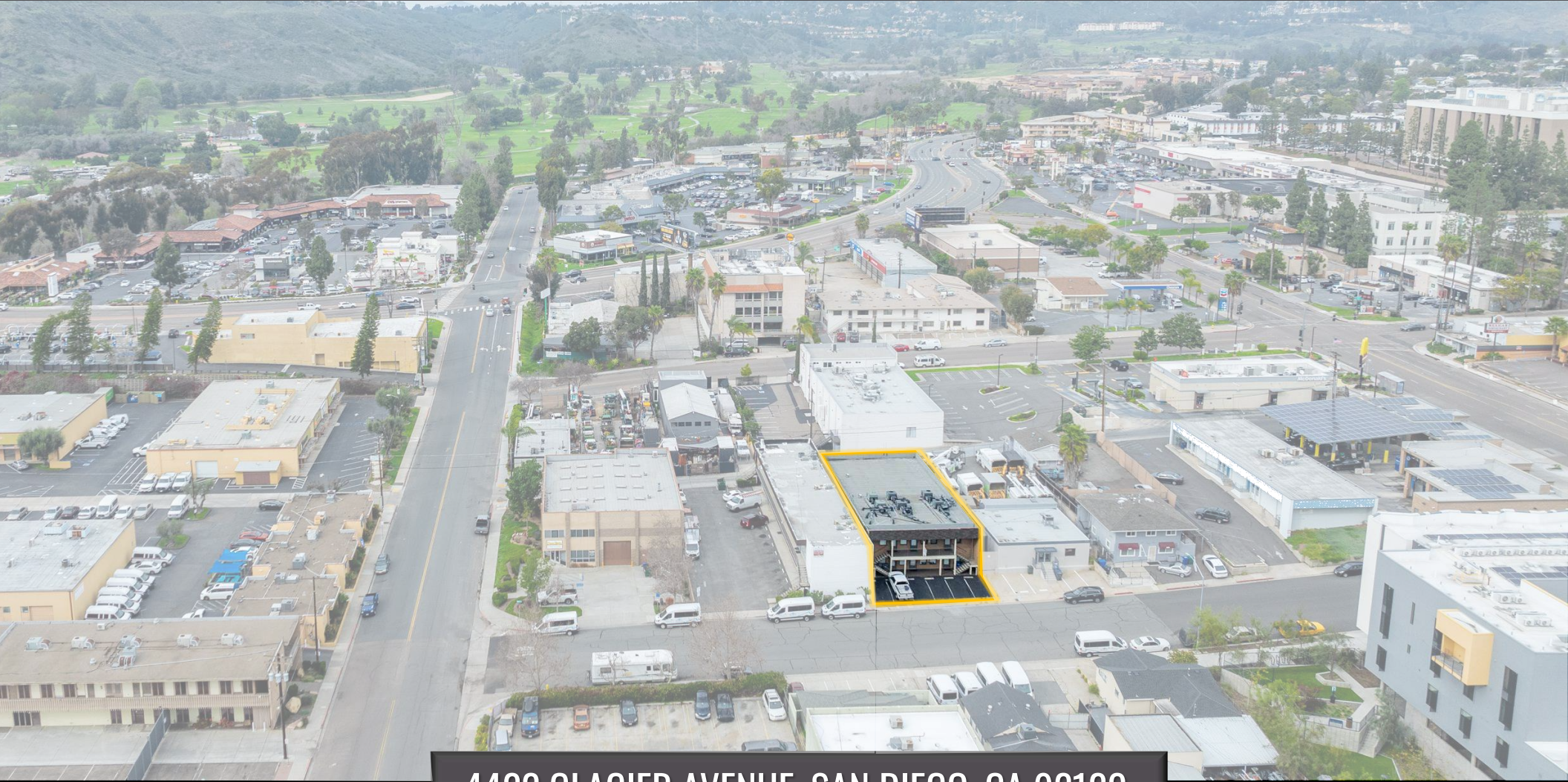


OWNER/USER FOR SALE

Central San Diego | Mission Gorge

Multi-Tenant Industrial Building



4422 GLACIER AVENUE, SAN DIEGO, CA 92120

JASON VIEIRA
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PROPERTY SUMMARY

Pacific Coast Commercial is excited to present a unique chance to acquire a meticulously maintained owner/user property in the industrial/office sector. This property is located at 4422 Glacier Avenue, situated within the Grantville/Mission Gorge submarket in central San Diego, California. The two-story building occupies a 7,506 square foot lot, offering convenient proximity to Mission Valley, Downtown San Diego, and the stunning San Diego coastline. Following the recent approval of the landmark Navajo Community Plan, the Grantville community is set to welcome over 5,000 apartment units to the market. This presents an exceptional opportunity to be at the forefront of the neighborhood's revitalization.

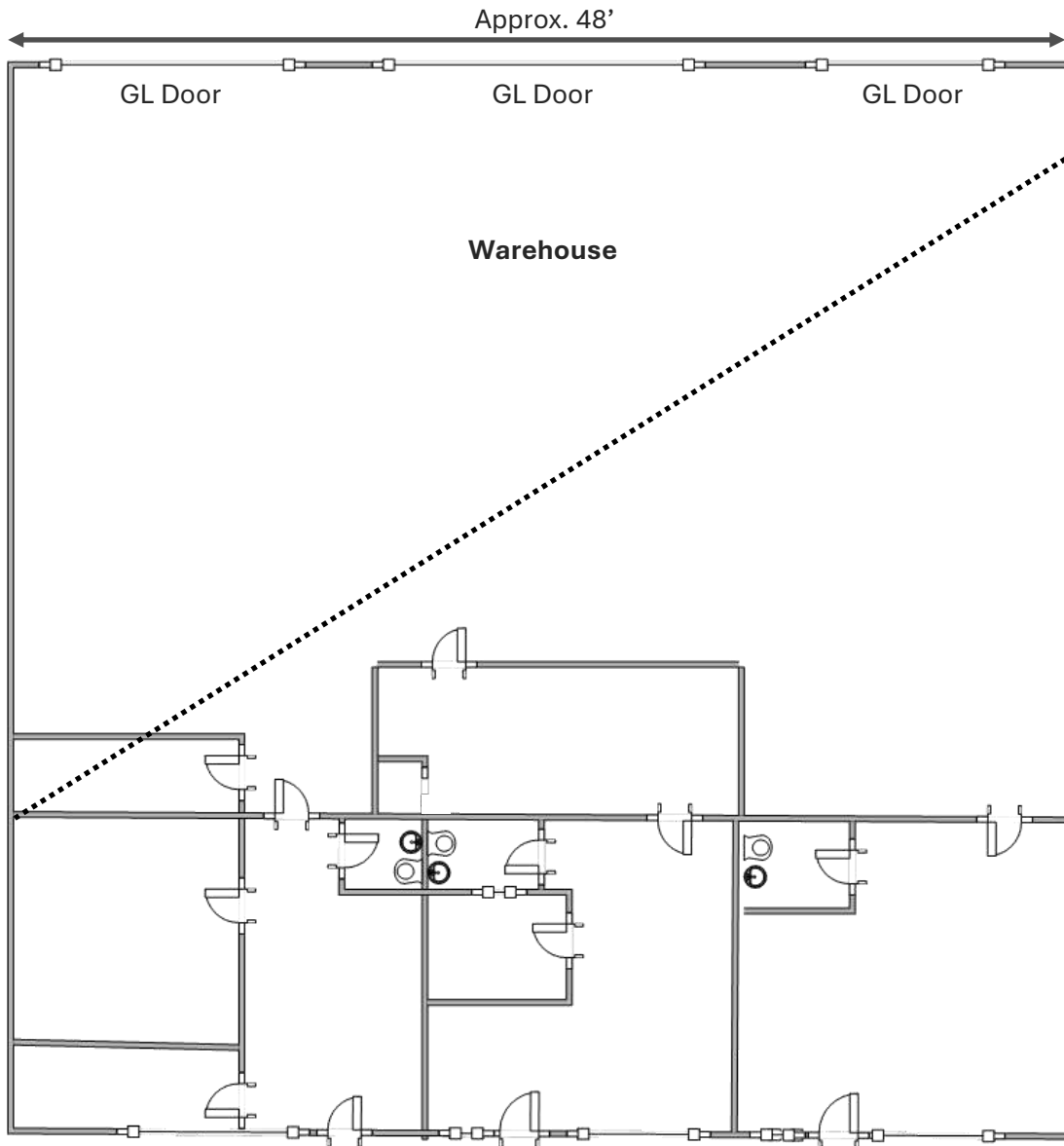
PROPERTY FEATURES

* Buyer to Verify

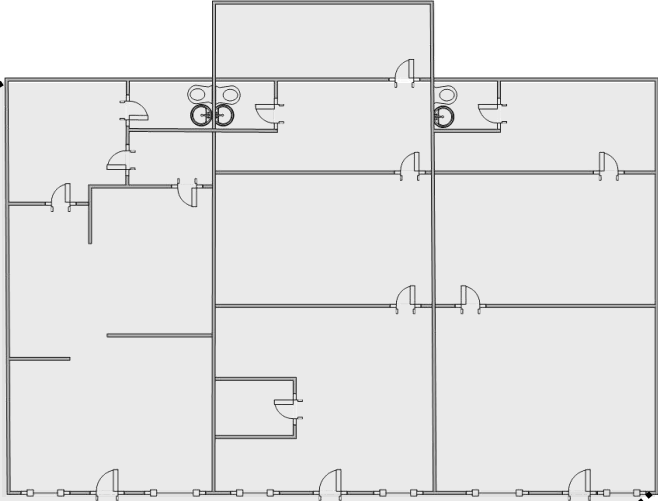
PROPERTY ADDRESS 4422 Glacier Avenue, San Diego, CA 92120	BUILDING AREA ± 6,721 Square Feet*	SALE PRICE \$1,915,000
ZONING CC-3-6	CLEAR HEIGHT +/- 20 Feet	FEATURES 3 Industrial Suites & 3 Office Suites; Can Be Combined - See Conceptual Floor Plan
PARCEL NUMBER 458-521-22-00	LOADING 3 Grade Level 10' X 10' Roll-Up Doors	DIVISIBILITY 6 Restrooms, Elect. Meters & HVAC Units



CONCEPTUAL FLOOR PLAN



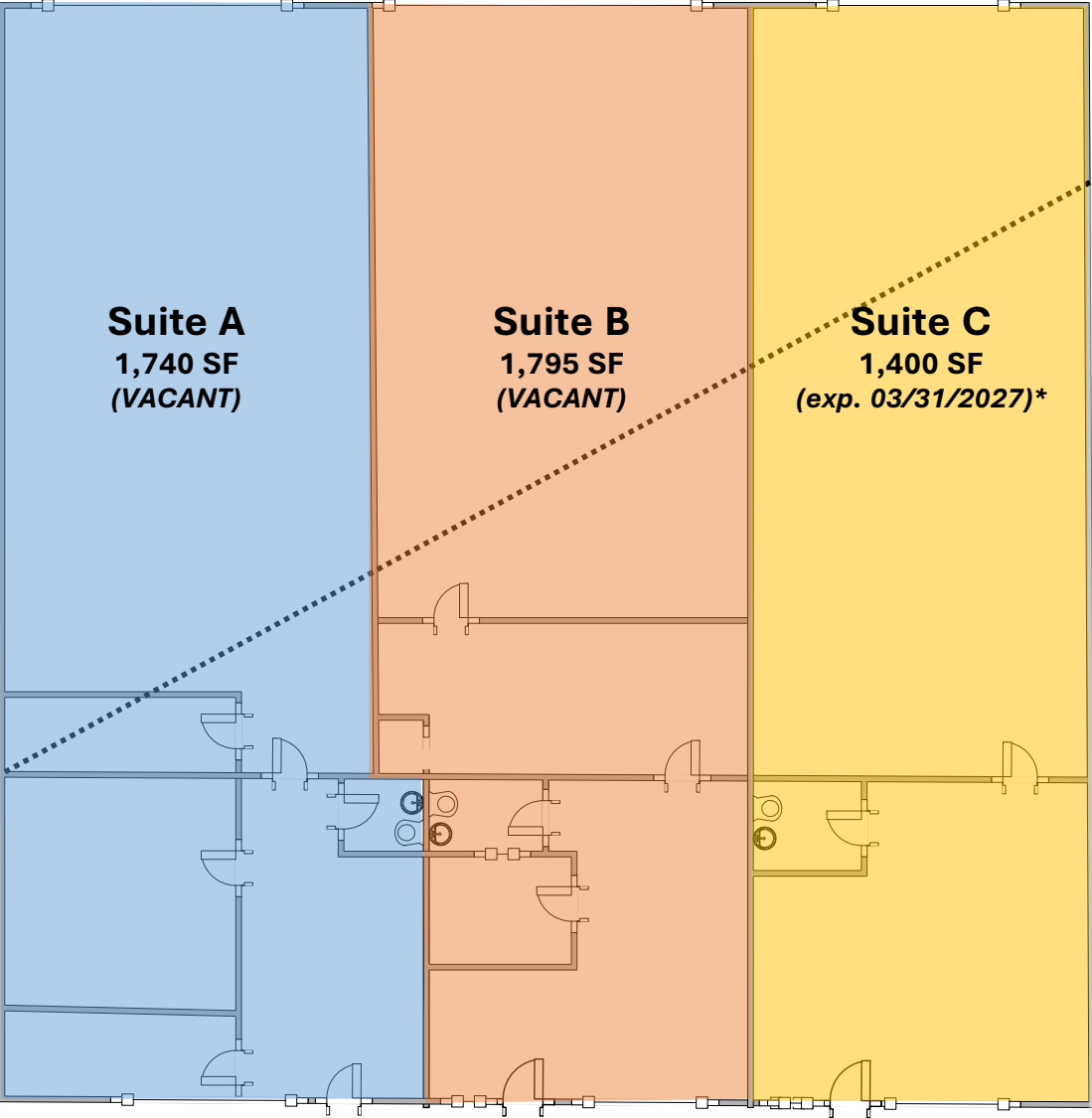
2nd Floor (Office)



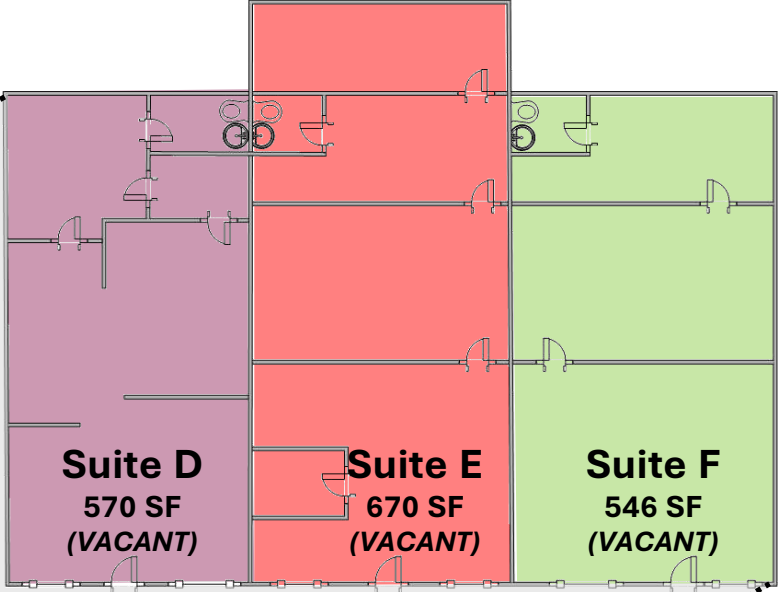
1st Floor (Industrial)

Floor Plans Not Fit to Scale; for Reference Purposes Only.

EXISTING FLOOR PLANS



2nd Floor (Office)



1st Floor (Industrial)

*Lessor Right To Terminate within 90 days of COE -- Ask Agent for Details

Floor Plans Not Fit to Scale; for Reference Purposes Only.

OWN VS LEASE ANALYSIS

Purchase Assumptions		
Property Size (Square feet)		6,721
Purchase Price	\$285 \$/SF	\$1,915,000
Loan Amount		\$1,723,500

Start-up Costs		
Down Payment as % of Purchase Price	10%	\$191,500
Loan Fees		\$0
Tenant Improvements as \$/SF	\$0	\$0
Total out of pocket costs		\$191,500

Monthly Costs	Per SF	
Loan Payment (6% Int., 25 yr Amort.)	\$1.73	\$11,637
Operating Exp/CAM	\$0.25	\$1,680
Property Taxes	\$0.27	\$1,787
Total Monthly Costs	\$2.25	\$15,105

Monthly Ownership Benefits (Estimated)		
Tax Benefits (40% of Actuals)		
Loan Interest Deduction (5yr avg)		\$3,570
Operating Exp/CAM deduction		\$672
Property Tax Deduction		\$715
Depreciation Deduction (70% Imp)		\$1,146
Other Benefits		
Rental Income		\$0
Property Appreciation	1.0%	\$1,596
Total Owner Benefits		\$7,699
	Per SF	Monthly
Total Effective Monthly Cost	\$1.10	\$7,406

Lease Assumptions	
Property Size (Square feet)	6,721
Year 1 Lease Rate (NNN \$/SF)	\$1.75
Monthly Base Rent	\$11,762

Start-up Costs	
Prepaid Rent/Security Deposit	\$30,459
Admin Fees	\$0
Tenant Improvements as \$/SF	\$0
Total out of pocket costs	\$30,459

Monthly Costs	Per SF	
Lease Payment	\$1.75	\$11,762
Operating Exp/CAM	\$0.25	\$1,800
Property Taxes	\$0.27	\$1,787
Total Monthly Costs	\$2.27	\$15,229

Monthly Ownership Benefits (Estimated)		
Tax Benefits (40% of Actuals)		
Lease Deduction		\$4,705
Operating Exp/CAM deduction		\$672
Property Tax Deduction		\$715
Depreciation Deduction		n/a
Other Benefits		
Rental Income		n/a
Property Appreciation		n/a
Total Lessee Benefits		\$6,092
	Per SF	Monthly
Total Effective Monthly Cost	\$1.36	\$9,138

Ownership Analysis Summary - Annual

Effective Cost Difference	\$20,783
Principal Paydown (Average First 5 years)	\$32,532
Wealth Creation - Year 1	\$53,315
Wealth Creation - Year 5	\$266,574
<i>*Not considering Lease Rental Increases</i>	

**For discussion purposes only - do not rely on these assumptions and consult your appropriate financial advisors.*

NEARBY AMENITIES



Grantville Community is Centrally Located to San Diego Making it Very Desirable for Residential Developers

2,089 residential units newly completed or under construction
3,009 units proposed or developer purchased land
5,098 total units

1 Mile to On/Off Ramp



Future SDSU West Development

Future 996 Apartment Development by G.H. Palmer

KEARNY MESA

TIERRASANTA



4422
GLACIER AVENUE



MISSION GORGE RD

RAINIER AVE

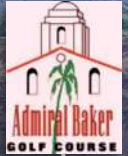
MISSION GORGE RD

Better Buzz
COFFEE ROASTERS



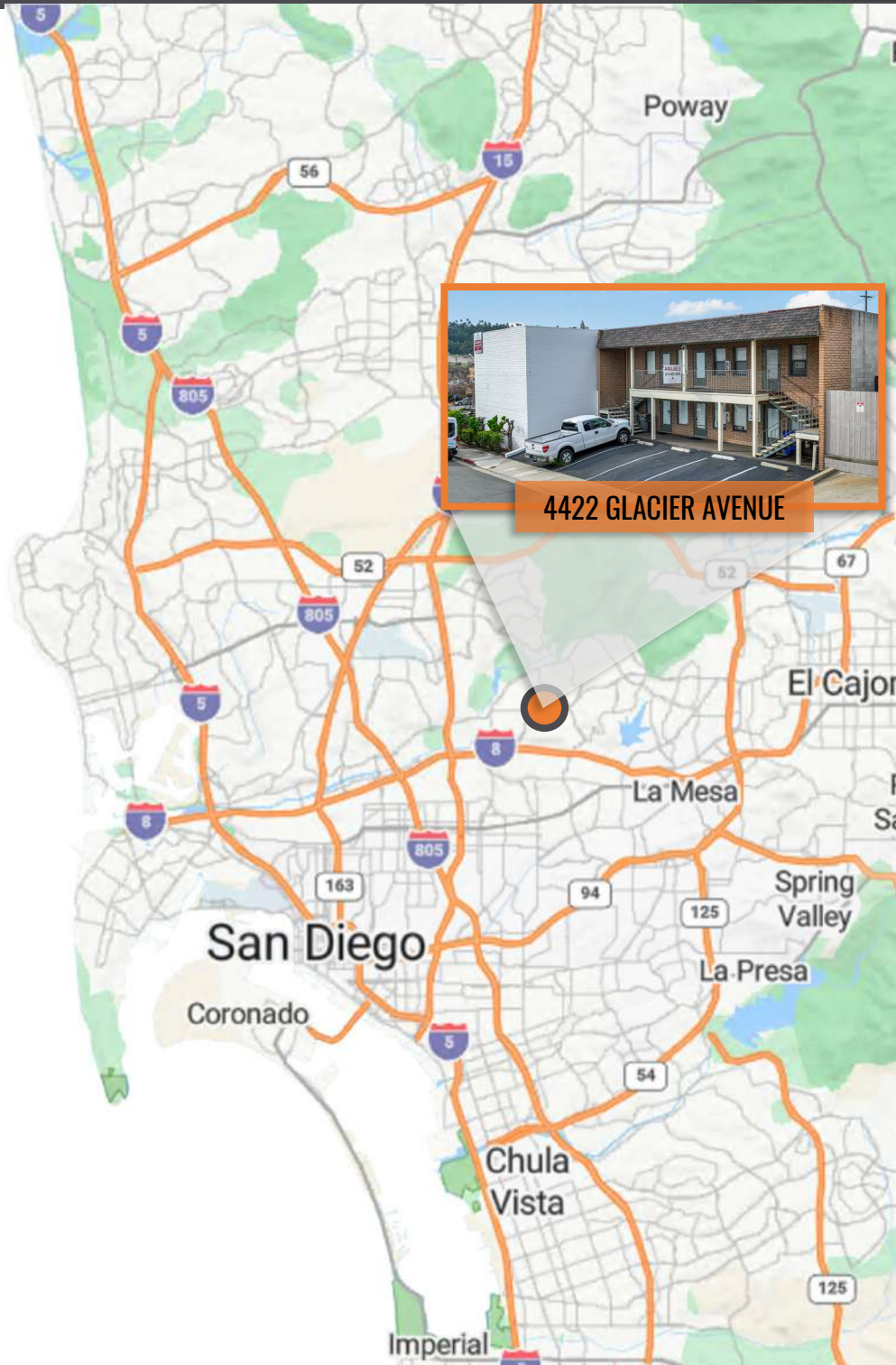
VONS

KAISER PERMANENTE



DEMOGRAPHICS

	2 mile	5 mile	10 mile
POPULATION			
Total Population (2023)	59,888	459,714	1,480,047
Total Population (2028)	59,501	453,479	1,459,994
Median Age	37.3	37.5	37.5
Avg Household Income	\$117,404	\$99,134	\$104,837
Total Businesses	4,662	33,920	90,363
Total Employees	45,576	285,538	840,728
Consumer Spending	\$932.7M	\$6.1B	\$19.3B
HOUSEHOLDS			
Owner Occupied	11,657	73,331	242,085
Renter Occupied	13,671	109,117	302,739
Total Households	25,443	185,180	552,377



DRIVE TIMES



3

MINUTES
Grantville Park



4

MINUTES
Home Depot



5

MINUTES
Postal Service



6

MINUTES
SDSU



6

MINUTES
Snapdragon Stadium



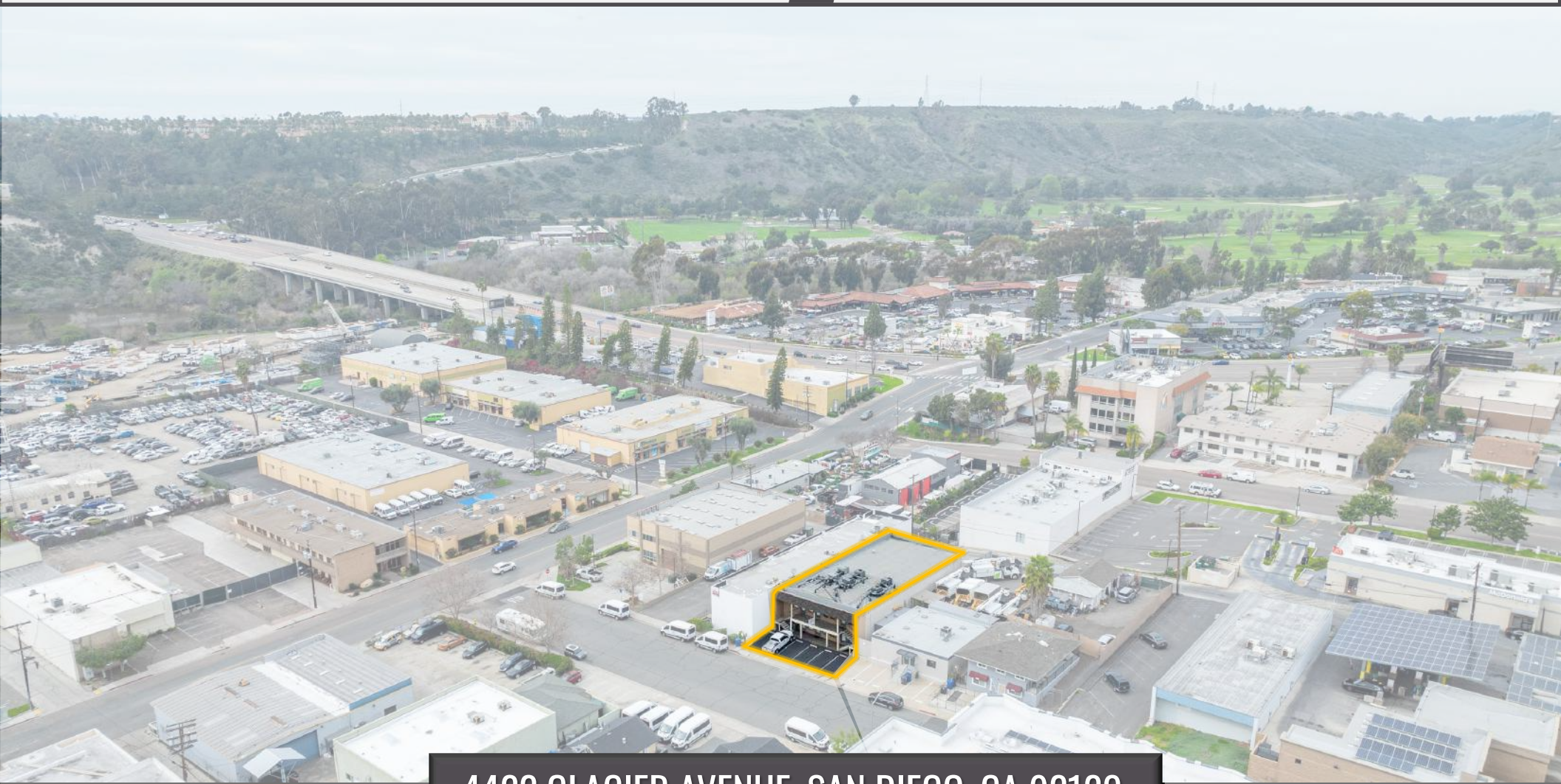
15

MINUTES
San Diego
International Airport

OWNER/USER FOR SALE

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