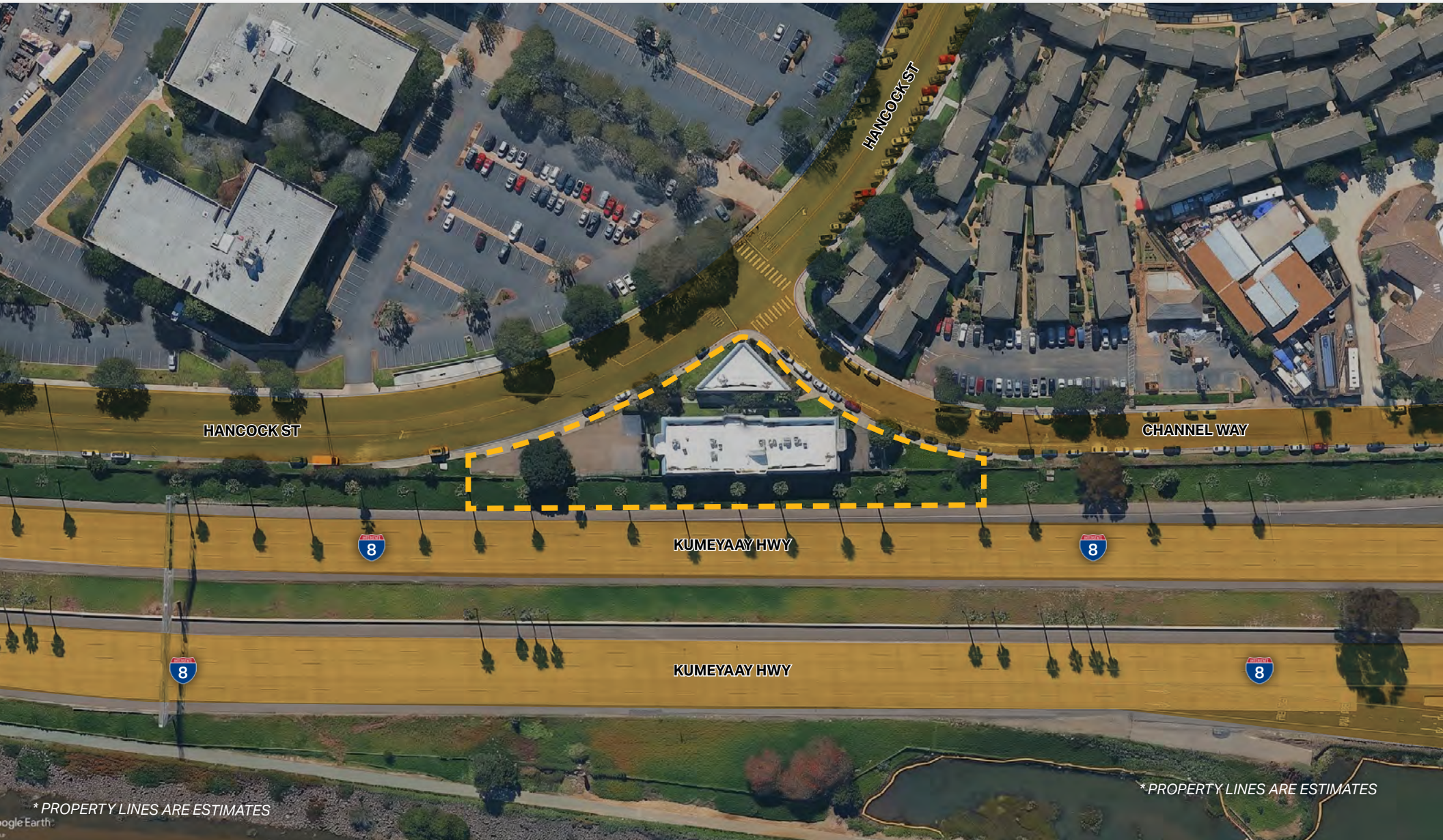
EXECUTIVE SUMMARY

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DEMOGRAPHICS

AERIAL VIEW



* PROPERTY LINES ARE ESTIMATES

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EXTERIOR PHOTOS



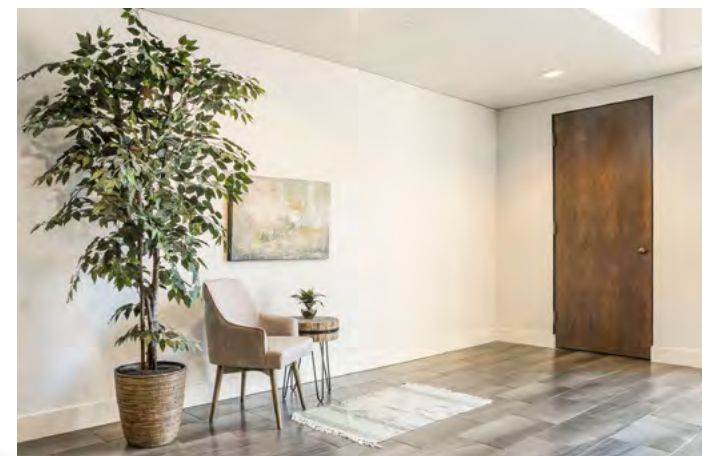
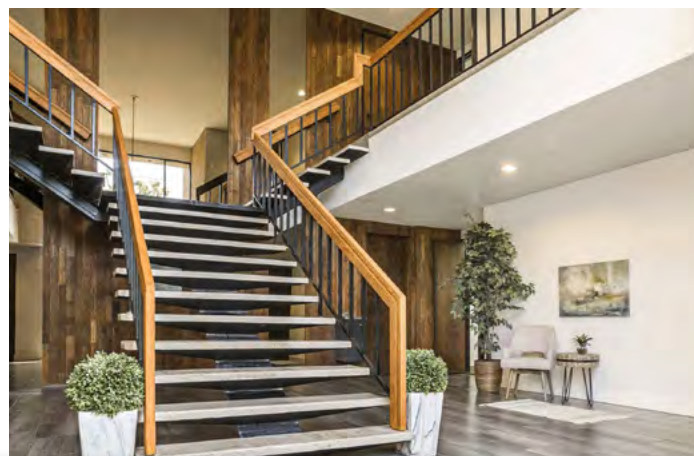
EXECUTIVE SUMMARY

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INTERIOR PHOTOS | BLDG 3940



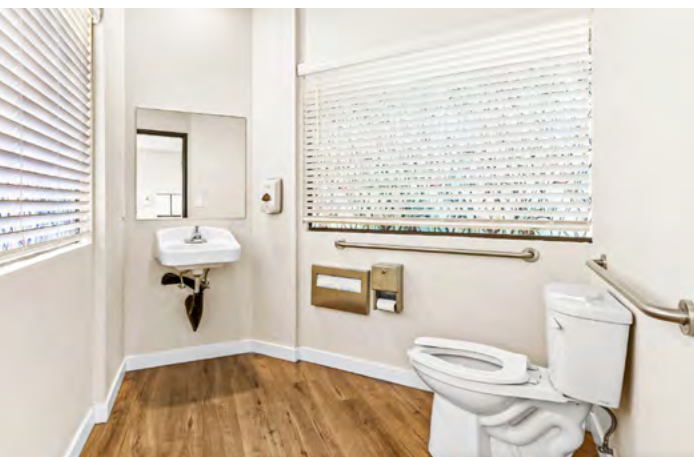
EXECUTIVE SUMMARY

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LOCATION OVERVIEW

DEMOGRAPHICS

INTERIOR PHOTOS | BLDG 3942



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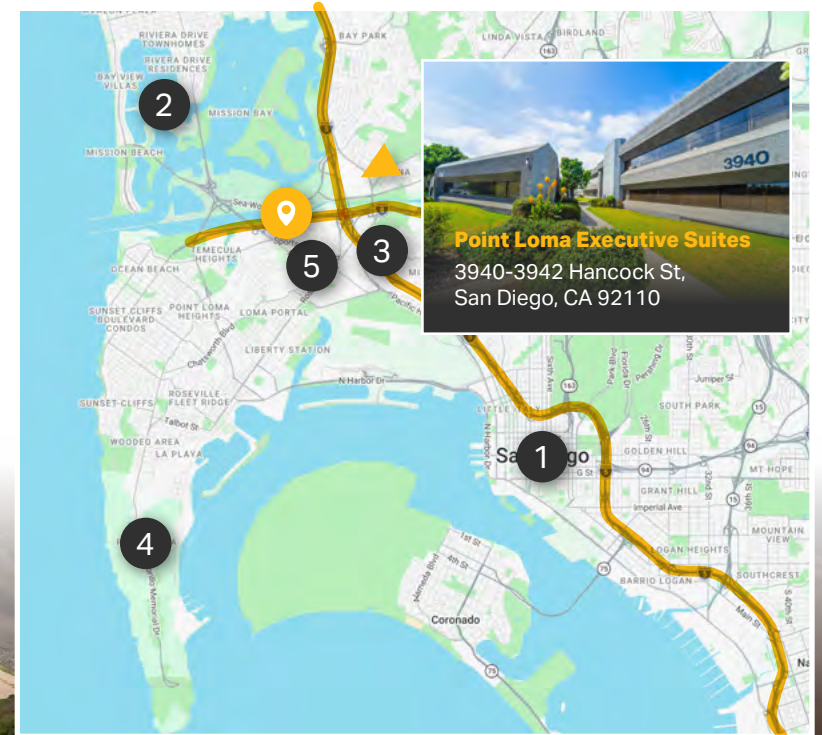
Location Overview

LOCATION OVERVIEW

COASTAL ACCESS MEETS REDEVELOPMENT UPSIDE IN MIDWAY DISTRICT'S BUSINESS CORE

Positioned in San Diego's Midway District near Point Loma, 3940-3942 Hancock Street is located within a well-established commercial corridor known for its central location, strong transportation connectivity, and proximity to many of the region's most desirable coastal destinations. The area serves as a gateway between **1 Downtown San Diego**, **2 Mission Bay**, **3 Old Town**, and the **4 Point Loma** peninsula, making it a strategic location for a wide range of office and service-oriented businesses.

The surrounding corridor offers immediate access to **5 Sports Arena Boulevard**, a diverse mix of retail, dining, entertainment, and neighborhood services, and convenient connections to Interstate 8 and Interstate 5. In addition to its established commercial appeal, the property is located within the Midway Rising redevelopment footprint, a city-supported initiative intended to transform the surrounding Sports Arena area into a vibrant mixed-use district. As redevelopment efforts continue to advance, the property is well positioned to benefit from the long-term growth and investment anticipated throughout the Midway District.



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LOCATION OVERVIEW

DEMOGRAPHICS

IMMEDIATE MAP



Point Loma Executive Suites
 3940-3942 Hancock St,
 San Diego, CA 92110

PECHANGA ARENA
 SAN DIEGO

SHERWIN WILLIAMS

Raising Cane's
 CHICKEN FINGERES

Chick-fil &

Chipotle

Rosecrans Plaza
 T-Mobile | Staples
 SUBWAY | IN-N-OUT BURGER

Starbucks

County Pharmacy

HARBOR FREIGHT

Smart & Final

Michaels

Wyndham Garden
 San Diego near SeaWorld

SeaWorld
 SAN DIEGO

Jack
 In the box

Phil's
 B.B.Q.

Philly

POPEYES

crumbl

W

Midway Towne Center
 GROCERY OUTLET | CVS | Starbucks

McDonald's

Pizza Hut

TACO BELL

DISCOUNT TIRE

Loma Square
 ULTA | HomeGoods
 TJ-maxx | DOLLAR TREE

Sports Arena Shopping Center

Target | THE HOME DEPOT | D | OLD NAVY
 verizon | carter's | Ralphs
 Olive Garden | petco

Kaiser Permanente
 Point Loma

Arbys

Pollo Loco

IHOP

Point Loma Plaza
 VONS | Marshalls
 Starbucks | CHASE

San Diego International Airport

EXECUTIVE SUMMARY

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LOCATION OVERVIEW

DEMOGRAPHICS

POINT LOMA EXECUTIVE SUITES

| Demographics

DEMOGRAPHICS

350,734

2025 POPULATION

\$135,769

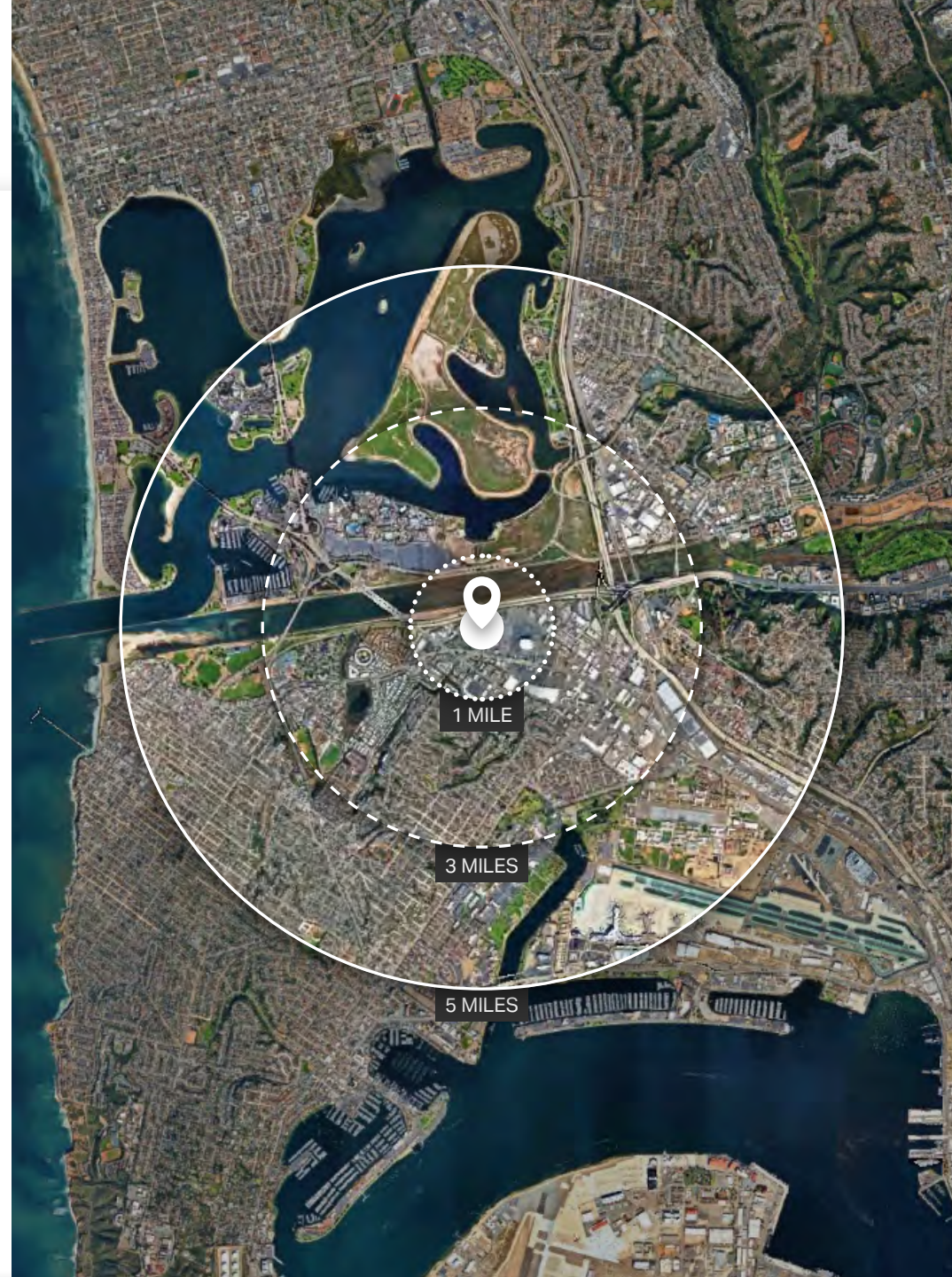
AVG HH INCOME

37,881

BUSINESSES

| | 1-MILE | 3-MILE | 5-MILE |
|----------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 Population | 13,410 | 121,464 | 350,734 |
| 2030 Population Projection | 13,414 | 122,988 | 355,423 |
| Median Age | 37.3 | 38.2 | 39 |
| HOUSEHOLDS | | | |
| 2025 Households | 5,925 | 52,944 | 162,586 |
| 2030 Household Projection | 5,920 | 53,660 | 164,909 |
| INCOME | | | |
| Avg Household Income | \$109,377 | \$139,837 | \$135,769 |
| Median Household Income | \$92,565 | \$112,026 | \$108,709 |
| DAYTIME EMPLOYMENT | | | |
| Employees | 17,642 | 93,754 | 284,581 |
| Businesses | 2,311 | 11,390 | 37,881 |

SOURCE: COSTAR





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| **Advisor Bio**

ADVISOR BIO



SEAN BASCOM

VICE PRESIDENT
DRE# 01862044

619.916.9179

bascom@scc1031.com

Sean Bascom (DRE# 01862044) focuses on the brokerage of commercial properties; predominantly multi-family assets throughout San Diego. He has facilitated numerous 1031 tax-deferred exchange transactions and is persistent and creative when assisting clients to achieve their goals. Sean also has experience in vacant land sales and acquisitions and is adept at helping clients evaluate sites for feasibility and highest and best use.

He has worked with numerous local, institutional and municipal clients including the City of Chula Vista and Dunkin' Donuts. Sean has successfully represented his clients on the purchase, sale and leasing of hundreds of millions of dollars of real estate. He is well versed in strategies that maximize returns, minimize taxes and have an overall positive impact for his clients.



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