

7901, 7979 & 7999 VICKERS STREET, SAN DIEGO, CA 92111



**FOR SALE | MEDICAL OFFICE PORTFOLIO
THREE (3), FREE-STANDING BUILDINGS LOCATED ON ONE PARCEL**

OWNER-USER & SBA OPPORTUNITY



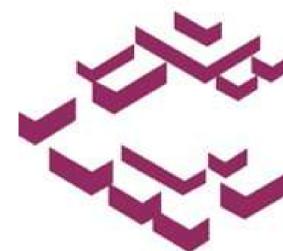
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**CAPITAL GROWTH
PROPERTIES, INC.**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies

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DISCLAIMER

The information contained in this Marketing Brochure for **7901, 7979 & 7999 Vickers Street**, located in San Diego, California 92111, is proprietary and strictly confidential. No portion of the information, including, but not limited to, any details and documents relating to the property, is guaranteed in any manner. This brochure has been prepared to provide a general overview and unverified information to prospective parties, with the intent of establishing preliminary interest in the subject property.

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PROPERTY HIGHLIGHTS

7901 VICKERS ST., SAN DIEGO, CA 92111

OFFICE/LAB SPACE

- **Size:** approx. 1st floor 5,050 SF; 2nd floor 4,956 SF
- **Offices & Labs:** 9 Offices | 2 Labs
- **Restrooms:** 2 total
- **Amenities:** Kitchen, Conference Room, Archive Room
- **Extras:** Central Open Work Area, Stair Access



PROPERTY HIGHLIGHTS

7979 VICKERS ST., SAN DIEGO, CA 92111

OFFICE/LAB SPACE

- **Size:** approx. 9,095 SF
- **Offices & Labs:** 16 Offices | 7 Labs
- **Restrooms:** 2 Total
- **Amenities:** Surgery Room, Recovery Room, Clean Room, Wash Room
- **Extras:** Storage Areas, Central Corridor Layout



PROPERTY HIGHLIGHTS

7999 VICKERS ST., SAN DIEGO, CA 92111

OFFICE/LAB SPACE

- **Size:** approx. 1st floor 3,611 SF; 2nd floor 3,489 SF
- **Offices & Labs:** 12 Offices | 56 Labs
- **Restrooms:** 2 Total
- **Amenities:** Surgery Room, Cell Culture Room, Clean Room, Wash Room
- **Extras:** Dual Vivarium Entrances, Two-Story Layout



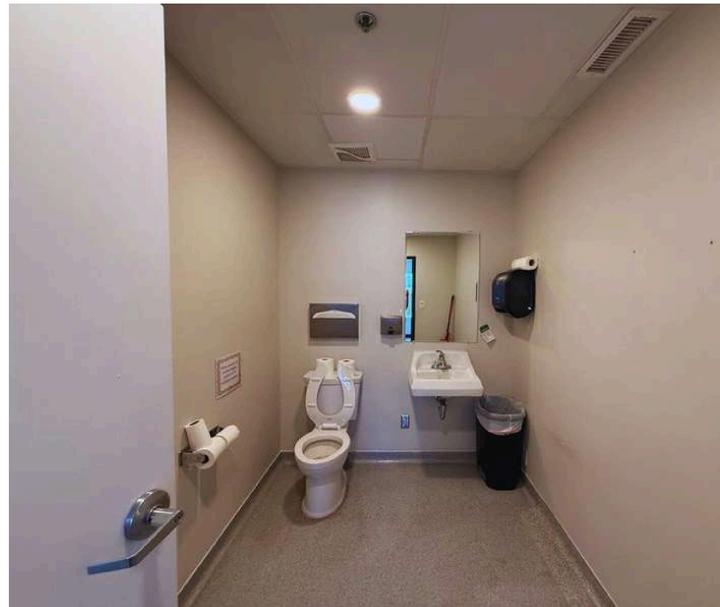
7901, 7979 & 7999 VICKERS ST., SAN DIEGO, CA 92111

FULLY FUNCTIONAL OFFICE/LAB SPACE



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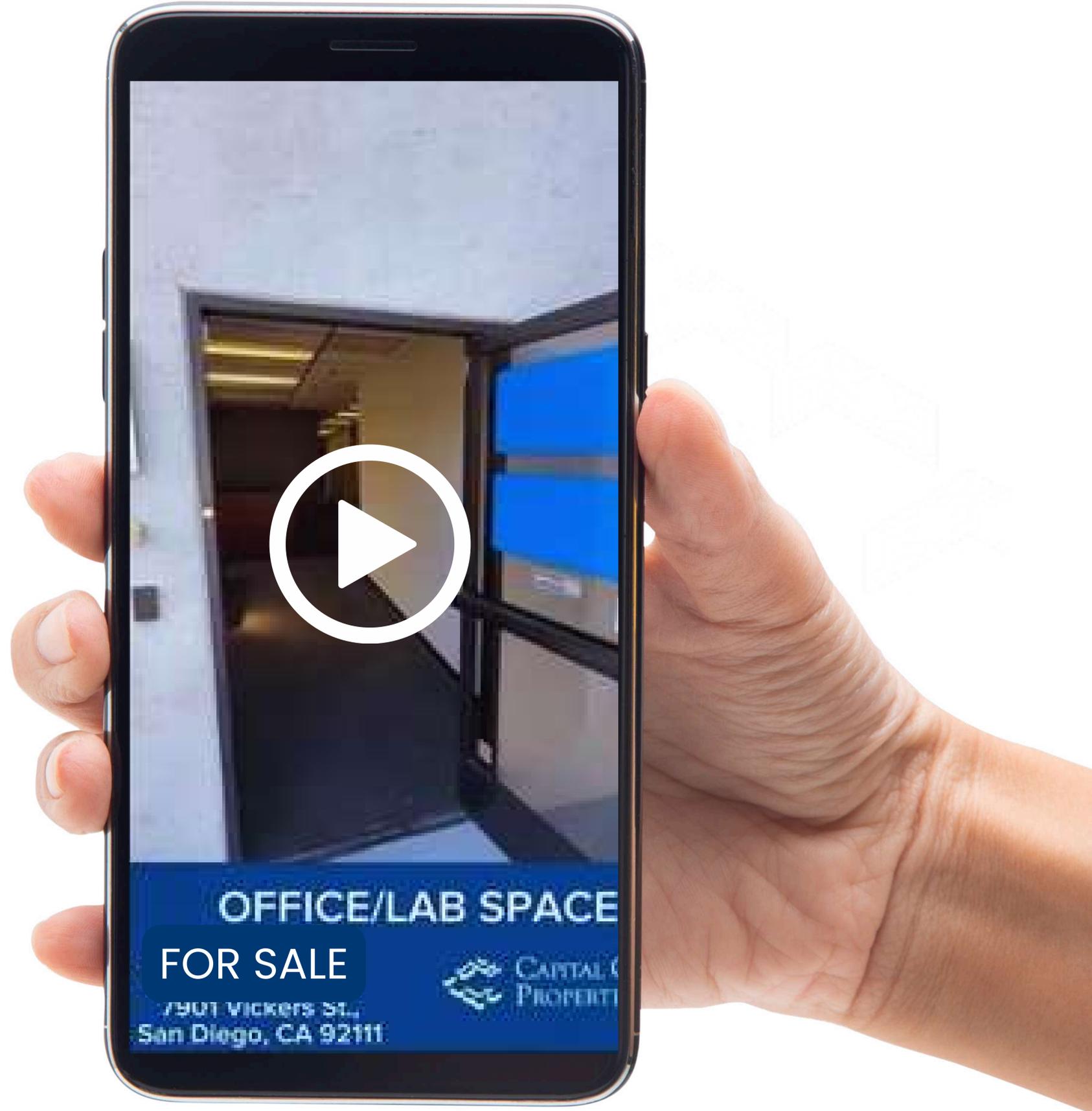
FULLY FUNCTIONAL OFFICE/LAB SPACE



WHAT ABOUT A VIRTUAL TOUR?

Dive into a virtual
walkthrough of this potential
game-changing space.
Don't just imagine,
experience it.

Press play and feel
the opportunity.



Address	7901, 7979 & 7999 Vickers St., San Diego, CA 92111
Parking	Approx. 58
Description	The property consists of three (3) free-standing buildings: two (2) two-story buildings and one (1) one-story building
Current Occupancy	Vacant
Ownership Type	Fee-Simple
Approx. Lot SF	± 54,885 SF (1.26 acres)
Approx. Bldg. SF	Building A – 7901 Vickers St : 10,006 SF (approx. 1 st floor 5,050 SF; 2 nd floor 4,956 SF)
	Building B – 7979 Vickers St: 9,095 SF
	Building C – 7999 Vickers St: 7,100 SF (approx. 1 st floor 3,611 SF; 2 nd floor 3,489 SF)
Year Built	1980
Parcel #	356-190-13-00
Zoning	Industrial (M Zone)/Commercial



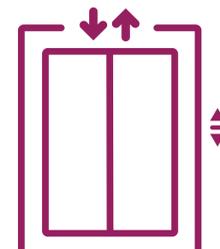
APPROX. PARKING RATIO

±5.88/58 Spaces



NO. OF BUILDINGS

Three (3) Buildings



ELEVATORS

Two (2)



APPROX. TOTAL BUILDING SIZE

±26,201 SF



WEBSITE

<https://cgpincre.com/>

FLOORPLAN

7901 VICKERS ST., SAN DIEGO, CA 92111

Building A – 7901 Vickers St.

1st Floor: approx. 5,050 SF

2nd Floor: approx. 4,956 SF

Total Building A: approx. 10,006 SF

Two-Story Standalone Building

- Includes Fully Built-Out Lab Space, Multiple Restrooms, and a Shower

Prime Access

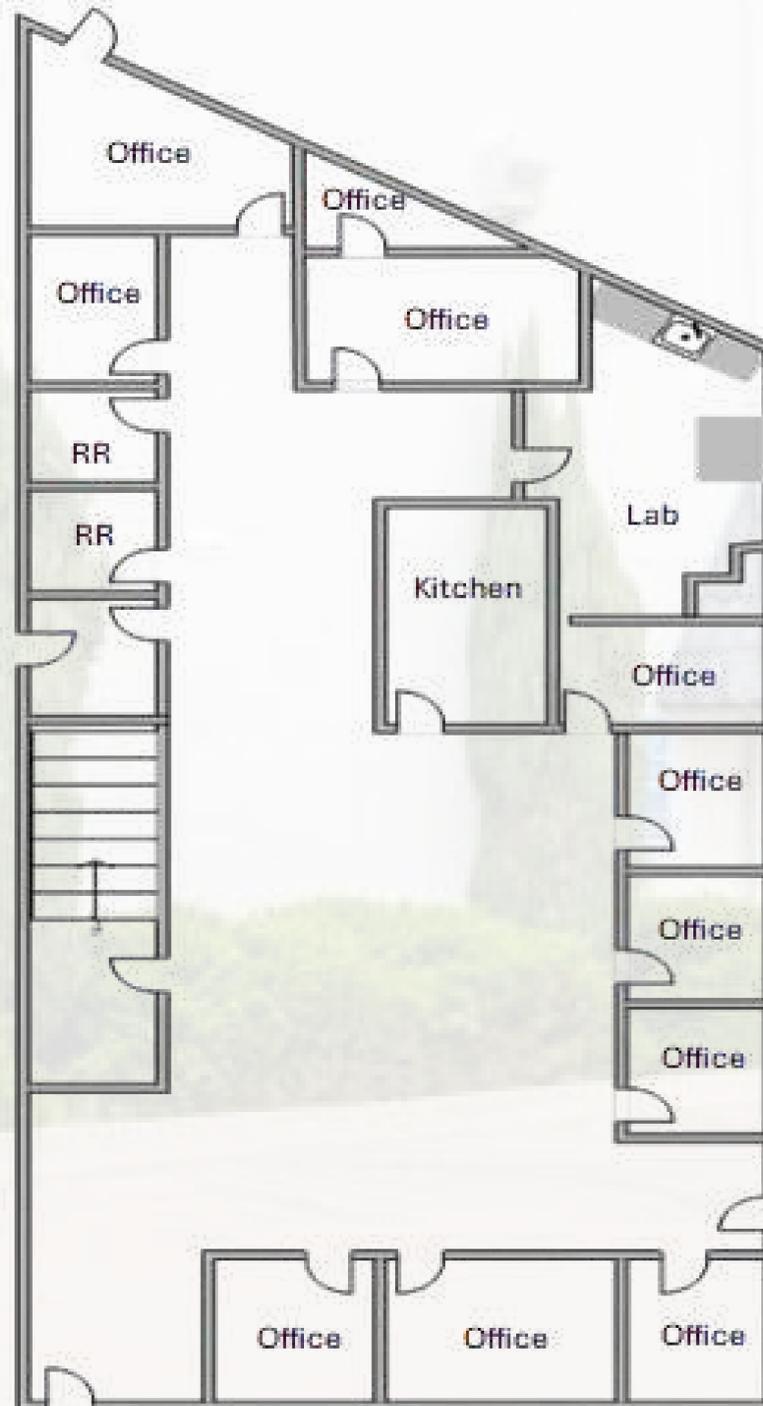
- Strategically Located Near I-805, Highway 163, and Highway 52

Vibrant Location

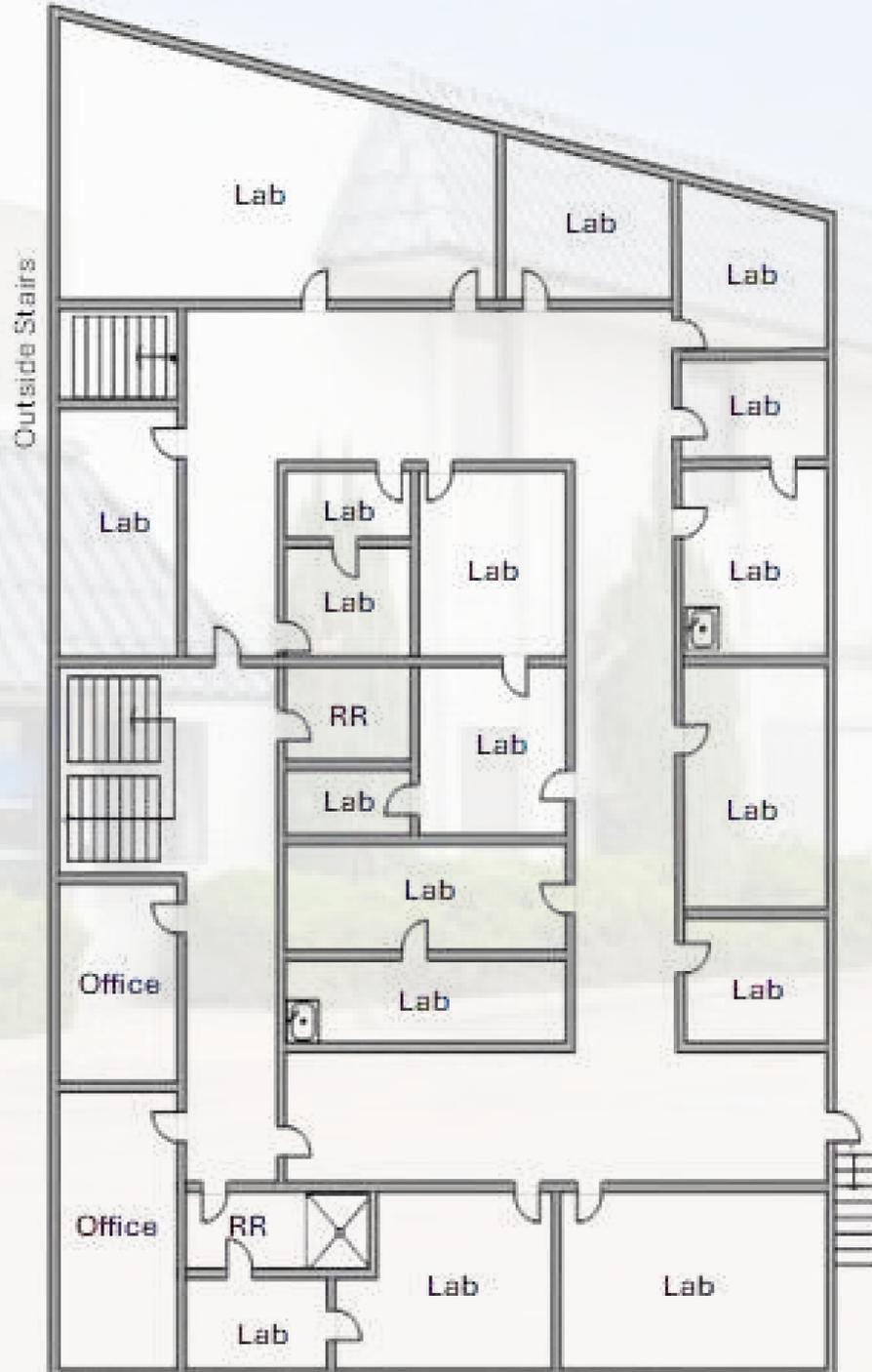
- Situated in the Heart of the Popular Convoy District, Surrounded by Dining, Retail, and Local Businesses

Ample Parking

- Generous Onsite Parking Available



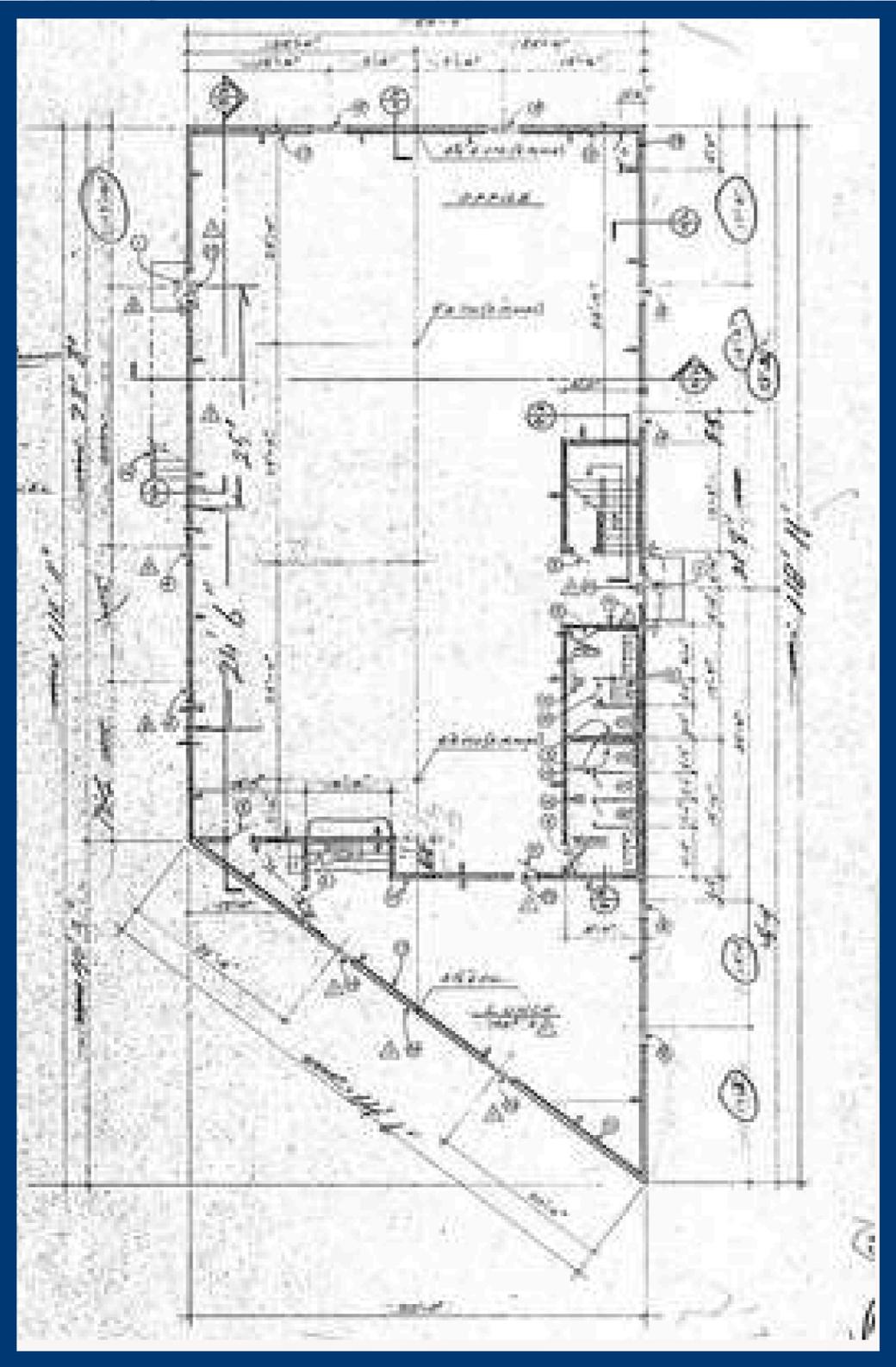
First Floor



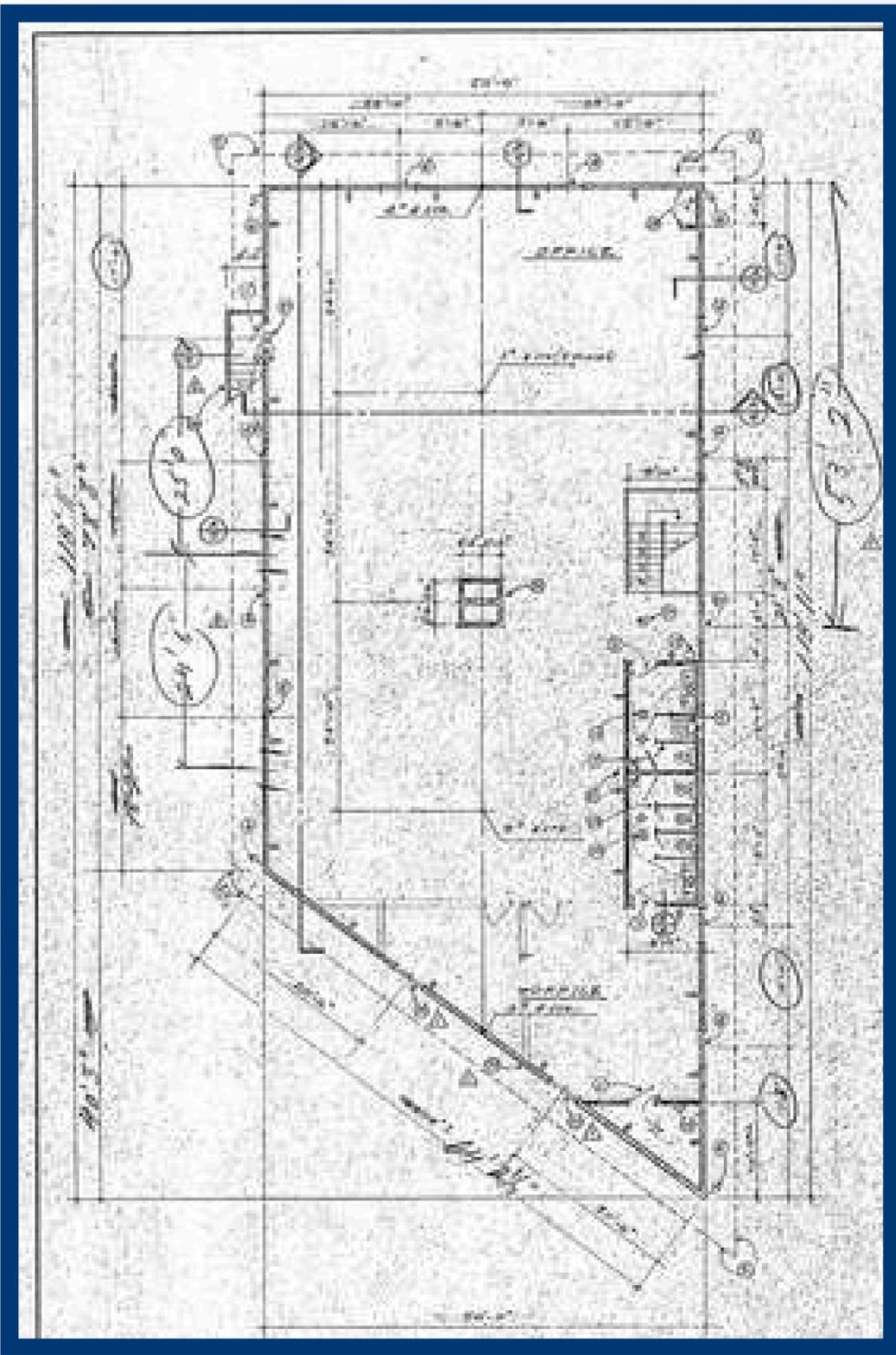
Second Floor

FLOORPLAN

7901 VICKERS ST., SAN DIEGO, CA 92111



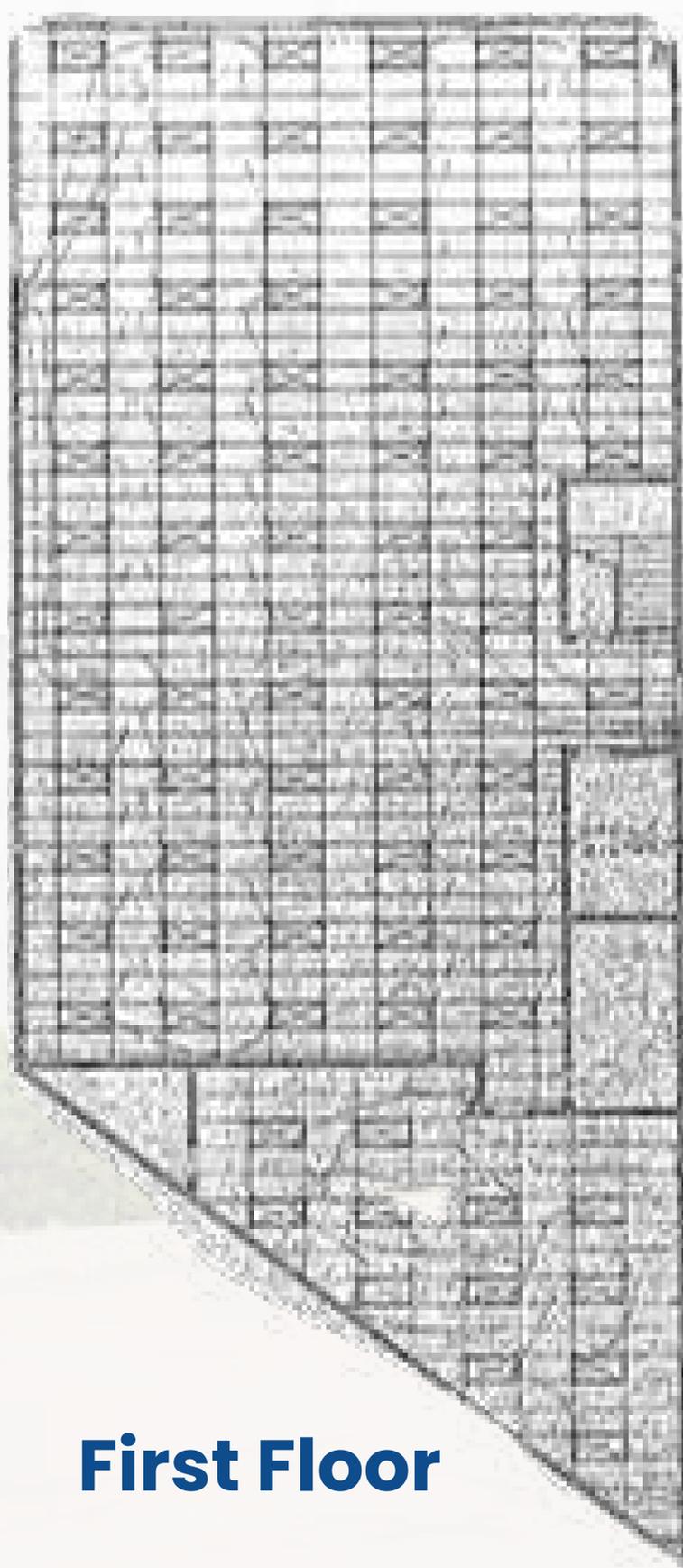
First Floor



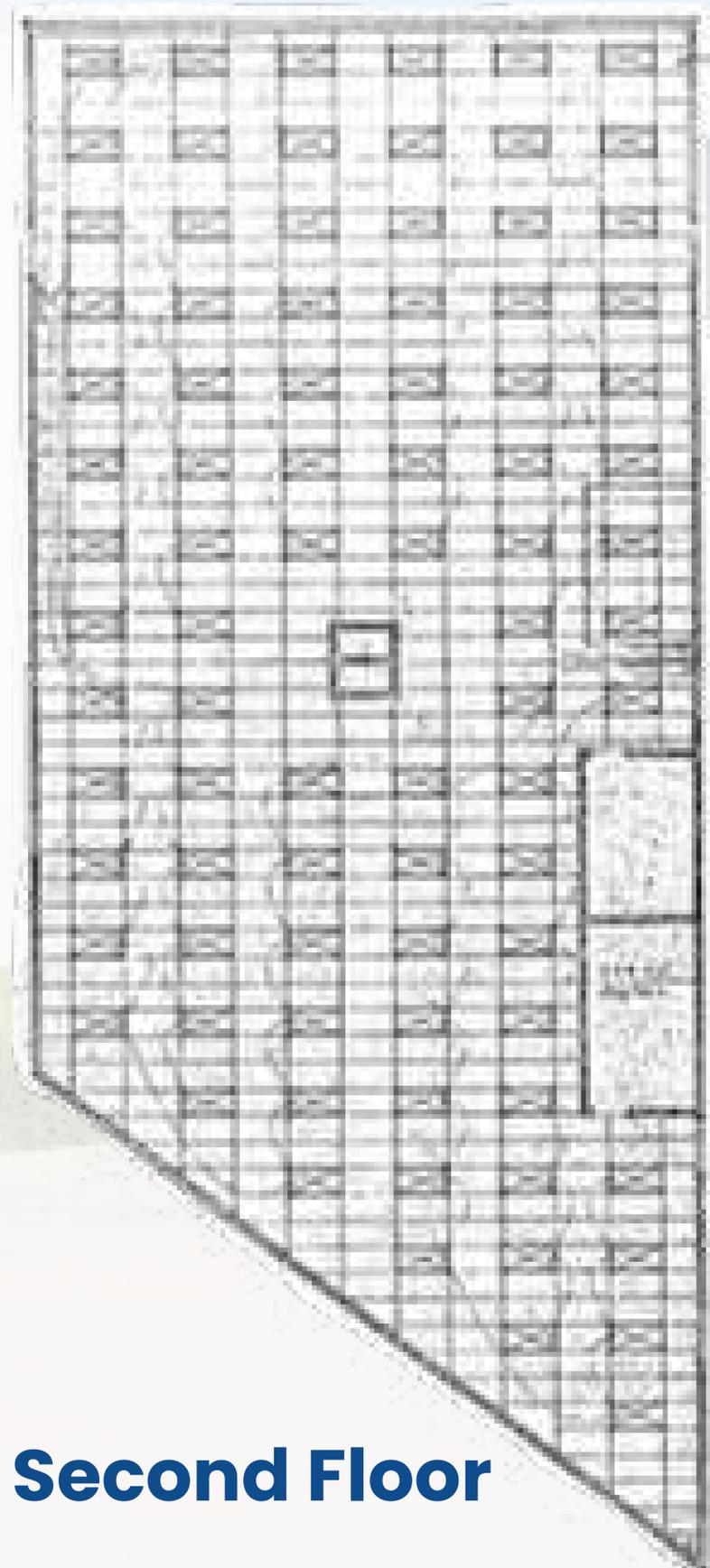
Second Floor

FLOORPLAN

7901 VICKERS ST., SAN DIEGO, CA 92111



First Floor

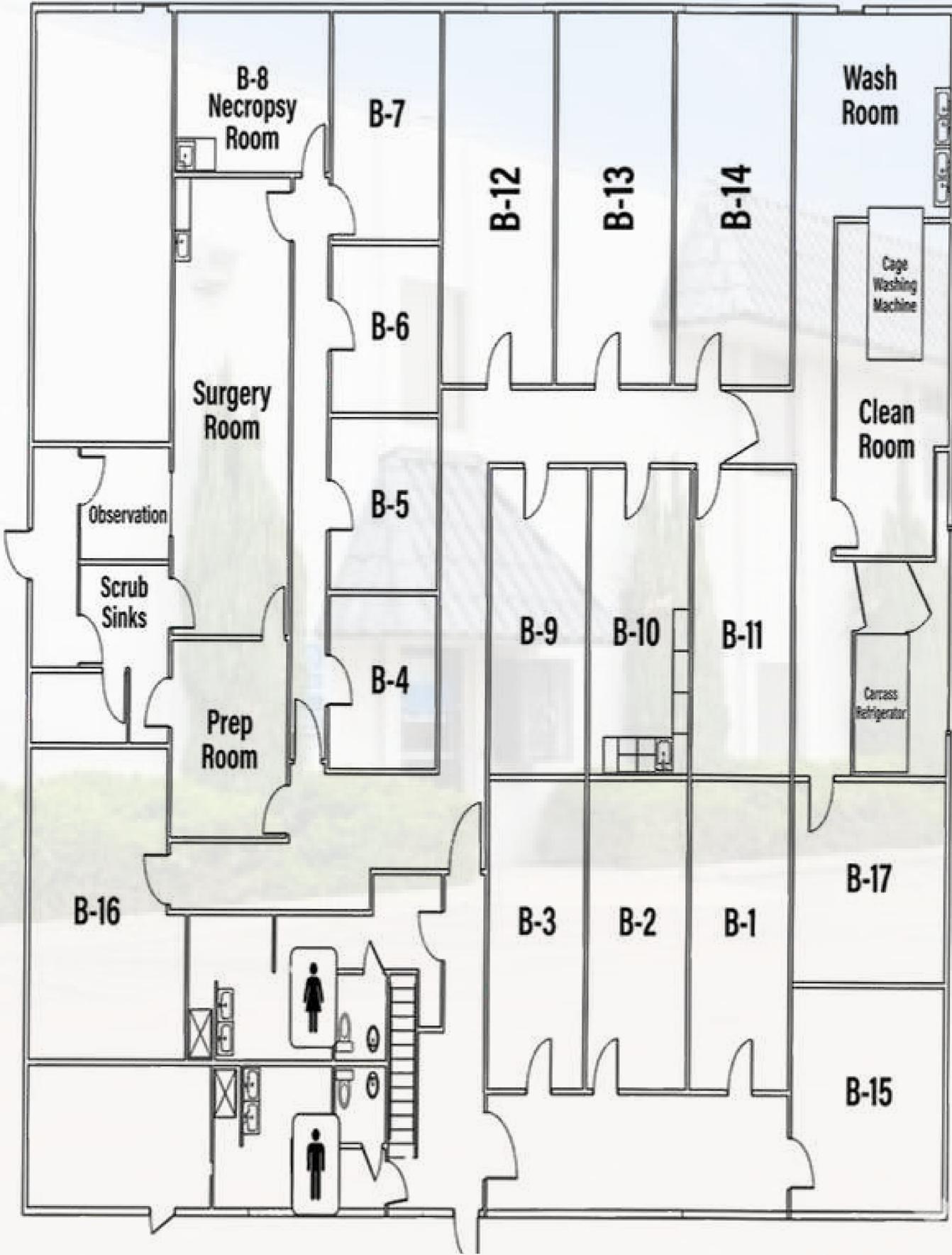


Second Floor

FLOORPLAN

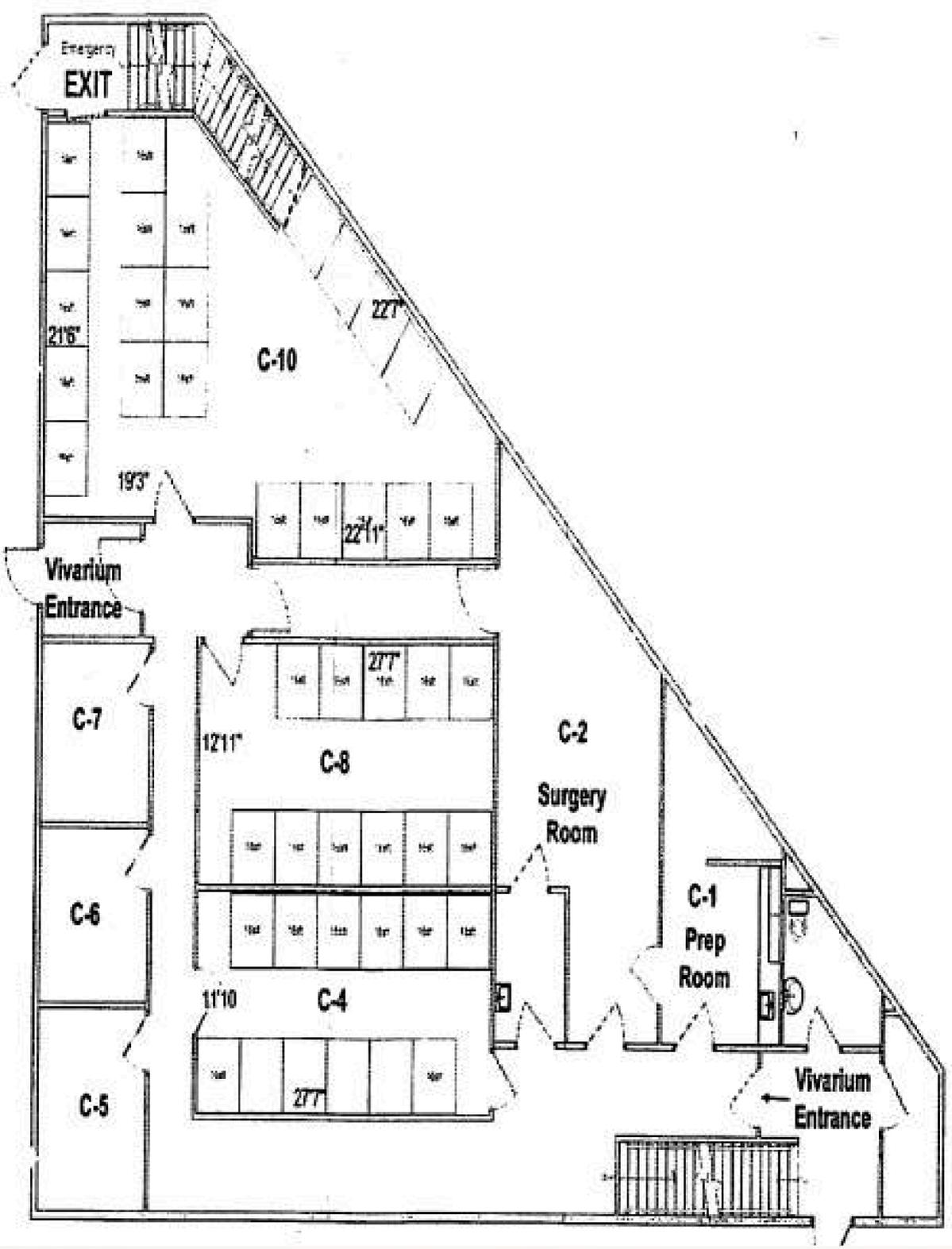
7979 VICKERS ST., SAN DIEGO, CA 92111

Building B – 7979 Vickers St.
9,095 SF

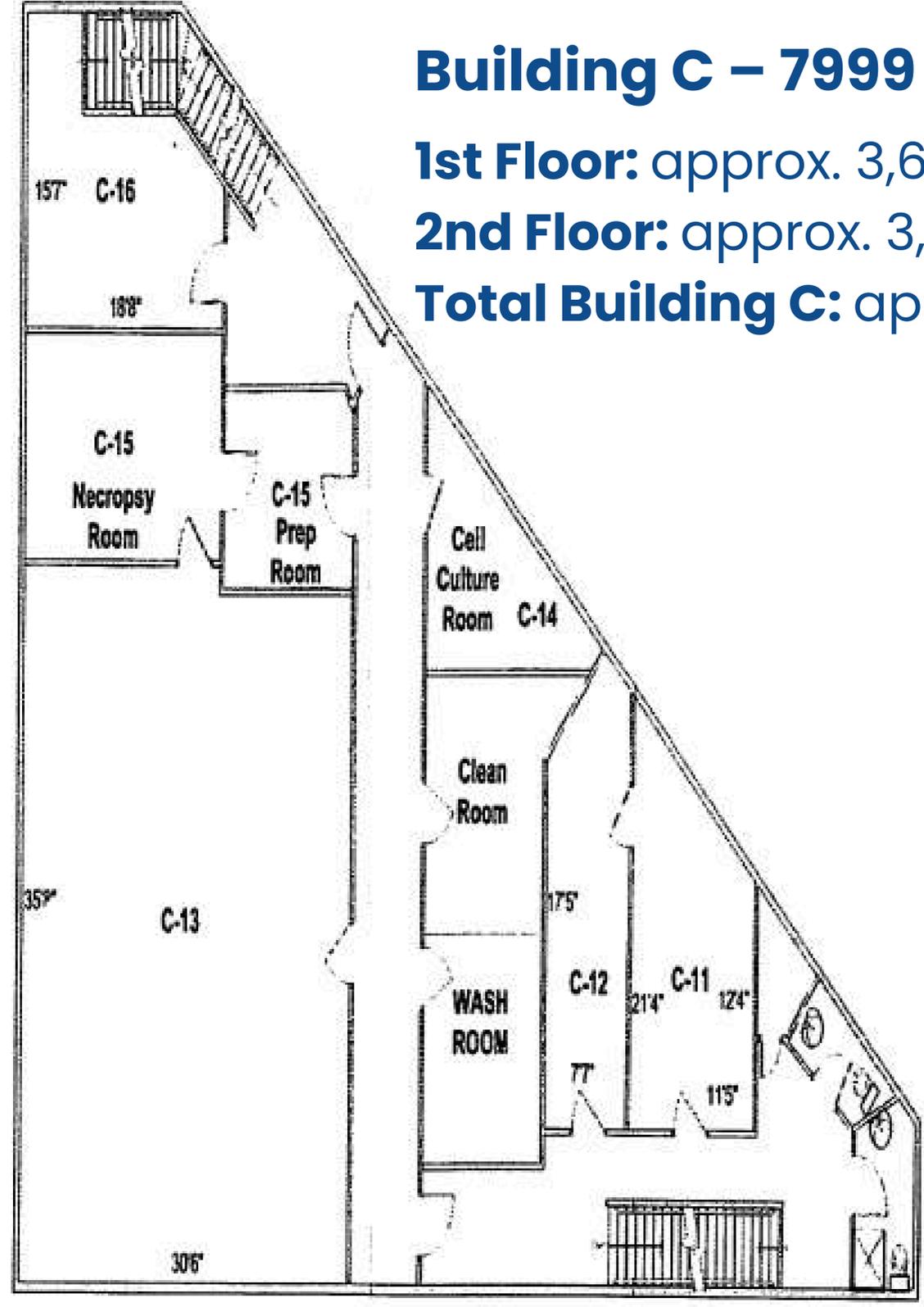


FLOORPLAN

7999 VICKERS ST., SAN DIEGO, CA 92111



First Floor



Second Floor

Building C – 7999 Vickers St.
1st Floor: approx. 3,611 SF
2nd Floor: approx. 3,489 SF
Total Building C: approx. 7,100 SF



Located in the Trendy Convoy Neighborhood with restaurants, retail, offices and more.





NATIONALLY RECOGNIZED LEADER IN
BIOTECH & LIFE SCIENCES
INNOVATION



DEFENSE & FEDERAL RESEARCH
HUB ON THE WEST COAST



U.S. METRO FOR ACTIVE-DUTY
MILITARY PRESENCE
ON THE WEST COAST

With its near-perfect climate, strong economic fundamentals, and exceptional quality of life, San Diego County stands among the most desirable regions in the United States to live, work, and invest. The region continues to attract a highly skilled workforce, global businesses, and millions of visitors each year. Over the past two decades, San Diego has emerged as a premier innovation hub, anchored by leading industries in defense, biotechnology, life sciences, clean energy, telecommunications, and advanced manufacturing.



AVERAGE HOME VALUE

\$913,283[1]



HOUSEHOLDS

1,165,877[2]



AVERAGE HOUSEHOLD INCOME

\$102,285[2]



POPULATION

3,298,799[2]

[1] ZILLOW 2025 REPORT [2] UNITED STATES CENSUS BUREAU

#2

LARGEST DEFENSE & MILITARY
ECONOMY IN CALIFORNIA

#5

MOST SUPPLY-CONSTRAINED
COASTAL MARKETS IN THE U.S.

U.S. Department of Defense; San Diego Military Advisory Council (SDMAC); Bureau of Economic Analysis; CBRE Research; Biocom California



SAN DIEGO RANKINGS

#1 MOST PATENT INTENSE REGION IN THE U.S. — #3 IN THE WORLD
SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

#3 CLEAN TECH CITY IN AMERICA
CLEAN TECH LEADERSHIP

#3 LIFE SCIENCES HUB

#4 IN VENTURE CAPITAL DOLLARS PER EMPLOYEE
NATIONAL VENTURE CAPITAL ASSOCIATION / U.S. BUREAU OF LABOR STATISTICS

#5 CITY FOR FAST-GROWTH COMPANIES
INC. MAGAZINE

#5 SAN DIEGO RANKS FIFTH AMONG THE TOP 25 U.S. STARTUP HUBS
U.S. CHAMBER OF COMMERCE FOUNDATION



Specialty Demand & Physician Gap Near RBMP

- Demand for medical office space continues to outpace supply, with absorption consistently exceeding new deliveries.
- New development remains limited due to high interest rates, rising construction costs, scarce land availability, and other entry barriers.
- Since 2014, average annual medical office deliveries have been less than half the volume seen between 2005–2013.
- From 2014 to year-to-date 2024, net demand has exceeded new supply by an average of 78,657 SF annually.
- Currently, only 9,990 SF of ground-up medical office development is underway in San Diego—offering minimal short-term supply relief. The market may see limited additional space through select conversion projects in the pipeline.

SAN DIEGO MEDICAL OFFICE STATISTICS Q2 2024

San Diego Medical Office Statistics Q2 2024								
Submarket	Total inventory (s.f.)	Q2 total net absorption (s.f.)	12-month total net absorption (s.f.)	12-month net absorption (% of inventory)	Direct vacancy (%)	Prior year vacancy (%)	Average asking rent (\$ p.s.f.)	Year-over-year change (%)
Oceanside/Vista	1,174,806	-10,497	606	0.1%	11.1%	11.2%	\$3.82	6.4%
Escondido/San Marcos	1,190,391	676	32,455	2.7%	5.4%	8.1%	\$4.45	1.1%
North County Coastal	1,525,565	-763	25,302	1.7%	5.5%	6.9%	\$5.10	-0.6%
I-15 Corridor	1,099,739	7,183	-4,460	-0.4%	6.9%	6.7%	\$4.40	8.9%
La Jolla/UTC/Sorrento	2,018,539	20,208	-4,460	-0.7%	5.2%	3.7%	\$4.83	0.2%
Kearny Mesa/Mission Valley	2,156,458	2,577	-24,096	-1.1%	6.9%	5.5%	\$4.32	2.1%
Uptown/Hillcrest	1,011,130	0	2,586	0.3%	1.7%	2.0%	\$3.65	9.3%
East County	1,856,771	-16,252	-34,083	-1.8%	6.0%	4.1%	\$3.31	3.8%
South County	1,663,215	-16,196	-36,882	-2.2%	4.7%	2.4%	\$3.32	0.0%
Other	427,994	2,213	8,969	2.1%	2.6%	4.6%	\$3.32	-1.2%
Market Totals	14,124,608	-20,416	-43,794	-0.3%	5.9%	5.4%	\$4.14	0.0%
On Campus	2,161,094	-5,109	-1,332	-0.1%	3.1%	3.3%	\$4.41	3.0%
Off Campus	9,433,696	-9,085	-15,454	-0.2%	5.6%	5.1%	\$4.27	-0.7%
Adjacent to Campus	2,529,818	-6,222	-27,008	-1.1%	9.4%	8.1%	\$3.65	-1.6%



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"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" – Alan Cox

Don't miss out—request the full property details now!