

Loma Starr

OFFERING MEMORANDUM



FOR SALE OFFICE/MEDICAL

3065 ROSECRANS PLACE, SAN DIEGO, CA 92110

CAST
CAPITAL PARTNERS

DISCLAIMER

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in LOMA STARR, located at 3065 Rosecrans Place, San Diego, CA 92110 (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of Cast Capital Partners. This Memorandum was prepared by Cast Capital Partners based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cast Capital Partners nor Managing Member guarantees its accuracy or completeness. Because of the foregoing—and since the investment in the Project is being offered on an “As Is, Where Is” basis—a prospective investor, or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its own independent investigations, projections, and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental, or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, and environmental experts.

Neither Cast Capital Partners nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cast Capital Partners and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time, with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered, and approved by Managing Member, and any conditions to Managing Member’s obligations thereunder have been satisfied or waived. Managing Member has retained Cast Capital Partners as its exclusive broker and will be responsible for any commission due to Cast Capital Partners in connection with a transaction relating to the Project pursuant to a separate agreement. Cast Capital Partners is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member, and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.





EXECUTIVE SUMMARY

The Opportunity

Loma Starr is 23,168 SF office project located in the Midway District of San Diego. The project is strategically located along Rosecrans Street at the entrance to one of San Diego’s busiest developments, Liberty Station. In the coming years, the Midway District is poised to see exponential growth with the future redevelopment of the famed San Diego Sports Arena into one of the most vibrant mixed-use communities in all of Southern California.

OFFERING SUMMARY

Address	3065 Rosecrans Place, San Diego, CA 92110
Sale Price	\$7,990,000 (\$345/SF) \$7,500,000 (\$324/SF)
Square Feet	23,168 SF
Occupancy	77% (as of 3/9/26)



Evolving Submarket

The Village is poised for significant growth, driven by the upcoming redevelopments of the Sports Arena, Post Office, and NAVWAR sites, as well as pending updates to the community plan. These projects are expected to transform the area into a dynamic, mixed-use hub.



Redevelopment Opportunity

Expansive CN-1-6 zoning allows for a variety of uses, including medical office and residential development—providing flexibility for investors and developers looking to capitalize on the area’s momentum.



Strong Fundamentals & Desirable Location

Point Loma offers a rare balance of coastal accessibility, walkable amenities, and proximity to major employment centers, including Downtown, Mission Valley, and the airport. Its stable tenant base and limited office supply create long-term demand and insulation from oversaturation seen in other submarkets.

PROPERTY DESCRIPTION

Address 3065 Rosecrans Place, San Diego, CA 92110

APN 450-412-19-00

Submarket Point Loma/Sports Arena

Square Feet 23,168 SF

Land Square Feet 20,038 SF (0.43 AC)

Year Built / Renovated 1960 / 2018

Elevator Served Yes

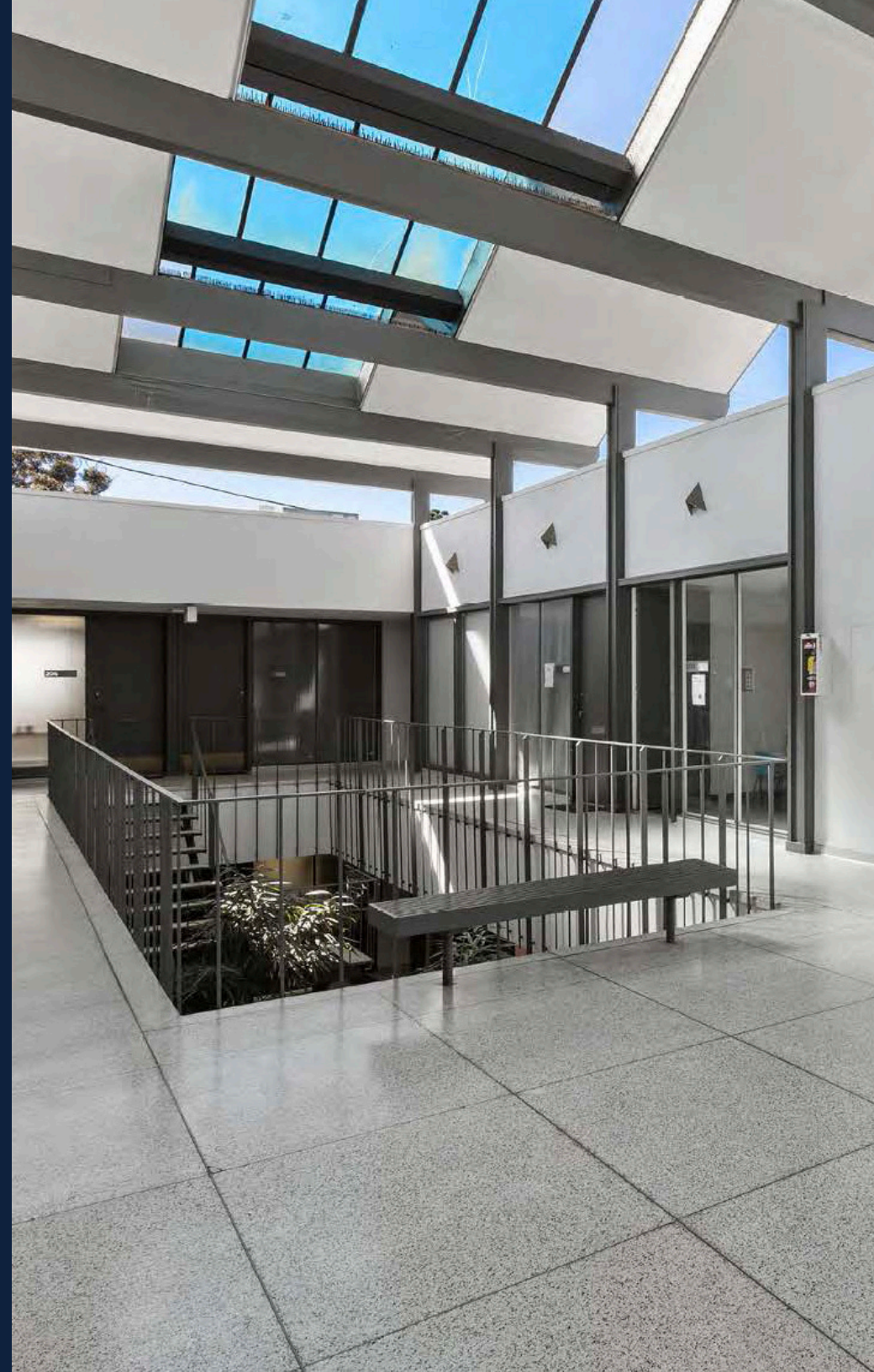
Zoning CN-1-6 (Allows Medical)

Floors 2

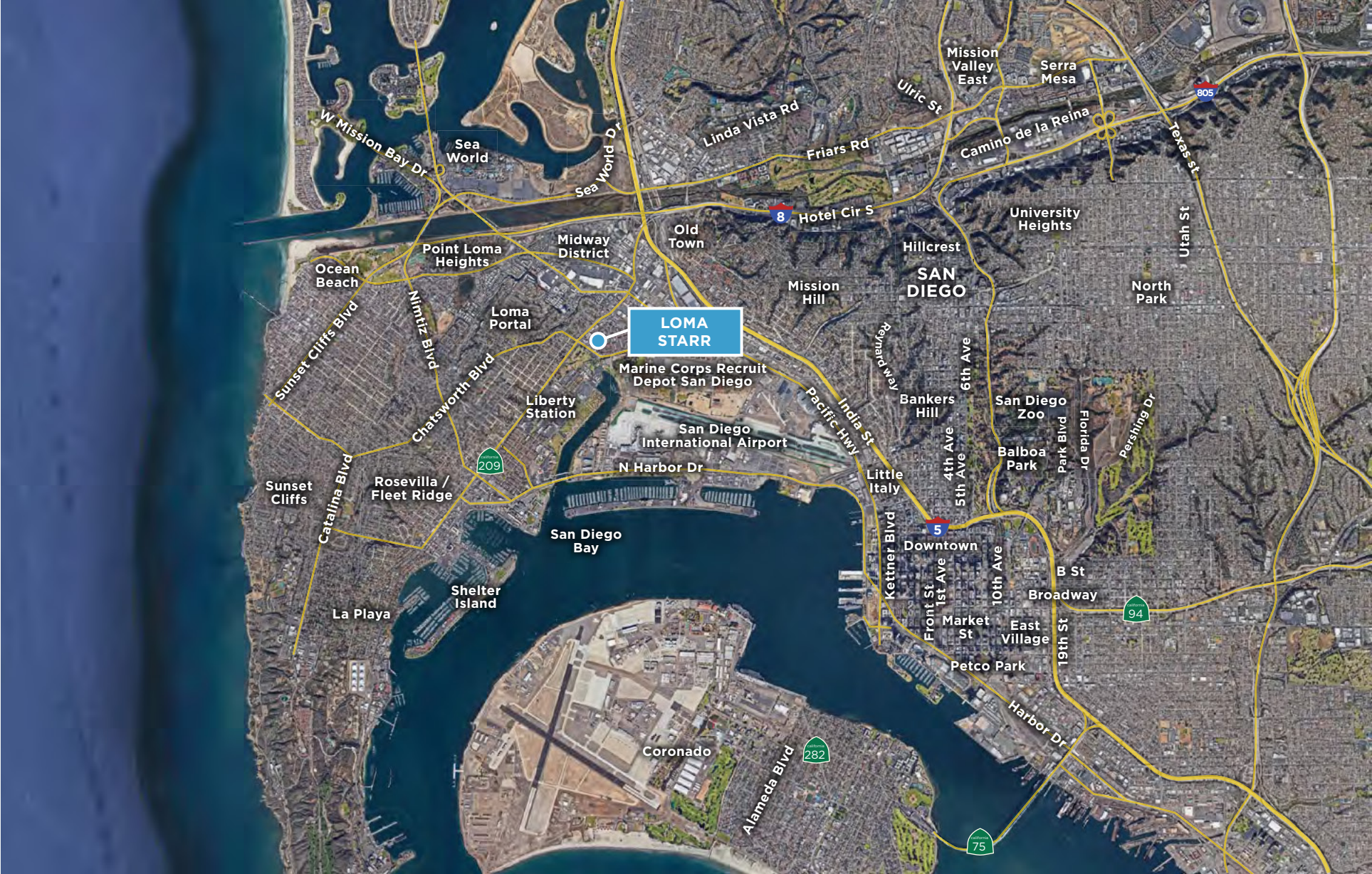
Parking 37 underground and secured stalls

Tenancy Multi-tenant (20 suites)

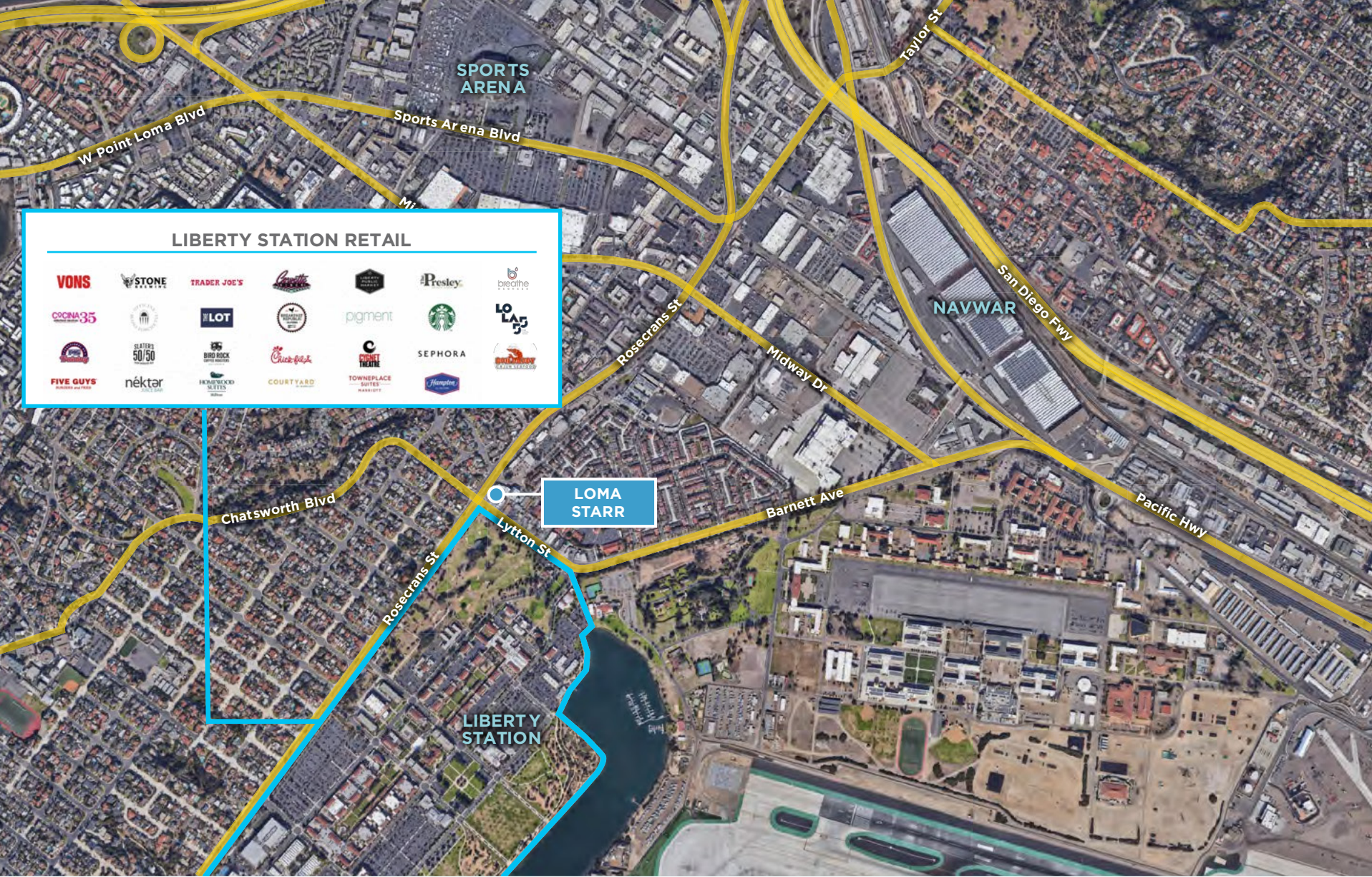
Recent Capital Improvements The property has undergone significant upgrades, including the installation of a new roof, the addition of an ADA-compliant ramp to the 3065 building, and the replacement of multiple HVAC systems. A new elevator was installed, and all exterior recessed lighting was updated to energy-efficient LED fixtures. The terrazzo flooring throughout the property has been repaired, all restrooms in the 3065 building have been fully remodeled, and the sewer system has been upgraded.



AERIAL MAP



AERIAL MAP



LIBERTY STATION RETAIL

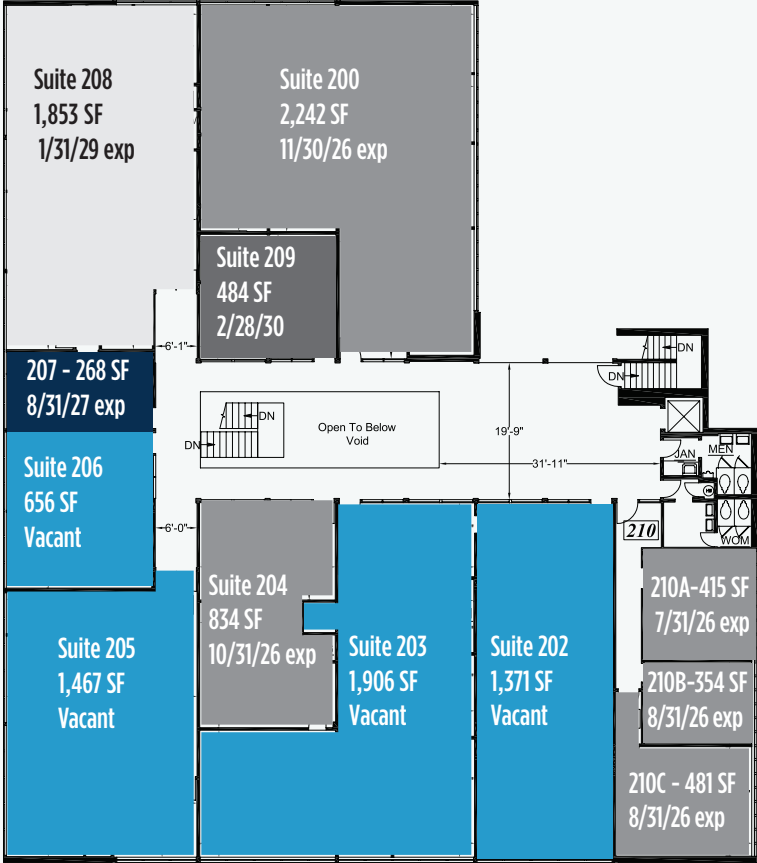
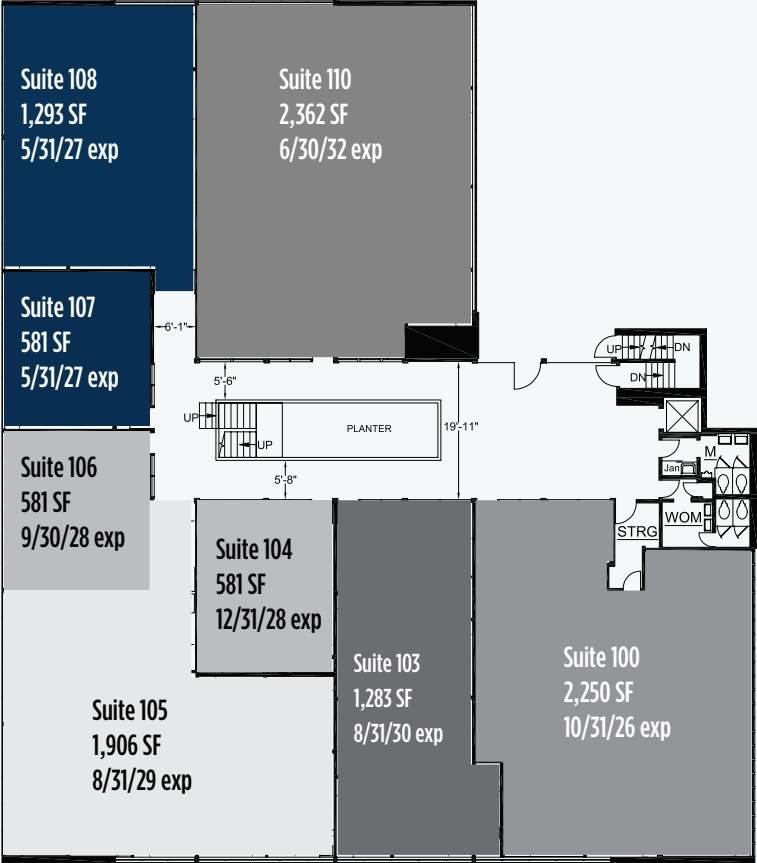
- | | | | | | | |
|------------------|---------------|---------------------|------------------|----------------|----------------|---------------|
| VONS | STONE | TRADER JOE'S | <i>Local</i> | PIGMENT | Presley | <i>breath</i> |
| COCINA 35 | FLOT | PIGMENT | STARBUCKS | LO LAF | | |
| FIVE GUYS | nekter | COURTYARD | SEPHORA | | | |

LOMA STARR

STACKING PLANS

3065 BUILDING

23,168 SF TOTAL SF





MARKET OVERVIEW

The Point Loma/Sports Arena area, situated on a peninsula accessible via Interstates 5 and 8, is a popular destination for both tourists and locals drawn to its coastal lifestyle—offering activities such as sailing, paddle boarding, surfing, and more. The submarket also benefits from its proximity to major attractions like SeaWorld, located just to the north in Pacific Beach.

Ocean Beach is known for its vibrant retail corridor along Newport Avenue, lined with eclectic shops, craft breweries, tattoo parlors, and oceanfront dining options. On the Point Loma side of the

peninsula, Liberty Station has emerged as one of San Diego's premier entertainment hubs, featuring expansive parks, a variety of restaurants and breweries, and direct coastal access—just across San Diego Bay from Downtown.

The Sports Arena district itself includes Sports Arena Plaza, a major power center anchored by Home Depot and Target, surrounded by an array of autobody shops, local retailers, and quick-service restaurants. The area is characterized by a more industrial atmosphere compared to its neighboring coastal communities.

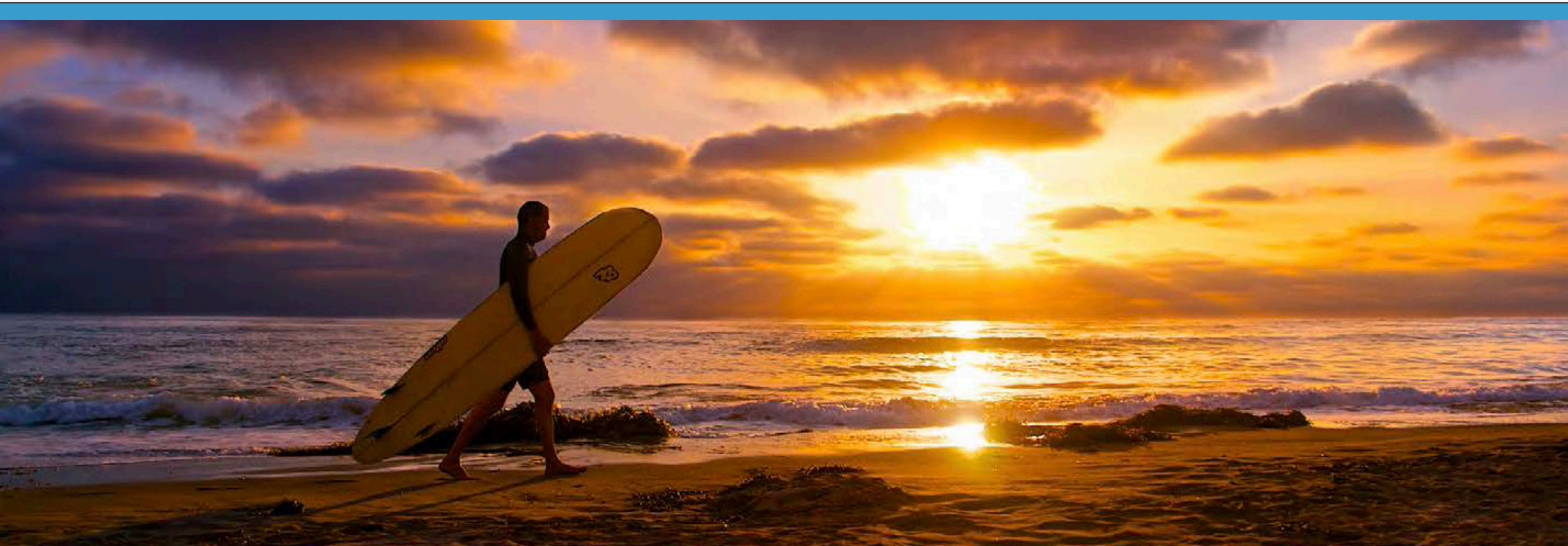
POINT LOMA/SPORTS ARENA OFFICE

The Point Loma / Sports Arena office market is a relatively small but strategically located submarket within San Diego, offering a mix of low- to mid-rise office properties. While not traditionally viewed as a core office hub like Downtown or UTC, the area appeals to tenants seeking more affordable rents, convenient freeway access, and proximity to the coastal lifestyle. Office users in this submarket typically include professional services, creative firms, medical users, and government contractors—many of whom value its accessibility to both central San Diego and the airport.

The Sports Arena area, in particular, has historically been more utilitarian and industrial in character, with a limited but consistent

supply of office inventory. However, recent redevelopment efforts—including the proposed revitalization of the Sports Arena site—are expected to drive long-term demand and investment in the area. On the Point Loma side, office space is often integrated into mixed-use environments such as Liberty Station, which has evolved into an attractive campus-style alternative for companies seeking a more lifestyle-oriented setting.

With its blend of coastal charm, redevelopment momentum, and accessibility, the Point Loma / Sports Arena office market presents a compelling value proposition for small to mid-sized tenants looking for space outside of San Diego's traditional office cores.





AREA DEVELOPMENT

SPORTS ARENA:

- Redevelopment of the 48-acre San Diego Sports Arena site
- The City of San Diego is currently deciding between five proposals: Discover Midway, Midway Rising, Midway Village+, Hometown SD, and Neighborhood Next

ALL REDEVELOPMENT PROJECTS WILL INCLUDE:

- Entertainment Venues
- Multi-Family (market rate and affordable)
- Commercial office and retail spaces
- Hospitality
- Public Parks

THE POST:

- Redevelopment of the former Midway Post Office site
- Proposed 230,000 SF office building
- Entitled for 699 multi-family units

NAVWAR:

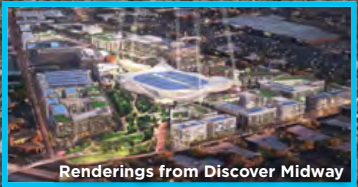
- Public/Private redevelopment of the 70.5-acre NAVWAR Old Town site
- Draft Environmental Impact Statement sent out for public comment on 5/14/21
- The current preferred alternative will be developed over 30 years and includes the following:
 - 1.7 million SF for NAVWAR
 - 2 million SF of commercial space
 - 10,000 residential units
 - 2 hotels with 450 rooms



LOMA STARR



Proposed Office Buildings Renderings



Renderings from Discover Midway



Renderings from Midway Rising



NAVWAR

BARNETT AVE

ROSECRANS ST

PACIFIC HWY

BARNETT AVE

5

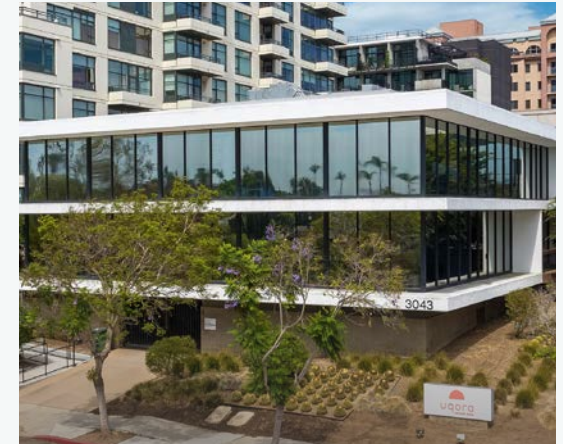
8

SALES COMPARABLES

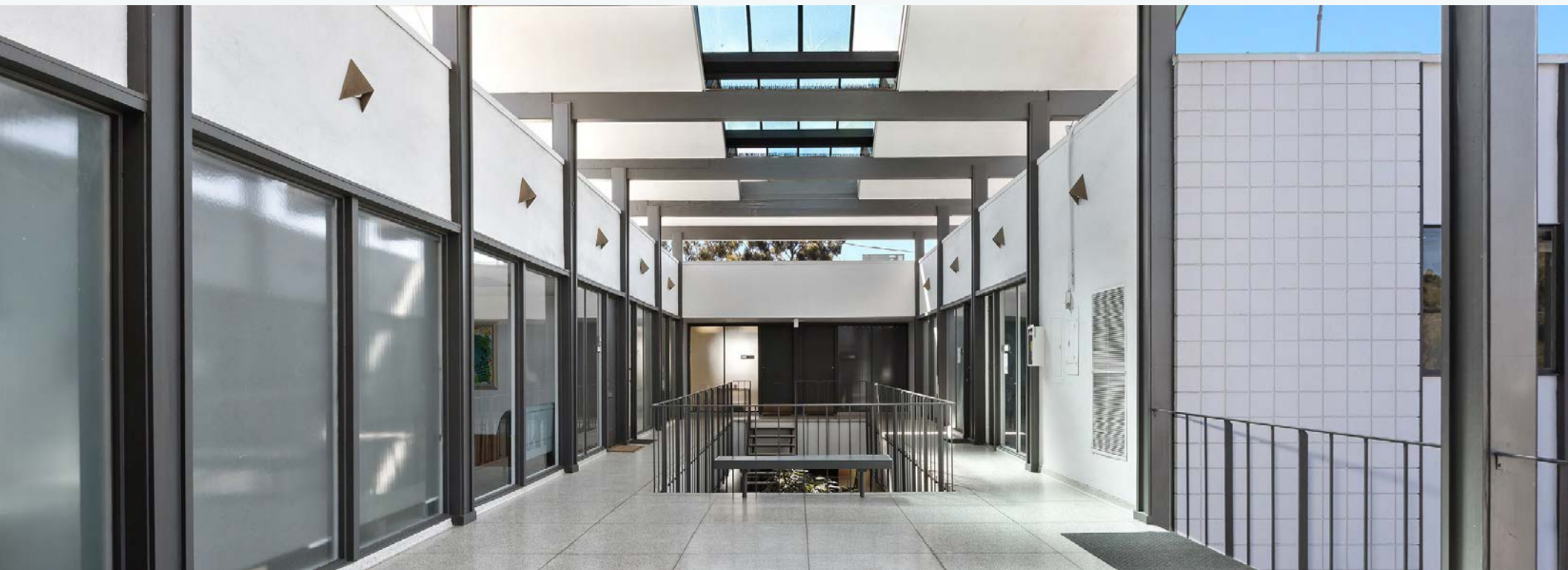


Property Address	2811 Nimitz Blvd	7808 Clairemont Mesa Blvd	2254 San Diego Ave
Sale Date	5/7/2025	8/9/2024	12/9/2024
Building SF	9,722 SF	11,794 SF	7,207 SF
Sale Price	\$4,500,000	\$5,700,000	\$2,450,000
Price Per SF	\$463/SF	\$483/SF	\$340/SF
Year Built/Renovated	1978	1980	1986
Land Area	14,793 SF/0.34 AC	23,087 SF/0.53 AC	11,456 SF/0.26 AC

SALES COMPARABLES



Property Address	5787 Chesapeake Ct	3636 4th Ave - Tucker Professional Bldg	3043 4th Ave
Sale Date	11/13/2023	7/24/2023	10/25/2023
Building SF	23,288 SF	13,485 SF	17,300 SF
Sale Price	\$7,250,000	\$6,675,500	\$9,440,000
Price Per SF	\$311/SF	\$495/SF	\$546/SF
Year Built	1982	1984	1968
Land Area	65,340 SF/1.50 AC	13,504 SF/0.31 AC	14,810 SF/0.34 AC
AVERAGE \$/SF: \$410			



RENT ROLL

Unit	Size	Rent	Lease From	Lease To
100	2,250 SF	\$4,184	11/1/21	10/31/26
103	1,283 SF	\$2,495	9/1/25	8/31/30
104	581 SF	\$995	1/1/26	12/31/28
105	1,906 SF	\$3,528	9/1/19	8/31/29
106	581 SF	\$1,055	10/1/23	9/30/28
107	581 SF	\$1,400	7/1/23	5/31/27
108	1,293 SF	\$2,434	4/1/20	5/31/27
110	2,362 SF	\$5,635	7/1/25	6/30/32
200	2,242 SF	\$3,997	12/1/23	11/30/26
202	1,371 SF			
203	1,906 SF			
204	834 SF	\$1,942	11/1/21	10/31/26
205	1,467 SF			
206	656 SF			
207	268 SF	\$557	9/16/19	8/31/27
208	1,853 SF	\$2,650	12/1/23	1/31/29
209	484 SF	\$995	3/1/26	2/28/30
210A	415 SF	\$795	2/1/26	7/31/26
210B/C	835 SF	\$1,730	9/1/23	8/31/26
TOTAL	23,168 SF	\$34,994		

Number of Units	% Leased	Leased SF
Occupied (16 units)	77%	17,768 SF
Vacant (4 units)	23%	5,400 SF
Total (20 Units)	100%	23,168 SF

BRET MORRISS

Managing Partner
619-308-6787
Bret.Morriss@Cast-Cap.com
Lic. #02037074

RYAN KING

Partner
858-395-7208
Ryan.King@Cast-Cap.com
Lic. #01885401

CARRIE DUDA

Senior Associate
619-489-5373
Carrie.Duda@Cast-Cap.com
Lic. #02199169

CAST
CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com