

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



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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

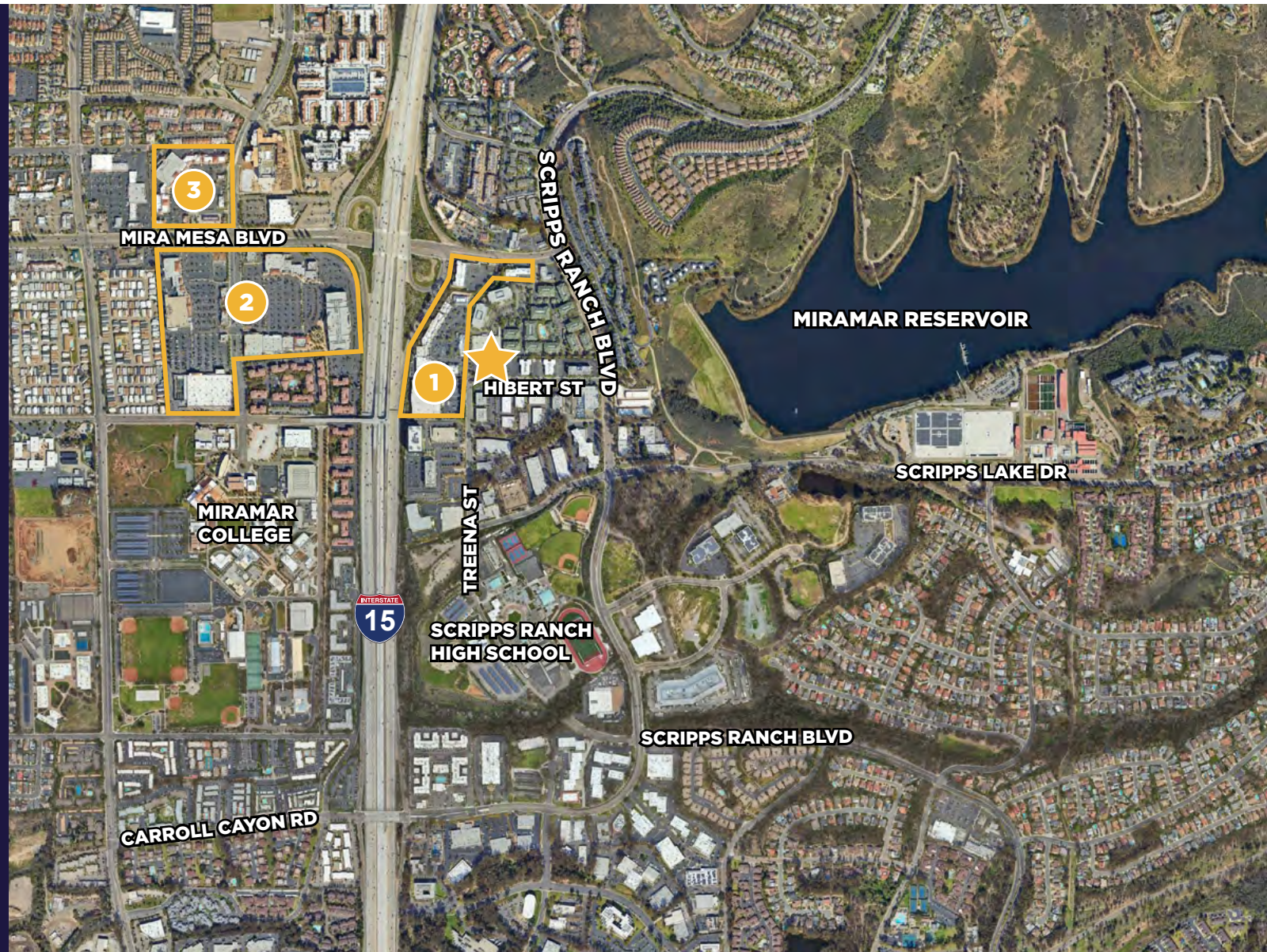
Shabu Works
Board & Brew
Gyu-Kaku Japanese BBQ
Himalayan Grill
Kappa Sushi
Breakfast Republic
everbowl
Filippi's Pizza Grotto
Trader Joe's
Black Mtn Bikes
Jerome's Furniture

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



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