



SAN DIEGO COMIC CON CORPORATE OFFICES

4375 JUTLAND DRIVE, SAN DIEGO, CA

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INVESTMENT HIGHLIGHTS

- Two story professional office building plus lower level parking garage
- Steel construction - built in 1991
- 2.5 acres of land
- Elevator served
- Flexible design for single or multi-tenant use
- Secured building with 24/7 gated access
- Surface and secure covered parking at a ratio of 3.65/1,000 sq. ft.
- Lushly landscaped with a park like setting including a picnic area
- Full window line with views of downtown San Diego
- Multiple offices with west facing balconies
- Easy access to Interstates 5 and 52
- Short drive to downtown San Diego & San Diego International Airport

KEY FINANCIAL DATA

PRICE	\$14,425,000
CAP RATE	7.27%
OCCUPANCY	100.00%
WALT	3.66



TENANT SUMMARY



San Diego Comic-Con (SDCC) is one of the largest and most influential pop culture conventions in the world, held annually in downtown San Diego. The event attracts over 135,000 attendees, including major celebrities, creators, and industry professionals from the worlds of film, television, comics, and gaming. Major entertainment companies such as Marvel, DC, Disney, Warner Bros., and Netflix use Comic-Con to debut trailers, host panels, and showcase upcoming projects. Typical events include star-studded panels, exclusive previews of blockbuster films and TV shows, autograph sessions, and elaborate cosplay contests, making it a must-attend for fans of science fiction, fantasy, superheroes, and pop culture.

Socially, Comic-Con brings together a diverse community of fans from around the globe, ranging from comic book enthusiasts to dedicated cosplayers and casual pop culture fans. The economic impact on the San Diego community is substantial, as the convention generates millions of dollars in tourism revenue for local hotels, restaurants, and businesses.

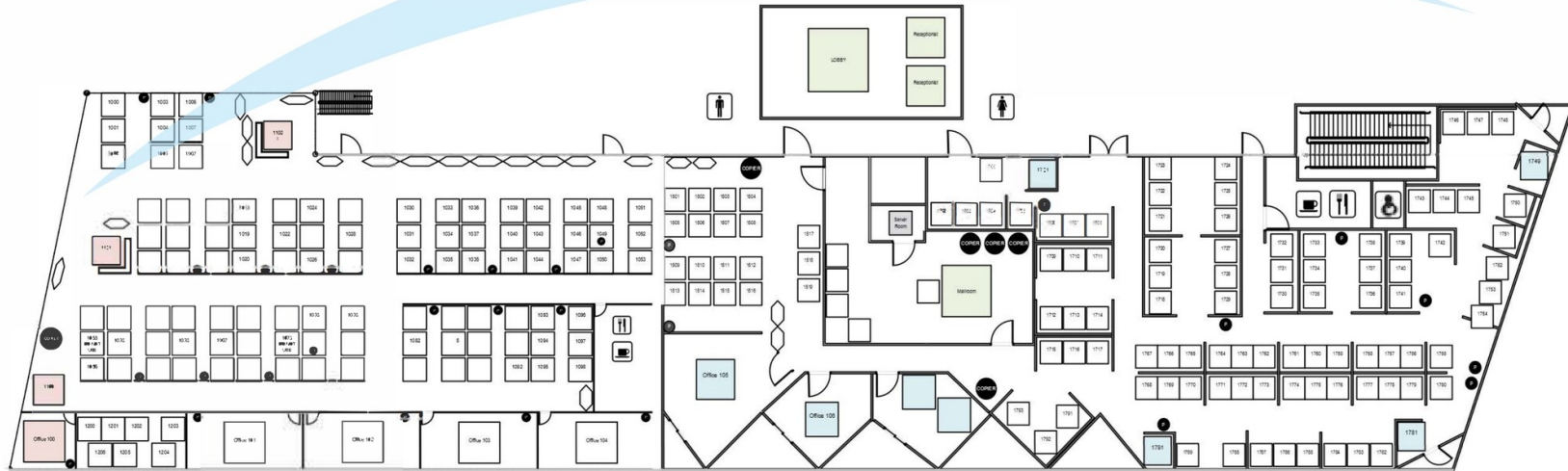
*Comic-Con Is Sub-Lessee to Aldridge Pite, LLP

Aldridge Pite LLP is a multi-state law firm offering services to depository and non-depository financial institutions including banks, credit unions, mortgage servicing concerns, institutional investors, private firms, and other commercial clients. Aldridge Pite has relocated to other offices and has sublet the property to San Diego Comic Convention.

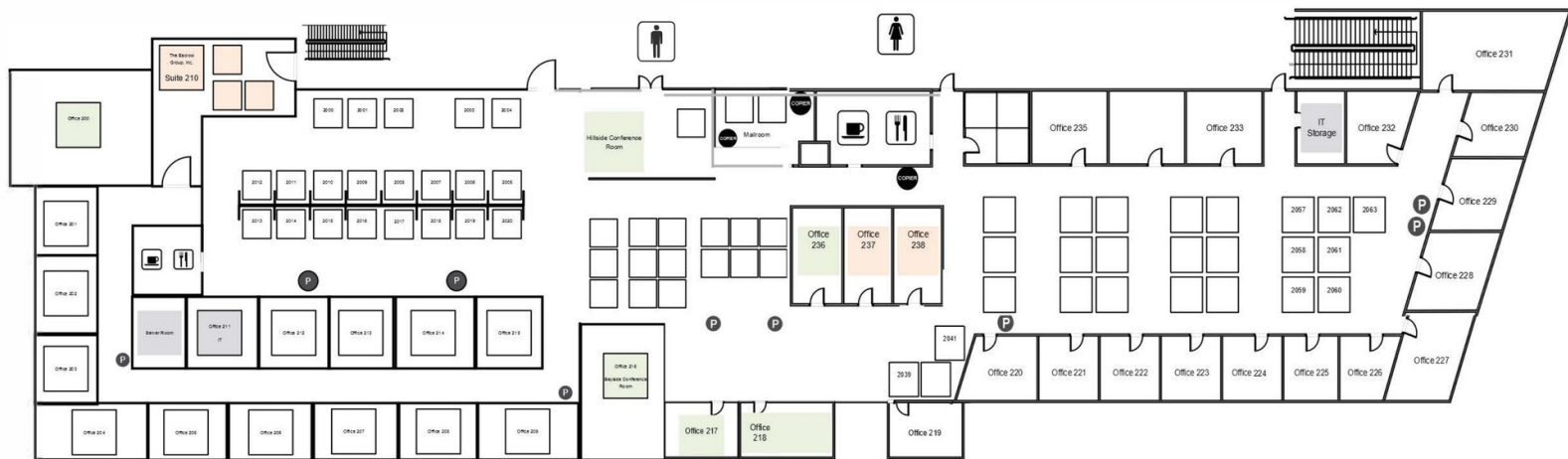


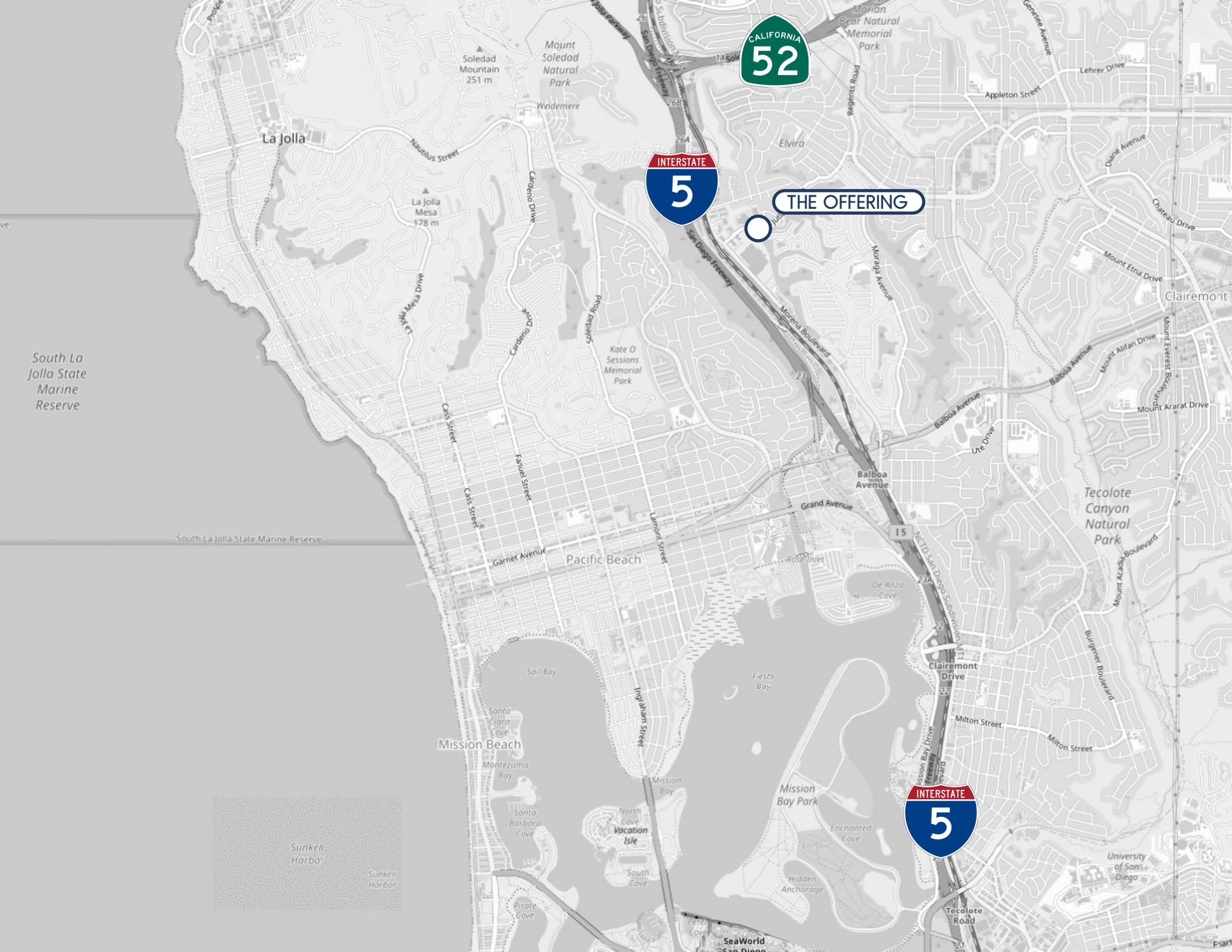
FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





THE OFFERING

South La Jolla State Marine Reserve

South La Jolla State Marine Reserve

Mission Beach

Pacific Beach



SeaWorld San Diego

University of San Diego

San Diego, California, is a major coastal city known for its diverse economy, strong military presence, and vibrant tourism industry. The local economy is supported by several key sectors, including defense, biotechnology, healthcare, and tourism. Major employers include the U.S. Navy, Marine Corps, Qualcomm, and the University of California, San Diego (UCSD). The city's location near the U.S.-Mexico border also makes it a hub for international trade and commerce. Additionally, tourism plays a significant role, with world-famous attractions such as the San Diego Zoo, Balboa Park, SeaWorld, and the city's beautiful beaches drawing millions of visitors annually.

Socially, San Diego is a diverse and dynamic city, with a population of around 1.4 million people. The city has a multicultural demographic, with large Hispanic, Asian, and African American communities, in addition to a sizable military population due to its numerous bases. This diversity is reflected in the city's cultural festivals, neighborhoods, and cuisine. Points of interest include historic sites like Old Town San Diego, the Gaslamp Quarter, and the USS Midway Museum. San Diego's outdoor lifestyle is also a major part of its identity, with residents enjoying year-round sunshine, numerous parks, and recreational activities. The community is known for its laid-back, welcoming vibe, making it one of the most desirable places to live in the U.S.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	13,724	154,782	276,787
2024 ESTIMATE	13,455	160,173	290,127
2029 PROJECTION	13,329	160,320	291,159
HOUSEHOLDS			
2020 HOUSEHOLDS	5,515	67,123	111,569
2024 HOUSEHOLDS	5,364	69,535	118,106
2029 HOUSEHOLDS	5,302	69,584	118,663
GROWTH 2010-2024	0.0%	1.0%	1.4%
GROWTH 2024-2029	-0.2%	0.0%	0.1%
INCOME			
2024 MEDIAN HH INCOME	\$122,128	\$107,321	\$98,093
2024 AVG HH INCOME	\$155,457	\$134,725	\$123,785
CONSUMER SPENDING	\$236.0 MIL	\$2.721 BIL	\$4.354 MIL

FINANCIAL INFORMATION

TENANT	UNIT GLA	GLA%	COMMENCED	EXPIRATION	ANNUAL	PSF	RENT INCREASES	OPTIONS	LEASE TYPE
SUBLESSEE SAN DIEGO COMIC CONVENTION	31,530	100%	01/01/2023	05/30/2028	\$487,139	\$15.45	3.00% AT EACH CALENDAR YEAR END	-	NNN ¹
SUBLESSOR ALDRIDGE PITE, LLP			06/01/2013	05/30/2028	\$1,271,405	\$40.32	3.50% ANNUALLY	-	NNN²
TOTALS	31,530				\$1,271,405				

ANNUALIZED EXPENSES	CURRENT	PSF
REAL ESTATE TAXES	\$153,070	\$4.85
TOTAL INSURANCE	\$11,980	\$0.38
REPAIRS & MAINTENANCE	\$42,910	\$1.36
CONTRACT SERVICES	\$39,925	\$1.27
UTILITIES	\$31,100	\$0.99
TOTAL CAM	\$113,935	\$3.61
CAPEX/RESERVE	\$40,000	\$1.27
MANAGEMENT	\$43,260	\$1.37
TOTAL EXPENSES	\$362,245	\$11.49
EXPENSES AS % OF EGI	27.09%	

ANNUALIZED INCOME	CURRENT	YEAR 3
GROSS POTENTIAL RENT	\$1,271,405	\$1,458,966
EXPENSE REIMBURSEMENTS	\$163,003	\$200,846
EFFECTIVE GROSS INCOME	\$1,434,408	\$1,659,812
TOTAL EXPENSES	26.93% (\$386,320)	25.81% (\$428,316)
NET OPERATING INCOME	\$1,048,088	\$1,231,497

Notes

1. NNN Reimbursement for expenses greater than Base Year's expenses (2023).
2. NNN Reimbursement for expenses greater than Base Year's expenses (2013).

** Total Base Year Landlord Expense Obligation \$183,317

PROPERTY PRICING

PROPERTY SUMMARY

ADDRESS	4375 JUTLAND DRIVE SAN DIEGO, CA 92117
APN	359-820-06
YEAR BUILT/RENOV.	1991
GLA	31,530
LOT AREA	2.86
ZONING	IP-2-1
TYPE OF OWNERSHIP	FEE SIMPLE

LEASE OVERVIEW

TENANT	SUBLESSOR ALDRIDGE PITE, LLP SUBLESSEE SAN DIEGO COMIC CONVENTION
GUARANTOR	ALDRIDGE PITE, LLP
LEASE TYPE	NNN OVER BASE YEAR
LANDLORD RESPONSIBILITIES	BASE YEAR OBLIGATION OF \$183,317
LEASE COMMENCEMENT	6/1/2013
LEASE EXPIRATION	5/30/2028
BASE TERM REMAINING	3.7
OPTIONS	NONE
RENTAL INCREASES	3.5% ANNUAL

PRICING

PRICE	\$14,425,000
CAP RATE	7.27%
PRICE/SF	\$457.50

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	NOI*	CAP RATE
CURRENT - MAY 30, 2025	\$1,271,405	\$1,048,088	7.27%
MAY 31, 2025 - MAY 30, 2026	\$1,315,904	\$1,092,587	7.57%
MAY 31, 2026 - MAY 30, 2027	\$1,361,961	\$1,138,644	7.89%
MAY 31, 2027 - MAY 30, 2028	\$1,409,629	\$1,186,312	8.22%

* Base Annual Rent Shown Reduced by:
\$183,317 Consolidated "Base-Year" Landlord Expense Obligations
\$40,000 Capital Expenditure Reserve