

OWNER-USER OPPORTUNITY — IDEAL LEASE-SAVING TRADE-OFF

OFFERING MEMORANDUM

# 7755 Arjons

SAN DIEGO, CA



**CBRE**

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

# Adjacent to San Diego's Fortune 500 Cluster and Largest Commercial Development

MISSION  
BEACH

LA  
JOLLA

TORREY  
PINES

SORRENTO  
VALLEY

UC San Diego



**3 ROOTS**  
SORRENTO MESA

**±0.1 mile / ±1 minute**

Master-planned community on the former Carroll Canyon quarry site, directly adjacent to the property. 1,800 homes (1,200 owner-occupied, 450 apartments, 180 affordable) by California West, Shea Homes, and Lennar.

**STONE  
CREEK**  
MIRA MESA

**±0.1 mile / ±1 minute**

Mixed-use megaproject featuring approximately 4,500 apartments, condos, and townhomes, a 150-room hotel, and nearly 1M SF of retail, office, and industrial space.

**7755 Arjons**



**3 ROOTS**  
SORRENTO MESA

**STONE  
CREEK**

**MCAS  
Miramar**

Camino Santa Fe

Carroll Canyon Rd.

Arjons Dr.



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OVERVIEWS Click to go to the section

## PROPERTY WEBSITE

[www.pcplistings.com/listings/7755Arjons/](http://www.pcplistings.com/listings/7755Arjons/)

## PROPERTY VIDEO

[cbre.box.com/v/7755ArjonsDr](http://cbre.box.com/v/7755ArjonsDr)



# INVESTMENT

7755 Arjons Drive presents a rare opportunity to acquire a ±11,094 square foot [“SF”] freestanding industrial building on one of the most tightly held midbay industrial streets in the Miramar/Mira Mesa submarket of San Diego. The property is delivered fully vacant, offering owner-users immediate flexibility to occupy at current market conditions.





# 7755Arjons

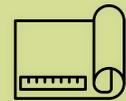
SAN DIEGO, CA



## ASKING PRICE

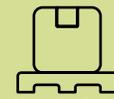
\$4,382,130

\$395/PSF



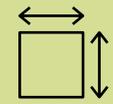
## PROPERTY SIZE

± 11,094 SF



## OCCUPANCY

Vacant



## LAND SIZE

±22,215 SF

±0.51 AC

## PROPERTY WEBSITE

[www.pcplistings.com/listings/7755Arjons/](http://www.pcplistings.com/listings/7755Arjons/)



## Investment Highlights

### AMPLE POWER

2,000 Ample / 480V  
10,000 Watt Solar System

### UNIQUE LICENSES / CUP IN-PLACE

Type 6 Manufacturing License active until 9/10/2026.

Type 11 distribution license expired 2/28/2026 but can be reactivated with late fees.

Existing CUP for cannabis manufacturing in-place through August 1, 2026 (must be renewed annually).

## OWNER-USER ADVANTAGE — IDEAL LEASE-SAVING TRADE-OFF

- This is an ideal industrial owner-user investment that provides an attractive lease-saving trade-off. As opposed to leasing space, a purchase provides protection against future rental market uncertainty and rate hikes. It further offers occupancy control, significant tax benefits and after-tax equity accumulation.
- With current Miramar industrial rents at approximately \$1.75–\$2.25/SF NNN per month, an 11,000 SF tenant would pay approximately \$21,600–\$27,000 per month in base rent alone — capital that builds no equity. An owner-user purchase converts that expense into equity accumulation and long-term occupancy certainty in a supply-constrained submarket where rents have demonstrated consistent upward pressure.



**Land Use**  
Light Industrial /  
Manufacturing



**Parking**  
15 surface  
parking spaces



**Clear Height**  
±20' - 21'



**Roll-up Doors**  
Four (4)  
12'w x 14'h



**Dock**  
One (1)  
4'w



**Ample Power**  
2,000 Ample / 480V  
10,000 Watt Solar System



## BONUS DEPRECIATION ADVANTAGE | MINIMAL TO NO OCCUPANCY COST IN YEAR 1

Given the new tax legislation passed July 2025, a buyer would have no to minimal occupancy costs in the first year given the estimated depreciation benefits. Assuming a buyer performs a Cost Segregation Study, buyer's occupancy cost would be positive and have a \$6,425 loss carry forward given the large depreciation write off and other savings as illustrated in the Lease vs. Own Analysis on Page 31. SBA financing options are available for owner-users with 10% down payment.

## INVESTMENT HIGHLIGHTS

# TIGHTEST INDUSTRIAL SUBMARKET IN SAN DIEGO | 4% VACANCY IN MIRAMAR

-  **Miramar Industrial Vacancy:** Approximately 4% — *among the lowest in California*
-  **San Diego County Industrial Vacancy:** 9.7%
-  **Mid-Bay Demand:** The 10,000–25,000 SF segment remains the most active in San Diego, with owner-user and SMB tenants driving consistent transaction velocity
-  The MCAS Miramar Airport Influence Area overlay permanently restricts new competing development through height limitations, density restrictions, and use constraints enforced by the Airport Land Use Compatibility Plan (“ALUCP”). This is not a temporary moratorium — it is a permanent, federally backed restriction on new supply. The competitive supply pipeline for mid-bay industrial on Arjons Drive is effectively zero, permanently. The adjacent MCAS Miramar also provides non-cyclical demand for aerospace and defense contracting, supporting a recession-resistant tenant base.

# EXCEPTIONAL FREEWAY CONNECTIVITY

The confluence of I-15, I-805, SR-52, and SR-163 makes Miramar/Mira Mesa one of the most logistically connected locations in San Diego County — accessible to downtown, the airport, the ports, the U.S.–Mexico border, and the region’s primary technology and life science employment centers.

 <p><b>Interstate-15</b> ±1.5 mi / ±4 min 281,000 VPD Busiest stretch in San Diego</p>	 <p><b>Interstate-805</b> ±2.5 mi / ±6 min</p>
 <p><b>SR-52</b> ±2.0 mi / ±5 min</p>	 <p><b>SR-163</b> ±5.0 mi / ±10 min</p>
<p><b>SAN</b> <b>San Diego Airport</b> ±16 mi / ±22 min</p>	 <p><b>MCAS Miramar</b> ±1.0 mi / ±3 min</p>
 <p><b>Downtown San Diego</b> ±14 mi / ±20 min</p>	 <p><b>Sorrento Mesa Biotech Hub</b> ±4 mi / ±8 min</p>



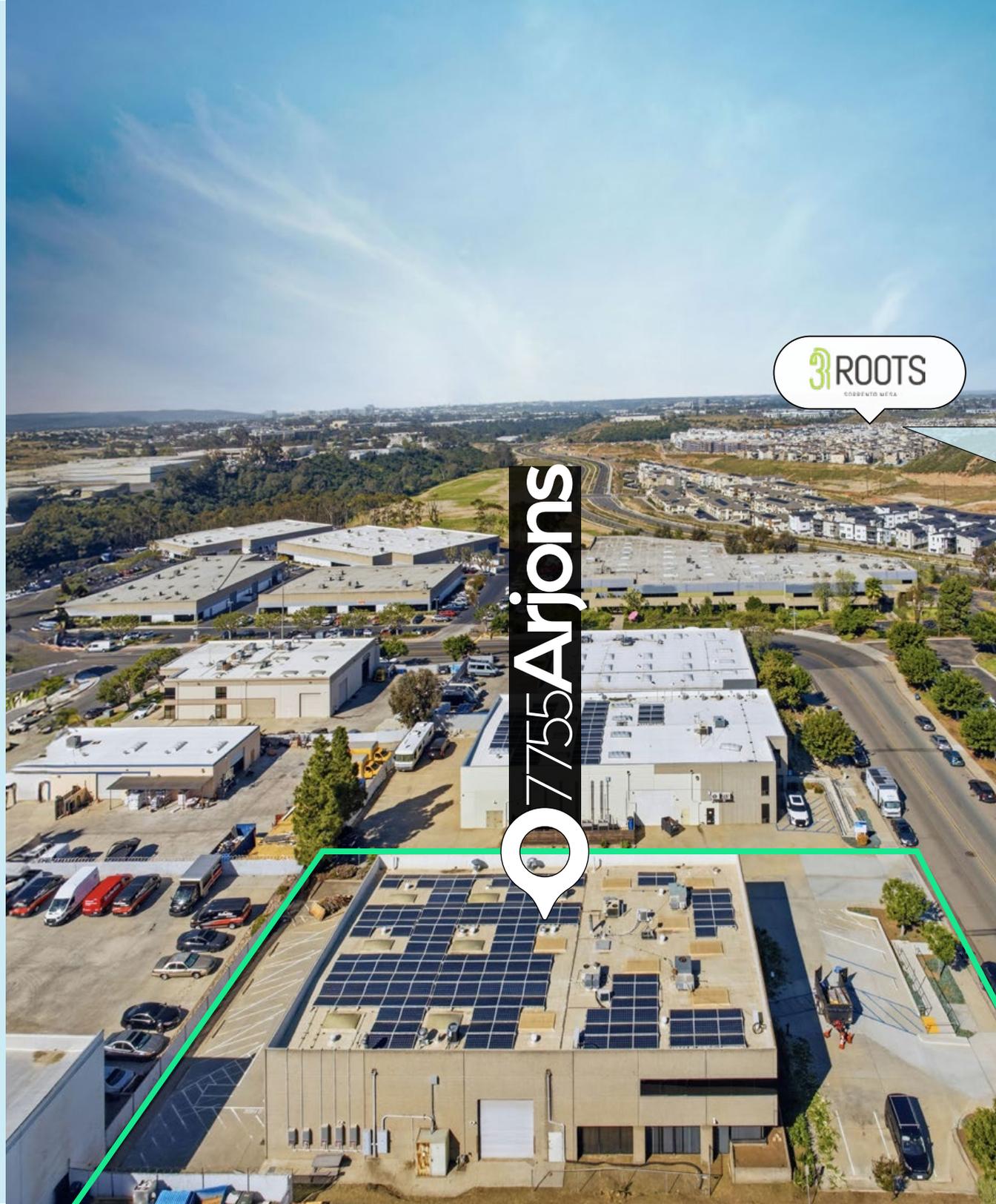
Significant growth area along the I-15 Corridor.



## INVESTMENT HIGHLIGHTS

# MIDBAY SIZE OPTIMIZES MARKETABILITY | MOST LIQUID DEMAND SEGMENT

- The 10,000–25,000 SF mid-bay segment records the highest transaction velocity in San Diego County.
- Freestanding configuration is particularly attractive to owner-users seeking signage, identity, and operational control.
- Flexible IL-2-1 zoning permits manufacturing, warehousing, distribution, R&D, and flex uses.



## MASSIVE DEVELOPMENT PIPELINE DIRECTLY ADJACENT TO THE PROPERTY — ±706 ACRES

7755 Arjons Drive sits directly adjacent to two of the largest master-planned developments in San Diego history — both within minutes of the property, driving an unprecedented wave of population growth, workforce expansion, and amenity density to the immediate corridor.



### **3ROOTS** | 413-acre

Master-planned community on the former Carroll Canyon quarry site, directly adjacent to the property. 1,800 homes (1,200 owner-occupied, 450 apartments, 180 affordable) by California West, Shea Homes, and Lennar. Homes range from \$700K to \$1.8M+. Includes 160,000 SF of commercial/retail/office, a 23-acre public park, fitness center, trails, and over 250 acres of parks and open space. Over 120 residents have already moved in, with 14,000+ people on the interest list for the initial 200 homes.

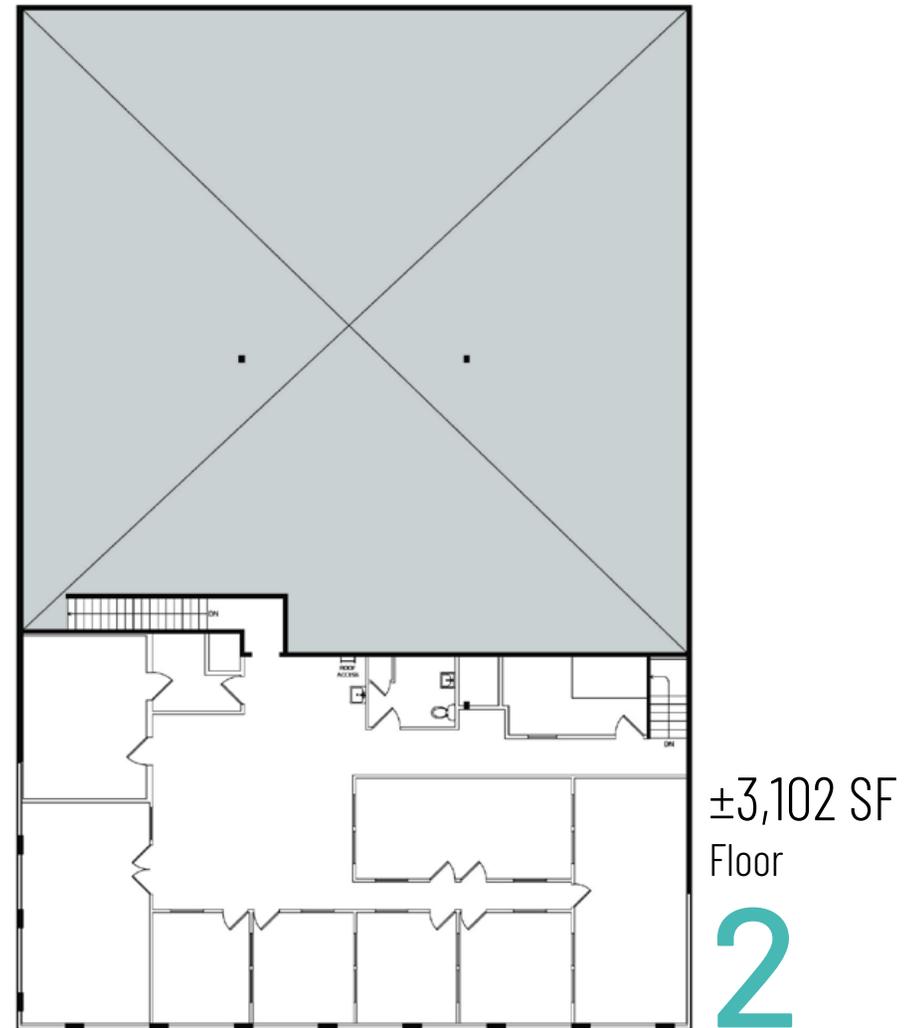
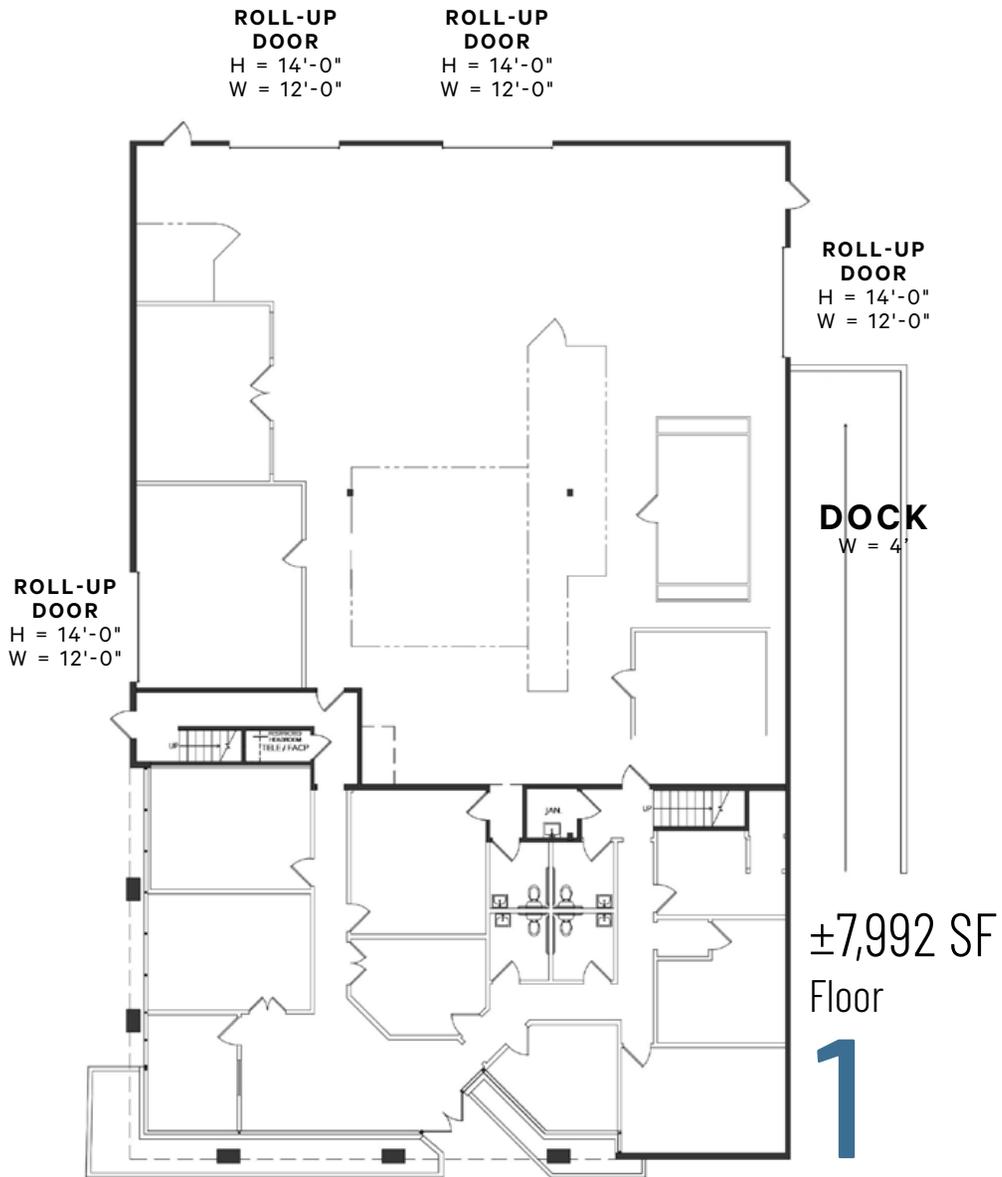
### **STONE CREEK**

### **STONE CREEK** | ±293 acres

Adjacent mixed-use megaproject featuring approximately 4,500 apartments, condos, and townhomes, a 150-room hotel, and nearly 1M SF of retail, office, and industrial space. The Village Center is designed as a European-style walkable district with cobblestone streets, fountains, and three- to four-story mixed-use buildings.

Combined, these two developments represent 706 acres of new construction delivering 6,300+ residential units, 150+ hotel rooms, and over 1.1M SF of commercial space — all within walking distance of the property. This will fundamentally transform the labor pool, consumer base, and daily amenity access for industrial occupiers on Arjons Drive.

FLOOR PLANS | TOTAL BUILDING SIZE = 11,094 SF



Map not to scale.



DOCK  
4'

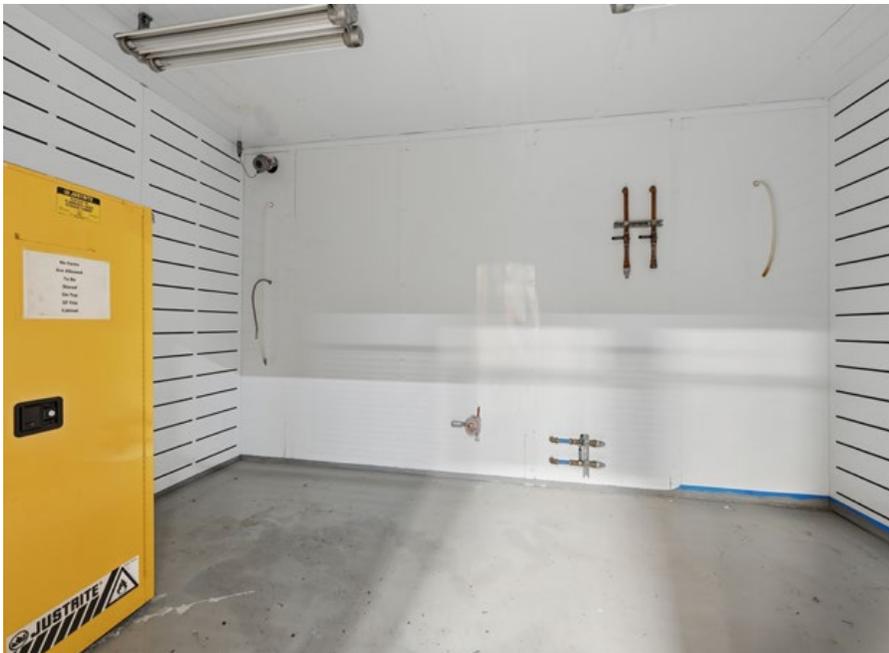
7755

## UPGRADED OFFICE IMPROVEMENTS



## UPGRADED OFFICE IMPROVEMENTS







## INVESTMENT HIGHLIGHTS

### IMPRESSIVE DEMOGRAPHICS

\$123,232

Average Household Income

\$107,691

Median Income

36

Median Age

### NEARBY AMENITIES

*Within 3-Mile Radius*

118 

Eating Establishments

34 

Banking Locations

12 

Grocery Stores

12 

Health / Fitness Centers

7 

Hotels

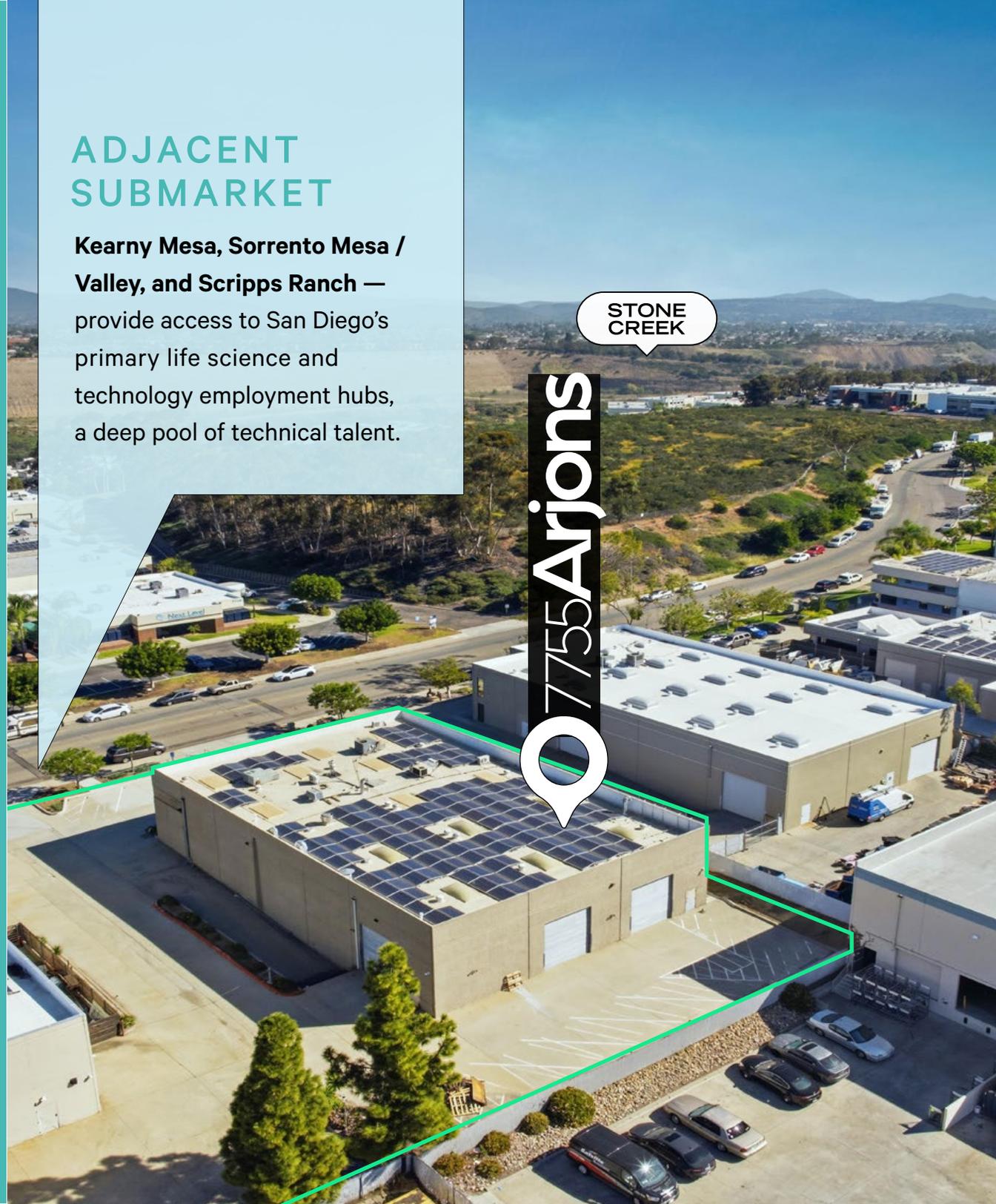
CBRE Research

### ADJACENT SUBMARKET

**Kearny Mesa, Sorrento Mesa / Valley, and Scripps Ranch** — provide access to San Diego's primary life science and technology employment hubs, a deep pool of technical talent.

STONE CREEK

7755 Arjons



# THRIVING I-15 CORRIDOR — MAJOR CATALYSTS DRIVING DEMAND IN CENTRAL SAN DIEGO



**SDSU WEST CAMPUS**  
[Under construction]

1.6M SF  
Campus Development

35K-seat  
Stadium Seating

4,800  
Housing Units

\$3.1 Billion → 17K jobs  
Economic Impact



**HINES RIVERWALK**  
[Fully entitled]

4,300  
Residential Units

100  
Acres of Parks

1.1M SF  
Commercial



**CIVITA**  
[Near completion]

230-acre  
Master Plan Size

4,800  
Residences

480K SF  
Retail

420K SF  
Office

Large I-15 corridor employers continue to expand,  
driving sustained demand for industrial space.



# PROPERTY





**Address**  
7755 Arjons Dr  
San Diego, CA 92126



**Building Size**  
±11,094 SF  
COSTAR



**Land Size**  
±22,215 SF  
±0.51 Ac



**APN**  
341-380-26-00



**Zoning Code**  
IL-2-1 –  
Light Industrial  
CITY OF SAN DIEGO



**Land Use**  
Light Industrial /  
Manufacturing



**Year Built**  
1987



**Ample Power**  
2,000 Ample / 480V  
10,000 Watt Solar System



**Parking**  
15 surface  
parking spaces



**Roll-up Overhead Doors**  
Four (4)  
12'w x 14'



**Dock**  
One (1)  
4'

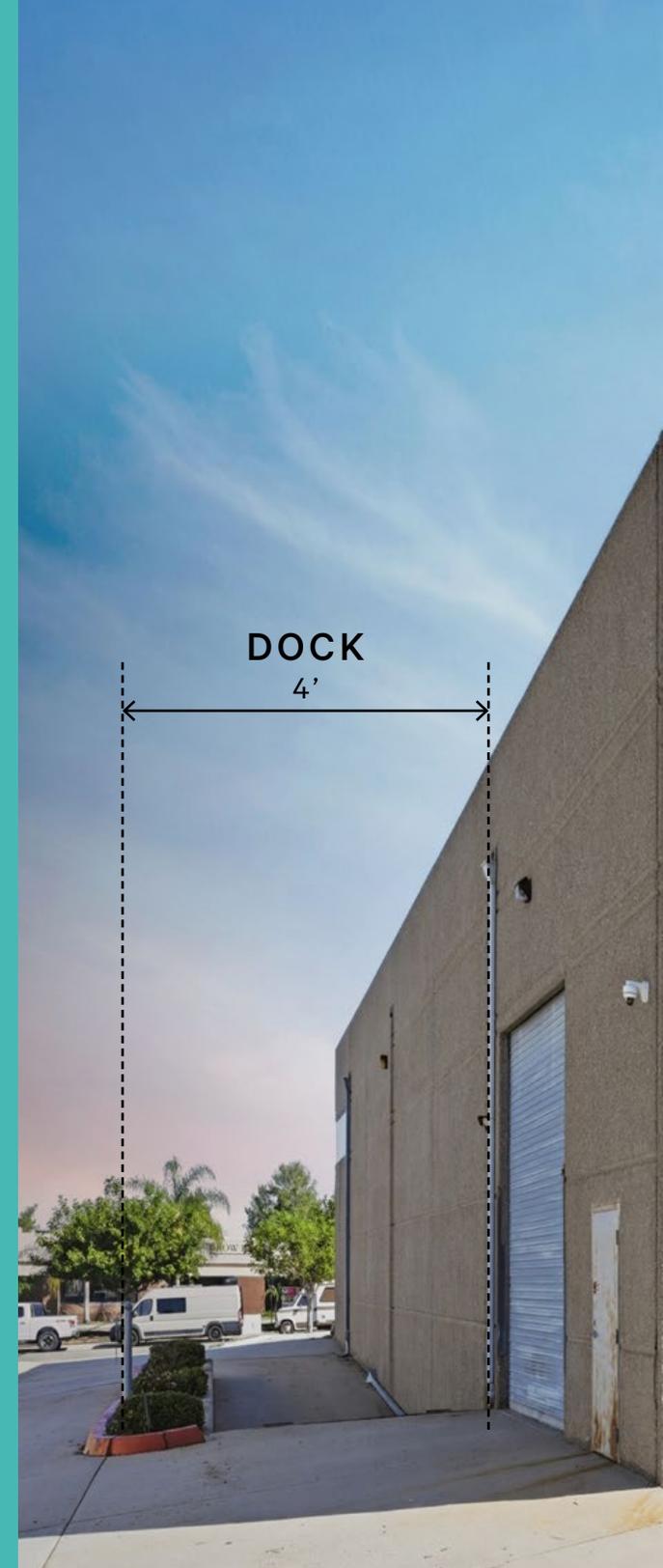


**Clear Height**  
±20' - 21'  
Warehouse

## PROPERTY DESCRIPTION

<p><b>GROUNDS</b></p>	<p>Improved industrial lot with asphalt-paved drive areas and surface parking surrounded by shrubbery and small trees</p>
<p><b>FOUNDATION</b></p>	<p>Poured concrete slab-on-grade with continuous footings and pier foundations</p>
<p><b>STRUCTURE</b></p>	<p>Tilt-up concrete panels with steel and wood-framed roof system*</p>
<p><b>ROOFING SYSTEM</b></p>	<p>Flat roof with insulated membrane roofing system*</p>
<p><b>EXTERIOR IMPROVEMENTS</b></p>	<p>Tilt-up concrete exterior walls, storefront glazing at office areas, roll-up overhead doors*</p>
<p><b>INTERIOR IMPROVEMENTS</b></p>	<p>Warehouse/light manufacturing space with an office buildout for accounting, reception, conference room, and restroom areas*</p>
<p><b>ELECTRICAL/ POWER SYSTEM</b></p>	<p>800-amp main electrical service with rooftop solar photovoltaic system interconnected*</p>
<p><b>HVAC SYSTEM</b></p>	<p>Mechanical rooftop packaged systems serving office areas with warehouse ventilation*</p>
<p><b>LIFE SAFETY/ FIRE PROTECTION</b></p>	<p>Standard, up-to-code life safety and protection</p>
<p><b>SOLAR IMPROVEMENTS</b></p>	<p>Rooftop photovoltaic solar system installed in 2014 (Arjons Solar Configuration &amp; Single Line Diagram dated 04/28/2014)</p>
<p><b>UTILITIES PROVIDERS</b></p>	<p><b>Gas:</b> San Diego Gas &amp; Electric (SDGE)  <b>Electric:</b> San Diego Gas &amp; Electric (SDGE)  <b>Water:</b> City of San Diego Public Utilities Department  <b>Waste Services:</b> WM, EDCO, Republic Services  <b>Telecommunications:</b> AT&amp;T Fiber, Cox, Spectrum &amp; more</p>

*\*Original Building Construction Plans*



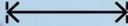
20' - 21'  
CLEAR HEIGHT

Four (4)  
ROLL-UP OVERHEAD DOORS

12'w x 14'h  
ROLL-UP OVERHEAD  
DOORS HEIGHT

One (1)  
DOCK

ROLL UP DOORS  
12' X 14'



CLEAR HEIGHT  
20' - 21'



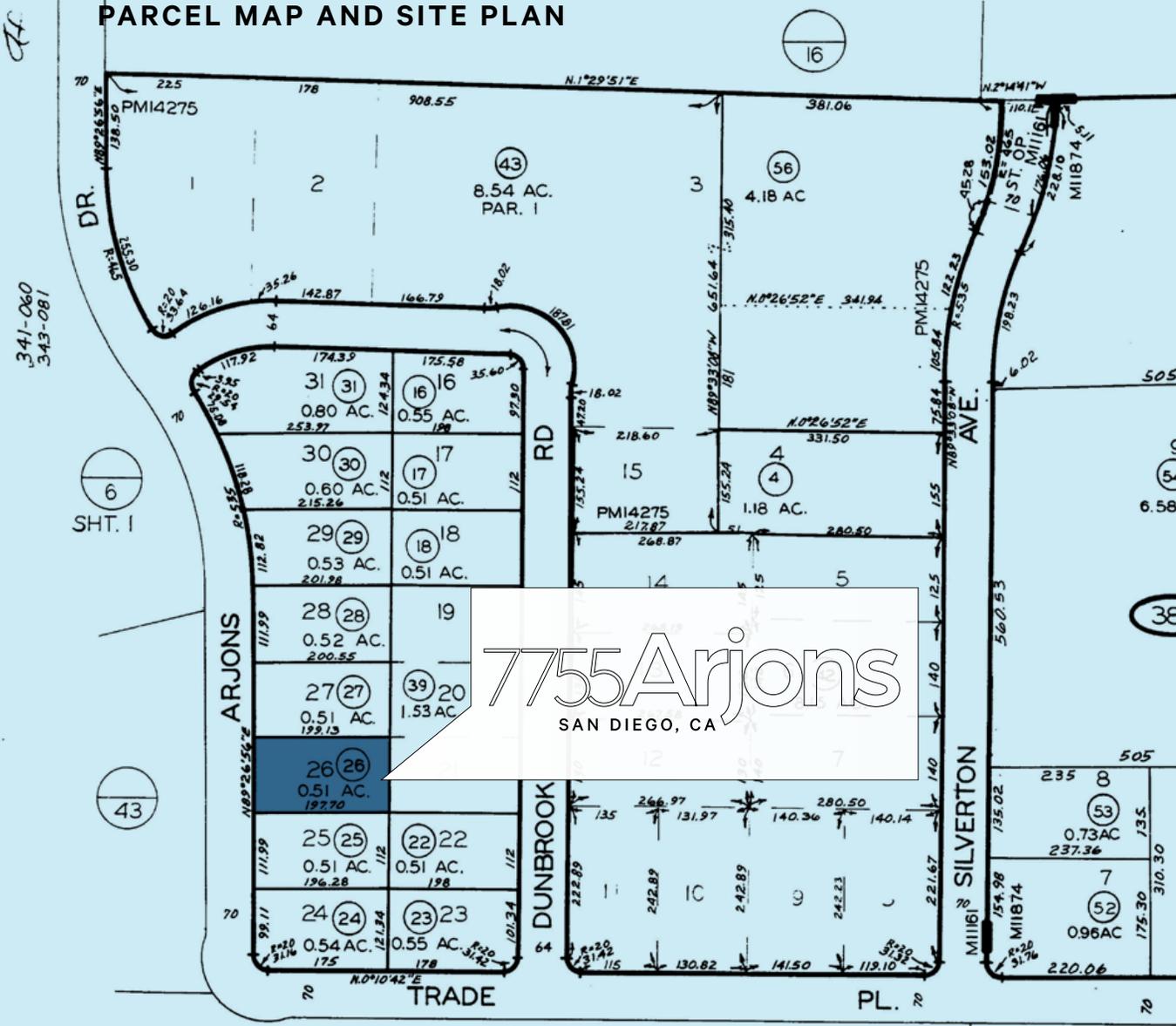
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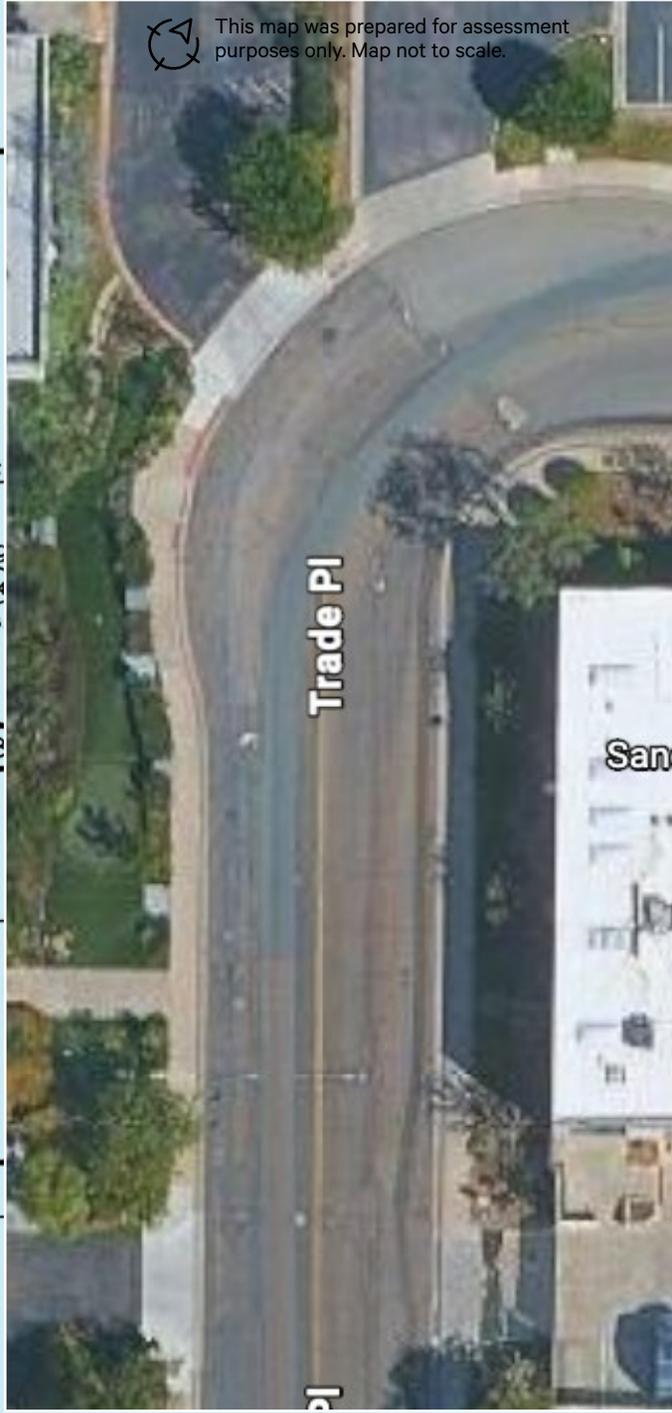
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# PARCEL MAP AND SITE PLAN



**7755Arjons**  
SAN DIEGO, CA

This map was prepared for assessment purposes only. Map not to scale.

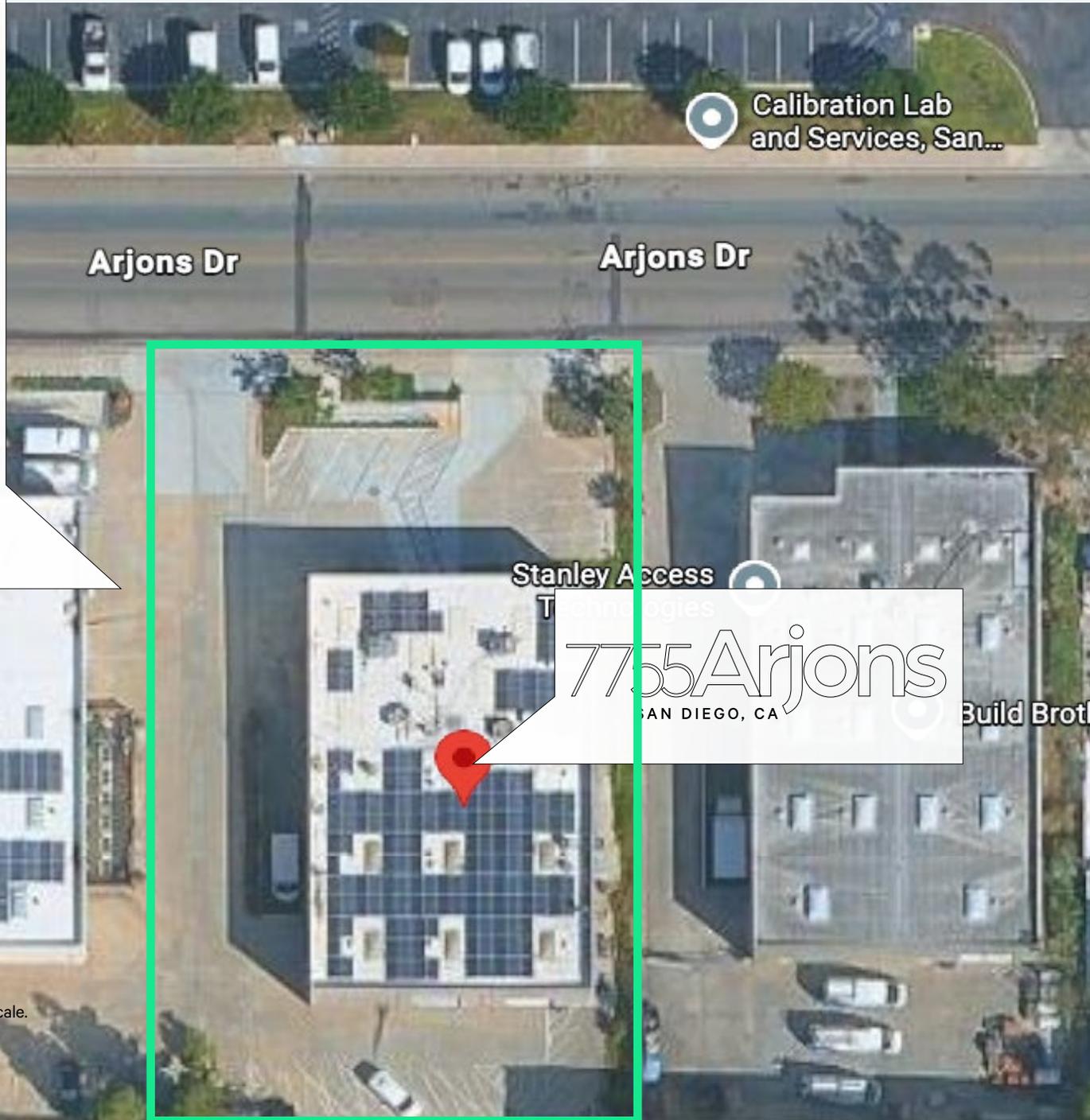


This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Assessor's parcels may not comply with local subdivision or building ordinances. Map not to scale.

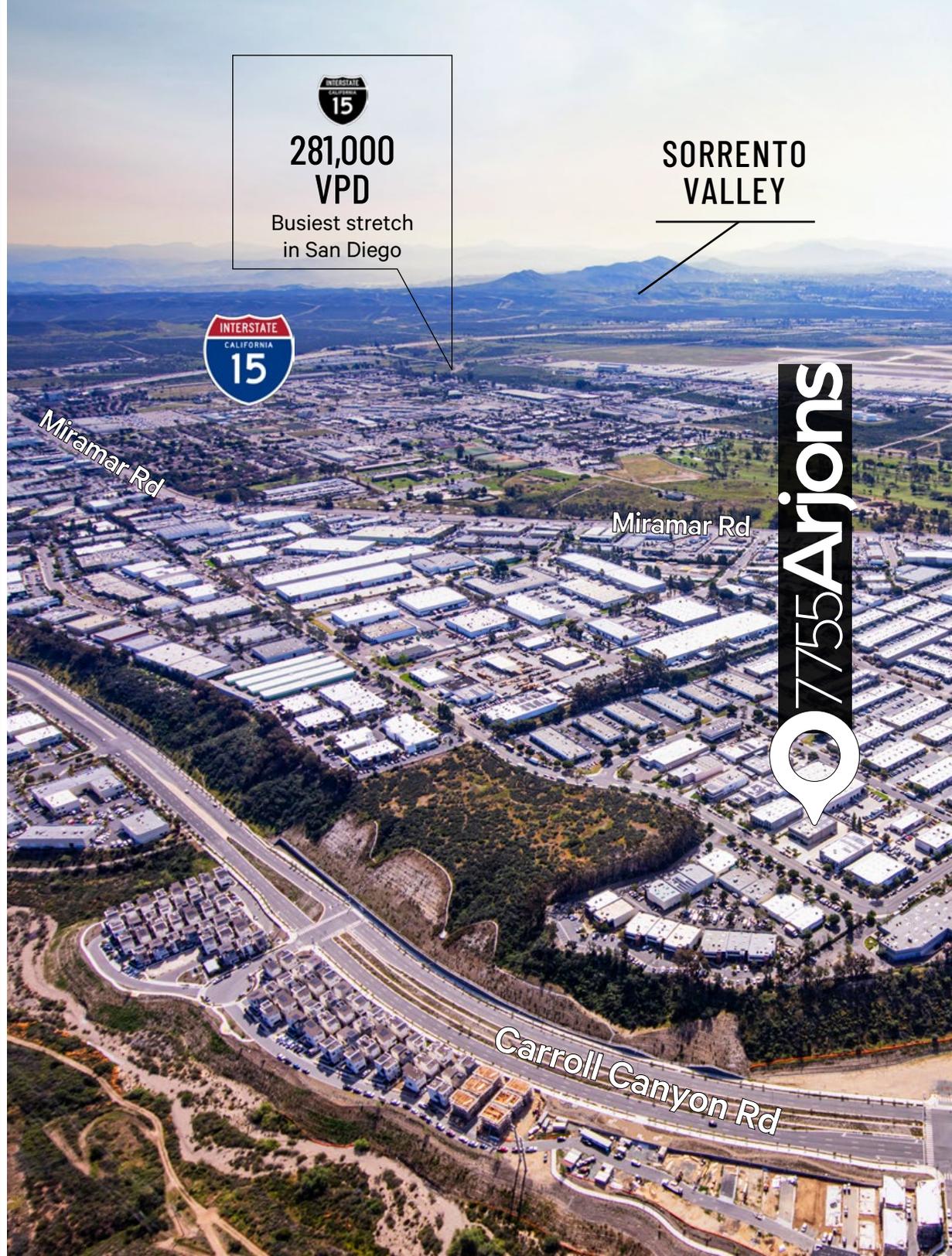
## SITE ACCESS

Arjons Dr

THE PROPERTY IS  
ACCESSIBLE VIA TWO (2)  
EGRESS/INGRESS POINTS OFF  
ARJONS DRIVE



# SAN DIEGO AREA



  
**281,000  
VPD**  
Busiest stretch  
in San Diego

**SORRENTO  
VALLEY**



Miramar Rd

Miramar Rd

**7755Arjons**

Carroll Canyon Rd

## DOWNTOWN SAN DIEGO

# PATH OF DEVELOPMENT

## TIGHTEST INDUSTRIAL SUBMARKET IN SAN DIEGO

The MCAS Miramar Airport Influence Area overlay permanently imposes federally backed restrictions, via the ALUCP [Airport Land Use Compatibility Plan], on new development, effectively eliminating new mid-bay industrial supply on Arjons Drive.

The adjacent base also generates permanent, non-cyclical demand for aerospace and defense contracting, fostering a recession-resistant tenant market.

## FREEWAY CONNECTIVITY

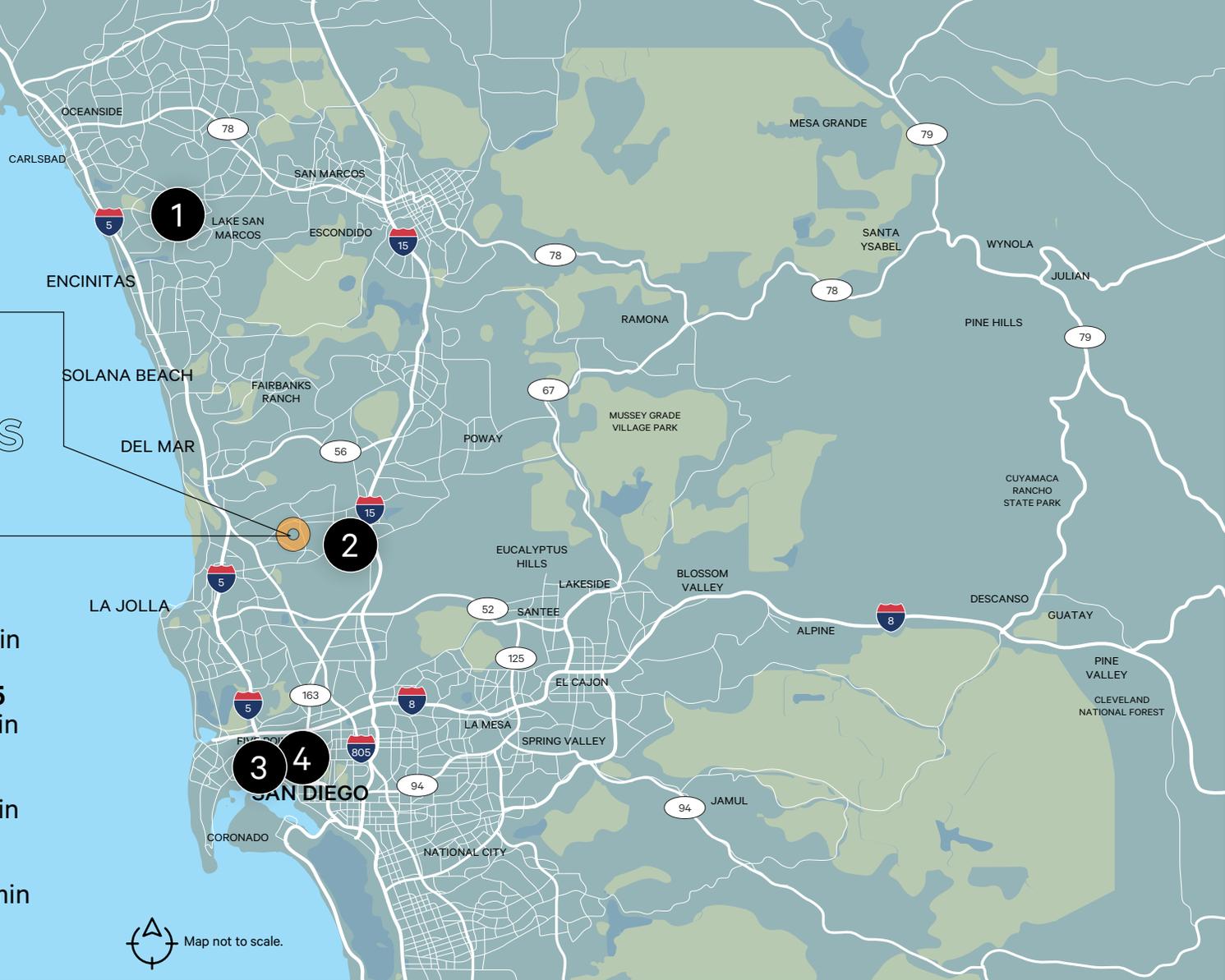
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MCAS  
Miramar

775Arjons

-  **Interstate-15**  
±1.5 mi / ±4 min
-  **Interstate-805**  
±2.5 mi / ±6 min
-  **SR-52**  
±2.0 mi / ±5 min
-  **SR-163**  
±5.0 mi / ±10 min



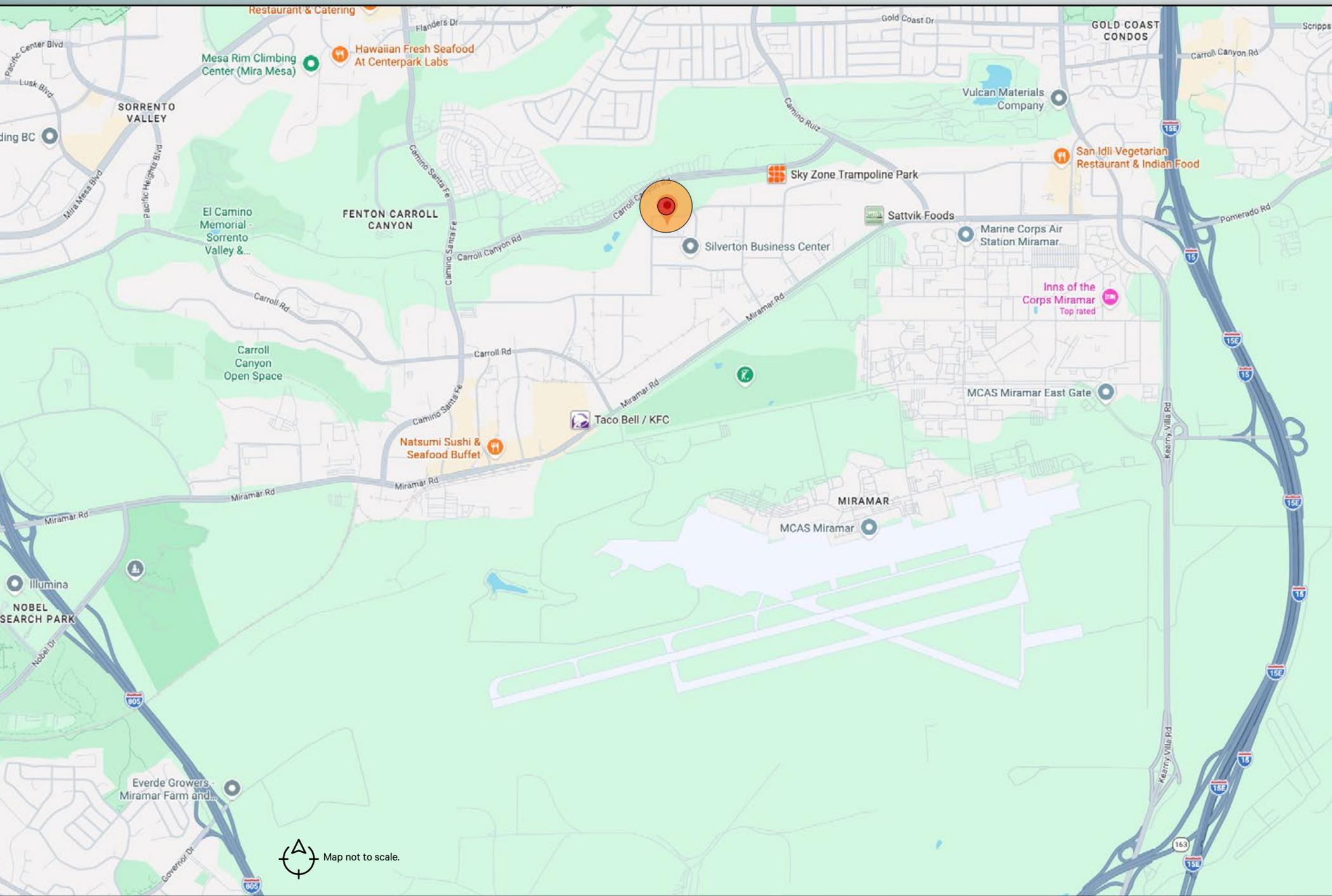
  
 ±14.2 MI  
**1** McLellan-Palomar  
 Airport

  
 ±2.0 MI  
**2** MCAS  
 Miramar

  
 ±19.8 MI  
**3** San Diego  
 International Airport

  
 ±20.4  
**4** Downtown  
 San Diego

  
 ±66 MI  
**5** John Wayne  
 International Airport



# FINANCIALS

LEASE VS OWN



Year 1 monthly tax savings with loss carry forwards of \$6,425/month.

## BENEFITS OF OWNERSHIP

### FAVORABLE TAX DEDUCTIONS TO IMPROVE THE BOTTOM LINE

- Mortgage loan interest
- Annual depreciation
- Cost of building improvements

### ACQUIRING AN ASSET THAT CREATES VALUE [WEALTH BUILDER]

- Potential source of rental income
- Equity Build-up/Appreciation in asset value over time
- Diversification of business profits

### POTENTIAL SOURCE OF PASSIVE INCOME

- Income stream from leasing a portion of the property

### BENEFITS OF OWNING PROPERTY

- Space can be modified to accommodate changes in the business

## LEASE VS OWN

GLOBAL ASSUMPTIONS					
Analysis Period	10 Years	Combined Federal and State Tax Rate [1]	45.38%		
Operating Expense Growth Rate	3.00%	Effective Blended Capital Gains Rate [2]	41.60%		
LEASE ALTERNATIVE		OWN ALTERNATIVE			
<b>Lease Assumptions</b>		<b>Loan Assumptions</b>			
Size of Leased Premises	11,094 SF	Loan Amount	60.00% LTV \$2,629,278		
Monthly NNN Rent	\$1.95 PSF	Interest Rate	5.80%		
Annual Rent Increases	3.00%	Amortization Period	30 Years		
Monthly NNN Charges	\$0.42 PSF	Loan Fees/Costs	1.00% \$26,293		
Equity Available for Investment	\$1,779,145	Total Equity Investment (Down Pymt & Fees)	\$1,779,145		
After-Tax Equity Investment Rate	3.00%	Monthly Operating Expenses	\$0.42 PSF		
		Annual Growth / Appreciation of Property	0.00%		
		Depreciable Basis (Non Land Portion)	70% \$3,067,491		
LEASE		OWN			
Monthly Year 1	Per SF	Monthly	Monthly Year 1	Per SF	Monthly
1st Year Monthly Rent	(\$1.95)	(\$21,633)	1st Year Loan Payments	(\$1.39)	(\$15,427)
1st Year Monthly NNN Charges	(\$0.42)	(\$4,659)	1st Year Operating Expenses	(\$0.42)	(\$4,659)
Tax Savings on Rent Expense	\$0.88	\$9,817	Tax Savings on Operating Expenses	\$0.19	\$2,114
Tax Savings on NNN Charges	\$0.19	\$2,114	Tax Savings on Interest Expense	\$0.52	\$5,734
After-Tax Investment Income	\$0.40	\$4,448	Tax Savings on Depreciation	\$1.68	\$18,664
			Building Appreciation	\$0.00	\$0
<b>Monthly Year 1 After-Tax Costs</b>	<b>(\$0.89)</b>	<b>(\$9,914)</b>	<b>Monthly Year 1 After-Tax Savings</b>	<b>\$0.58</b>	<b>\$6,425</b>
<b>Savings as Owner in Monthly After-Tax Costs Year 1</b>			<b>\$16,339</b>		
10-Year Total			10-Year Total		
Total Rent (Effective \$2.24 Over 10 Yrs)		(\$2,976,018)	Total Loan Payments		(\$1,877,577)
Total NNN Charges (Effective \$0.48 Over 10 Yrs)		(\$640,989)	Total Operating Expenses		(\$640,989)
Tax Savings on Rent Expenses		\$1,350,487	Tax Savings on Operating Expenses		\$290,874
Tax Savings on NNN Charges		\$290,874	Tax Savings on Interest Expense		\$651,987.99
After-Tax Investment Income		\$611,877	Tax Savings on Depreciation		\$497,014
			Building Appreciation		\$0
			Principal Paydown		\$440,816
			Capital Gains Tax		(\$576,455)
<b>Total After-Tax Cash Flow</b>		<b>(\$1,363,768)</b>	<b>Total After-Tax Cash Flow</b>		<b>(\$1,214,329)</b>
<b>Savings as Owner in Total After-Tax Cash Flows</b>			<b>\$149,439</b>		

[1] Tax Rate calculated using 37.00% Federal and 13.30% State Ordinary Income Tax Rate.

[2] Rate includes cost segregated depreciation. Assumes 67.00% of asset treated as real property, capital gains on appreciation at 20.00%, depreciation recapture at 25.00%, and a blended ordinary income tax rate based on the federal and respective state tax rates.

[3] Depreciation assumes Cost Segregation Study with 100% Bonus Depreciation for a typical Industrial asset.



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## INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

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# 7755 Arjons

OFFERING MEMORANDUM

SAN DIEGO, CA



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