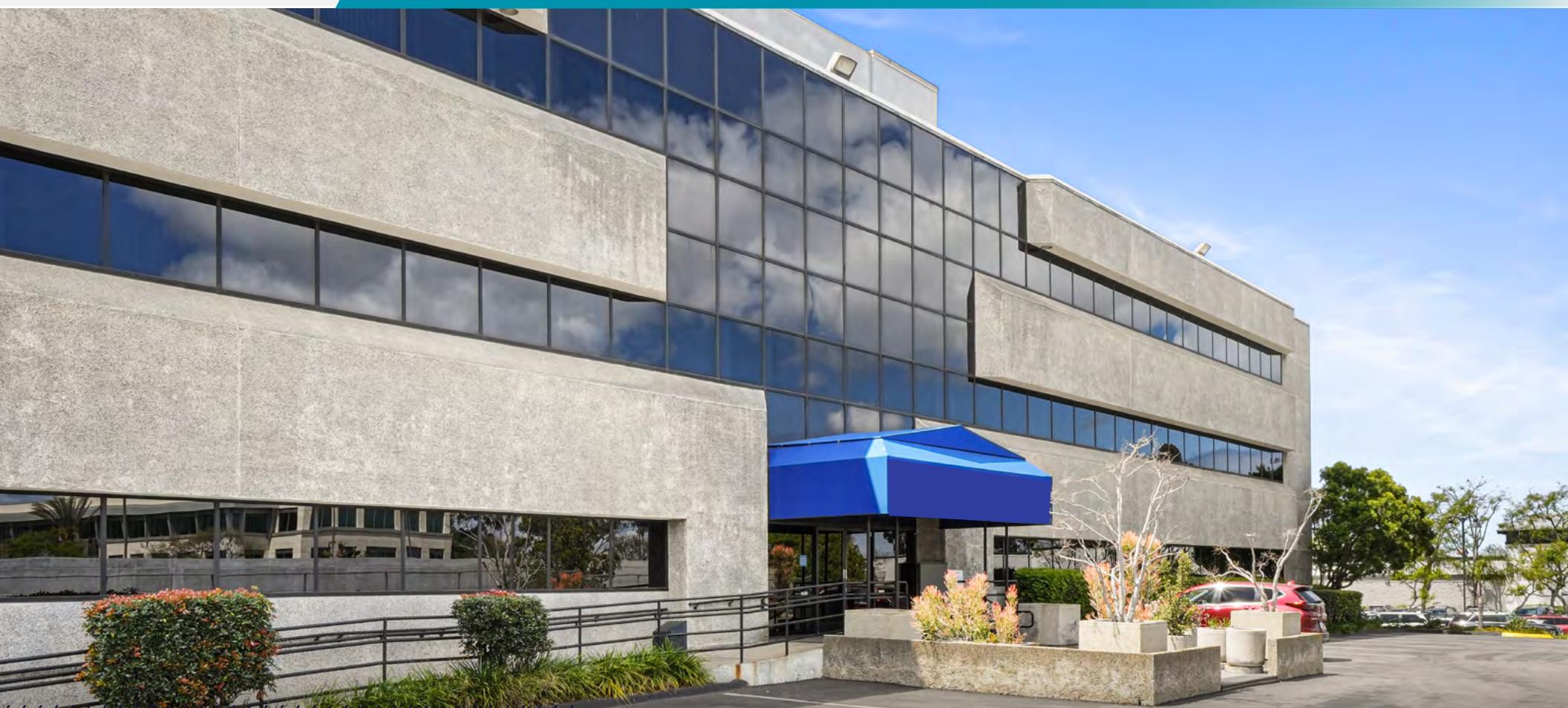


9918 HIBERT STREET

SAN DIEGO, CA

A CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP** INVESTMENT OPPORTUNITY



REDEVELOPMENT OR USER SALE • 45,582 RSF ON 1.10 ACRES
PREMIER SCRIPPS RANCH LOCATION IN CENTRAL SAN DIEGO



INVESTMENT ADVISORS

MARK AVILLA

Senior Director

O +1 760 431 4223

C +1 760 801 3823

Mark.Avilla@cushwake.com

CA Lic. 01104562

PHIL LYONS, CCIM

Managing Director

O +1 760 431 4210

C +1 619 708 4210

Phil.Lyons@cushwake.com

CA Lic. 01093731

CHAD R. IAFRATE, CCIM

Executive Director

O +1 760 431 4234

chad.iafrate@cushwake.com

CA Lic. 01329943

VINCENT PROVENZANO

Director

O +1 760 431 4212

Vince.provenzano@cushwake.com

CA Lic. 01926894



12830 El Camino Real

Suite 100

San Diego, CA 92130 | USA

T 760.431.4200 F 760.454.3869

www.cushmanwakefield.com

Executive Summary

PROPERTY SUMMARY

ADDRESS

9918 Hibert Street
San Diego, CA 92131 (Scripps Ranch)

TOTAL SF

45,582 RSF

LAND ACRES

1.10 Acres

PROPERTY TYPE

3-Story Class B Office

ZONING

CC-1-3, 1DU/1,500 SF

POTENTIAL USE "FOR SALE"

±31-46 Townhomes/Condos

POTENTIAL USE "MULTIFAMILY"

±100 Units (Podium)

YEAR BUILT

1983

PARKING

125 Stalls including 96 Surface and
29 Gate Secured and Covered

APN

319-180-67-00

ASKING SALE PRICE

\$7,500,000 (\$164.54/SF)

THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire 9918 Hibert, San Diego ("The Property") — The Property offers significant potential for redevelopment into a residential complex or can serve as an owner-user facility. Strategically located in a thriving commercial district, the Property is poised for transformation to meet the growing demand for residential units in a fantastic urban setting in Central San Diego.

The 1.10 acre site is well-located near Interstate 15 in Scripps Ranch's amenity-rich commercial district, adjacent to substantial retail and dining, blocks away from Scripps Ranch High School and recreational parks, and with immediate connectivity to sought-after executive housing along Interstate-15 between Highways 52 and 56.

This 45,582 square foot, three-story, office building offering surface parking surrounding the building and secured underground parking below the building with elevator access to the upper floors. The Property is ideally situated immediately off the freeway in the heart of San Diego's I-15 Corridor Micro-Market. The unique podium parking structure provides exclusive and direct access to the building, enhancing convenience and security for tenants and visitors alike.

With its prime location, exceptional access, and amenity rich environment, the Property offers an outstanding opportunity for investors and occupiers to capitalize on the growing demand for residential units in the rapidly growing area of Central San Diego.

DO NOT DISTURB TENANT - SHOWING BY APPOINTMENT ONLY



[CLICK HERE TO ACCESS OFFERING MEMORANDUM](#)



INVESTMENT HIGHLIGHTS



REDEVELOPMENT POTENTIAL

San Diego is experiencing a pressing need for more residential housing due to several interrelated factors such as population growth, high cost of living, housing supply constraints and quality of life considerations.



IDEAL USER OPPORTUNITY

9918 Hibert Street presents an ideal user opportunity to own for less than leasing while creating substantial wealth. Partial users will benefit from existing income and investment income driven by 1-15 Corridor tenant demand that outperforms the greater San Diego Markets fundamentals and the Property's prime location and unique attributes. *Ask about our Buy vs Lease analysis!*



PARTIAL COVERED LAND PLAY

Seller can remain in approximately one-third of the 1st floor on a short-term lease with income of approximately \$12,000 per month to the Buyer.



ACCESSIBLE & AMENITY RICH BUSINESS SETTING

The Property is situated in an accessible and amenity-rich business setting, with the SR Ranch Center just a short walk away, offering a variety of dining and shopping options like Trader Joe's, Board & Brew, Filippi's Pizza Grotto and Breakfast Republic, along with seven additional restaurants and 16 other medical, fitness, and retail storefronts. Occupiers also benefit from the recreational opportunities at nearby Lake Miramar, where they can enjoy jogging, kayaking, and fishing. Additionally, across the freeway lies the Mira Mesa Market Shopping Center, featuring 1.2 million square feet of additional retail space, further enhancing the area's convenience and appeal.



TECH AND DEFENSE INDUSTRY TAILWINDS

San Diego has always been driven by the significant defense industry presence and has recently emerged as a preferred market for tech tenants, with Apple recently substantially expanding their campus in neighboring Rancho Bernardo and nearby UTC.

Location

1. SCRIPPS MESA CENTER

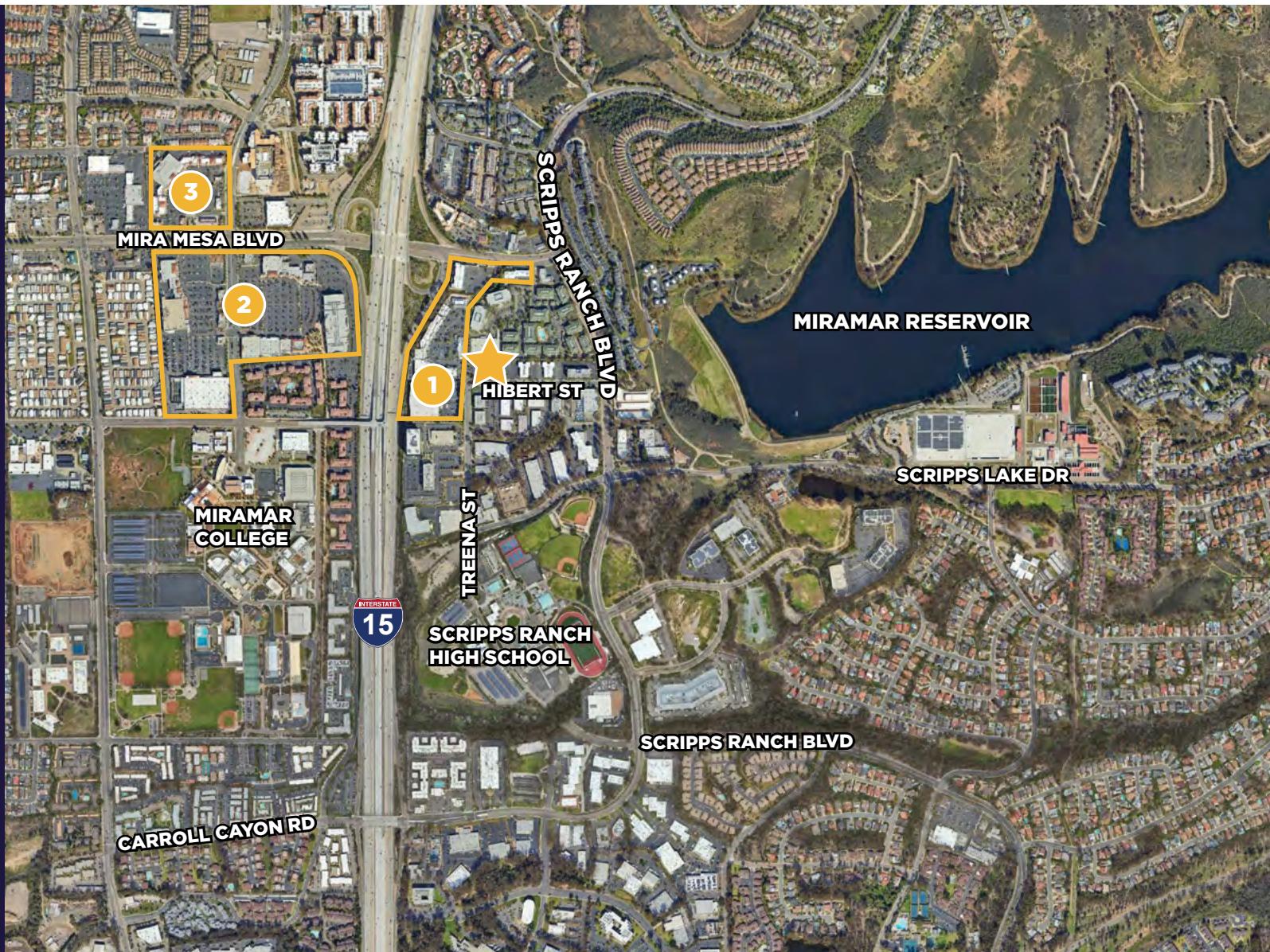
Shabu Works
Board & Brew
Gyu-Kaku Japanese BBQ
Himalayan Grill
Kappa Sushi
Breakfast Republic
everbowl
Filippi's Pizza Grotto
Trader Joe's
Black Mtn Bikes
Jerome's Furniture

2. MIRA MESA MARKET

On The Border Mexican Grill
Buca di Beppo
Islands
Panera Bread
Gen Korean BBQ
Home Depot
Barnes & Noble
Smart + Final
Regal Edwards Theater

3. H MART CENTER

H Mart
Daiso Japan
Applebee's
In N Out
North Island Credit Union
US Bank
Nishiki Ramen
Subway
Massage Envy



CAPITAL MARKETS ADVISORS

MARK AVILLA

Senior Director
O +1 760 431 4223
C +1 760 801 3823
Mark.Avilla@cushwake.com
CA Lic. 01104562

PHIL LYONS, CCIM

Managing Director
O +1 760 431 4210
C +1 619 708 4210
Phil.Lyons@cushwake.com
CA Lic. 01093731

CHAD R. IAFRATE, CCIM

Executive Director
O +1 760 431 4234
chad.iafrate@cushwake.com
CA Lic. 01329943

VINCENT PROVENZANO

Director
O +1 760 431 4212
Vince.provenzano@cushwake.com
CA Lic. 01926894

DEBT & EQUITY

SCOTT SELKE

+1 310 982 9542
Scott.Selke@cushwake.com
CA Lic. 01506516

CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP

PHOENIX, AZ

ORANGE COUNTY, CA

DENVER, CO

LAS VEGAS, NV

PORTLAND, OR

INLAND EMPIRE, CA

SACRAMENTO, CA

HAWAII

AUSTIN, TX

SEATTLE, WA

LOS ANGELES, CA

SAN DIEGO, CA

BOISE, ID

SAN ANTONIO, TX

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

