



View Property Video

INVESTOR OPPORTUNITY - 5.6 Avg. CAP

Multi-Tenant Flex Building



7686

HANNAH GILLARD CENTER

MIRAMAR RD, SAN DIEGO, CA 92126

Lesha Montoya
Associate Vice President - Sales & Leasing
Direct (619) 992-5863
Lesha@PacificCoastCommercial.com
Lic. 02007808

Pacific Coast Commercial
Office (619) 469-3600
10721 Treena St., Suite 200, San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930



PROPERTY DESCRIPTION

02

ADDRESS	7686 Miramar Road, Suites A & B San Diego, CA 92126
BUILDING NAME	Hannah Gillard Center
PROPERTY TYPE	3 Star Flex Building - Class B
PROPERTY SIZE	+/-9,879 SF Building Located on +/-0.22 AC Lot (9,583 SF)
TENANCY	Multi-Tenant 100% LEASED
CAP RATE	Average 5.6% CAP - 9 Year Lease
YEAR BUILT	1983
CONSTRUCTION	Masonry
CLEAR HEIGHT	16' - 18'
PARKING	1.72/1,000 SF (17 Surface Spaces)
ZONING	IL-2-1
TENANTS	24 Hour Dog Daycare
SALE PRICE	\$3,825,000 (\$387.18/SF)



PROPERTY HIGHLIGHTS

Air Conditioning
Skylights
Signage
80% HVAC
16' Drop Ceiling
100% Climate Controlled
Floor Drains
Plumbing Throughout
Grade and Dock Loading
+/-1,080 SF Mezzanine Storage / 5 - 6 Office (May or May Not be Permitted)
Sprinklered
Separately Metered for 2 Suites
3 - 4 ADA Restrooms

FLOOR PLAN

* Floor plan is not to scale; for reference purposes only.

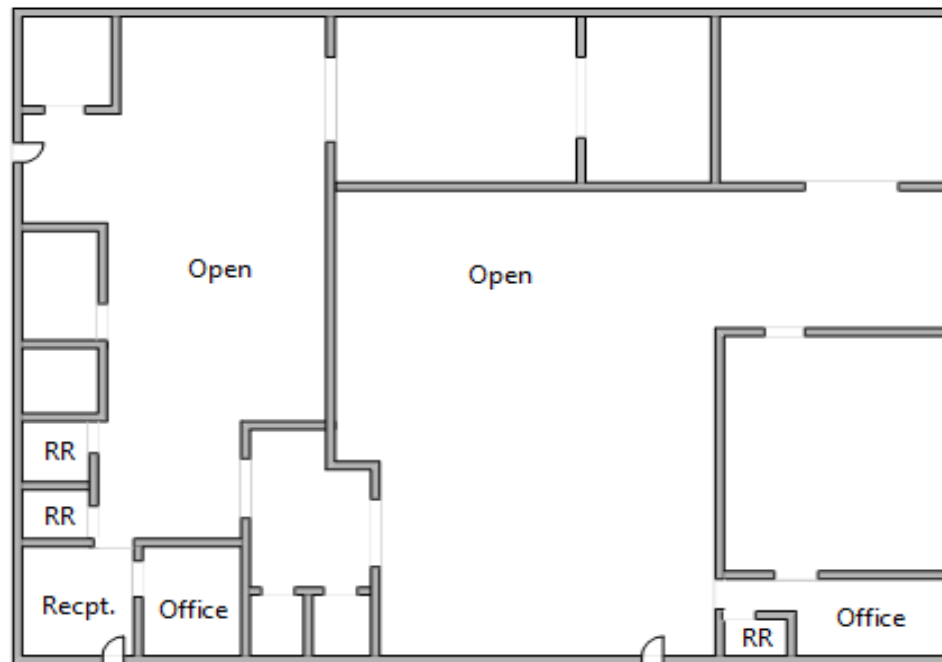


Office Mezzanine



Storage Mezzanine

Divided into 5 - 6 Offices
May or May Not be Permitted

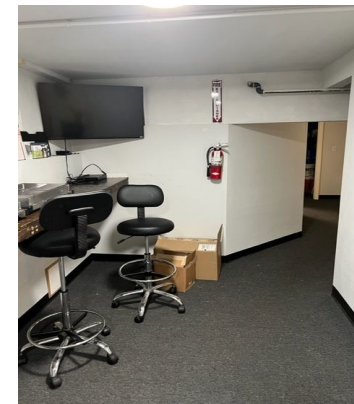
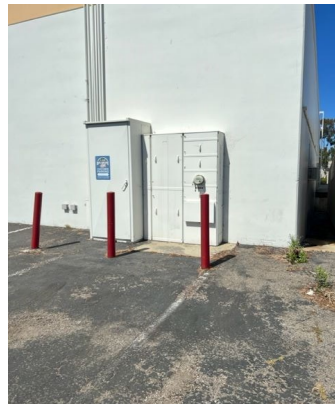
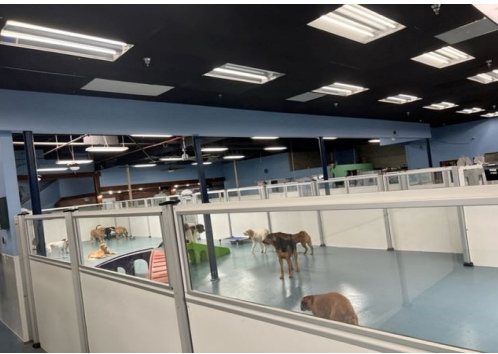


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PROPERTY PHOTOS



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TENANT OVERVIEW



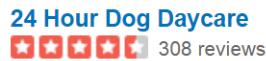
THE TENANT

24 Hour Dog Daycare has been in business for 9 years and has shown stability with 6 years at this location.

They offer 24 hour Boarding, Daycare and Grooming Services.

Visit their website at: www.24hourdogdaycare.com

YELP REVIEWS



"My family and I don't live anywhere near Miramar but we will make the drive because Sailey is just that good!"

"Overall, I'd have to say, it seems that Vincent and his staff definitely care about the dogs that came through."

"The best of the best! They take as great of care of our fur babies as we could ever hope for in a dog daycare."

"The best part was, I received an email update later that day with how she was doing and some pictures from her day."



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LEASE ESCALATIONS | Average CAP 5.6 Over 9 Years Remaining

Based on: Approx. 9,879 SF Building | Sale Price \$3,825,000 | 3% Annual Increases | 9 Years Left of 10 Year Lease

Month	Monthly Rent	CAP Rate	Yearly Rent	\$/SF/Year	\$/SF/Month
13-24	\$15,879 NNN	5.0	\$190,548 NNN	\$19.29	\$1.61
25-36	\$16,355 NNN	5.1	\$196,260 NNN	\$19.87	\$1.66
37-48	\$16,845 NNN	5.3	\$202,140 NNN	\$20.46	\$1.71
49-60	\$17,350 NNN	5.4	\$208,200 NNN	\$21.08	\$1.76
61-72	\$17,870 NNN	5.6	\$214,440 NNN	\$21.71	\$1.81
73-84	\$18,407 NNN	5.8	\$220,884 NNN	\$22.36	\$1.86
85-96	\$18,959 NNN	5.9	\$227,508 NNN	\$23.03	\$1.92
97-108	\$19,527 NNN	6.1	\$234,324 NNN	\$23.72	\$1.98
109-120	\$20,113 NNN	6.3	\$241,356 NNN	\$24.43	\$2.04
TOTAL			\$1,935,660 NNN		

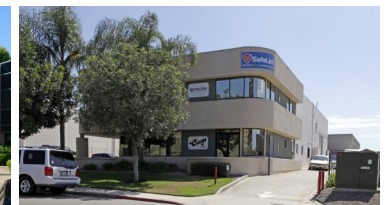
- Average Rent Over 9 Years is \$215,073.33/Year NNN (\$21.77/SF/Year & \$1.81/SF/Month)
- Average CAP Rate Over 9 Years is 5.6

* Lessee has 1 option to renew for an additional 5 years at a fair market value or 3% increase over rent paid for month 120, whichever is greater.

SALE COMPARABLES



SUBJECT



Property Address	7686 Miramar Rd San Diego, CA 92126	7360 Carroll Rd San Diego, CA 92121	6665 Nancy Ridge Dr San Diego, CA 92121	7795 Arjons Dr San Diego, CA 92126
Property Type	Flex	Flex	Flex	Flex
Tenancy	Multi	Multi	Multi	Multi
Sale Price	\$3,825,000	\$6,300,000	\$3,200,000	\$3,550,000
Price/SF	\$387.18	\$414.47	\$437.10	287.87
Sale Date	-	August 2021	April 2022	September 2021
Year Built	1983	1983	1990	1987
Building Size	9,879 SF	15,200 SF	7,321 SF	12,332 SF
Land Size	0.22 AC	1.15 AC	0.11 AC	0.53 AC



Property Address	9605 Kearny Villa Rd San Diego, CA 92126	9220 Mira Esta Ct San Diego, CA 92126
Property Type	Flex	Manufacturing
Tenancy	Multi	Single
Sale Price	\$4,000,000	\$3,885,000
Price/SF	\$259.05	\$382.16
Sale Date	June 2021	December 2020
Year Built	1998	1988
Building Size	15,441 SF	10,166 SF
Land Size	1.33 AC	0.55 AC



LEASE COMPARABLES



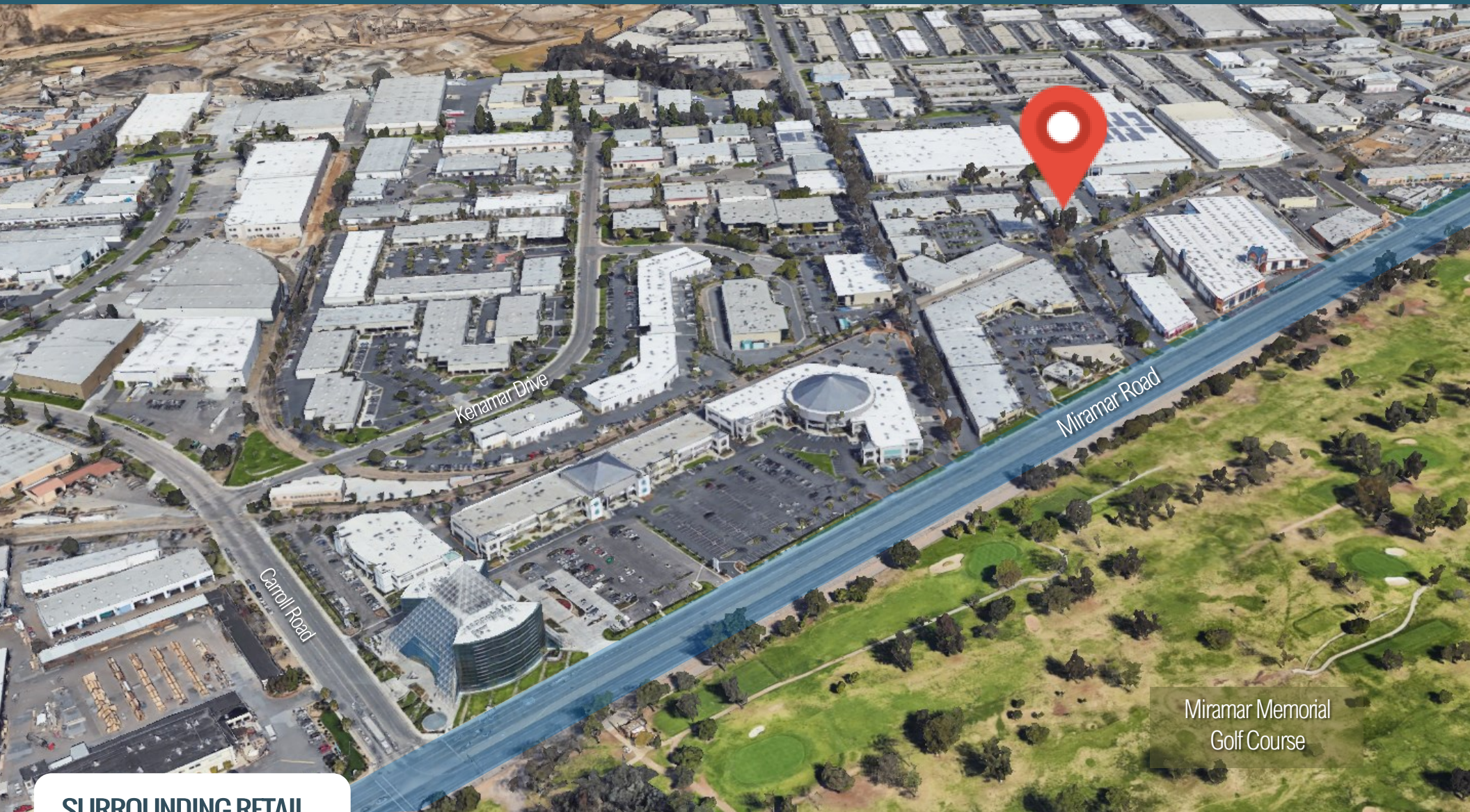
Property Address	7686 Miramar Rd San Diego, CA 92126	9710-12 Distribution Ave San Diego, CA 92121	8910 Activity Rd San Diego, CA 92126	8930 Activity Rd San Diego, CA 92126
Property Type	Flex	Distribution	Warehouse	Manufacturing
Tenancy	Multi	Multi	Multi	Multi
SF Available	100% Leased 9 Yrs. Remaining	17,830	1,347	1,204
Lease Rate	\$1.61/SF - \$2.04/SF NNN	\$1.40/SF NNN	\$1.55/SF MG	\$1.50/SF IG
Year Built	1983	1976	1987	1987 (Reno 1997)
Building Size	9,879 SF	31,180 SF	16,481 SF	19,853 SF
Land Size	0.22 AC	1.47 AC	1.47 AC	1.77 AC



Property Address	7734 Arjons Dr San Diego, CA 92126	7968 Arjons Dr San Diego, CA 92126
Property Type	Warehouse	Manufacturing
Tenancy	Multi	Multi
SF Available	8,461	3,030
Lease Rate	\$1.25/SF IG	\$1.60 NNN
Year Built	1989	1987
Building Size	8,461 SF	21,960 SF
Land Size	0.22 AC	2.00 AC



LOCATION AERIAL



SURROUNDING RETAIL

Subway
Pauly's Pizza Joint
Virsa Indian Cuisine
Chinese Kitchen
Donatos Taco Shop
Edesia Grill

Bowl To Go
Galleria Liquor
Abbey's Real Texas BBQ
Sotos Mexican Food
Sandwich A'Fare
Pho Ha Noi

Dagong Asian Food
Vintage Wines
Natsumi Sushi & Seafood Buffet
Sushi Buffet
Kebabish
Legacy Brewing Tap and Kitchen

Gourmet Artisan Fine Sandwiches
House of Bites
Rigoberto's Taco Shop
Supernatural Sandwiches
LouZiana Food
Miramar Cafe

Hanna Garden
Chung Hing
Sima's Grill & Deli

CONFIDENTIALITY AGREEMENT

Pacific Coast Commercial ("PCC") understands that _____ (the "Purchaser") is interested in the possible purchase of the property located at 7686 Miramar Road, Suite A & B, San Diego, CA 92126. PCC has prepared, or will prepare, certain confidential material, which describes the Property.

The property material, and as well as other information (together the "Evaluation Material"), which PCC or Owner has furnished or may furnish to the undersigned Prospective Purchaser (the "Purchaser"), for the purpose of evaluating a potential acquisition of the Property is confidential in nature. Should the undersigned Prospective Purchaser wish to obtain a copy of the Evaluation Material, please sign this Prospective Purchaser's Confidentiality Agreement where indicated below, acknowledging agreement of the Prospective Purchaser to the terms and conditions below. Upon acceptance of the agreement, PCC will furnish the Evaluation Material to the Prospective Purchaser.

The Purchaser hereby agrees that the Evaluation Material will be used solely for the purpose of evaluating a possible purchase of the Property, that said Evaluation Material shall be kept strictly confidential by the Purchaser and the Purchaser's representatives and advisors ("Permitted Parties") and, except as may be required by law, the Purchaser will not disclose or cause to be disclosed to any person, firm or entity whatsoever the Evaluation Material; provided, however, that any of such information may be disclosed to the Purchaser's directors, officers, employees, affiliates and representatives who need to know such information for the purpose of evaluating any such possible purchase and who have agreed to be bound by the terms of this letter agreement. The Purchaser will be responsible for any unauthorized disclosure by them of any of the contents of the Evaluation Material.

Indemnification: Prospective Purchaser agrees to indemnify, hold harmless and defend (by counsel of PCC and Owner) PCC and Owner and their respective affiliates, successors and assigns, advisors, agents, representatives, shareholders, employees, officers and directors against any loss, liability or expense, including reasonable attorney's fees, arising out of any claim or claims by any broker, finder or similar agent (including but not limited to a cooperating Purchaser's broker who is not a party to a fully executed Confidentiality Agreement) for commissions, fees or other compensation for bringing about any investments in the Property by Prospective Purchaser if such claim or claims are based in whole or in part on dealings with Prospective Purchaser if such claim or claims are based in whole or in part on dealings with prospective Purchaser or any of its affiliates, advisors, agents, representatives, shareholders, employees, officers or directors. Prospective Purchaser's indemnity obligations under this Agreement shall survive the termination of this agreement or the discontinuation or the consummation of the sale of the Property by Owner.

The Purchaser understands that neither PCC nor the Owner nor any of the Owner's representatives or advisors have made or make any representation or warranty, express or implied, as to the validity, accuracy or completeness of the Evaluation Material and have not independently verified the Evaluation Material. The Purchaser understands that some information contained in the Evaluation Material consists of summaries or compilations. The Purchaser understands that nothing in the Evaluation Material shall be deemed to constitute a representation or warranty or promise, express or implied, as to the future performance of the Property. Purchaser understands that neither PCC nor the Owner nor any of the Owner's representatives or advisors represent that the information provided to the Purchaser is all the information that the Purchaser should review in connection with the Property, and that neither PCC nor the Owner is under any obligation to correct any inaccuracies or omissions. The Evaluation Material may be modified, supplemented, amended, suspended, or withdrawn at any time by Owner in its sole and absolute discretion. It is understood that the Purchaser is expected to perform such due diligence, investigations and inspections of the Property as the Purchaser deems necessary or desirable and as permitted by agreement with PCC and the Owner.

The Purchaser agrees that neither the Purchaser nor the Permitted Parties will inspect the Property or communicate with the tenants or their employees, leasing agents or Property staff without the prior permission of the Owner or PCC and that the Purchaser and/or the Permitted Parties may be required to be accompanied by a representative of Owner or PCC on such inspection.

The Purchaser further agrees that unless and until a definitive agreement with respect to the purchase of the Property has been executed by both Owner and Purchaser and delivered to Owner, neither PCC nor the Owner will be under any legal obligation of any kind whatsoever with respect to such purchase by virtue of this Agreement or any written or oral expression made by PCC or any of the Owner's directors, officers, employees, agents or any other representatives. PCC and the Owner may elect at any time to terminate further access by the Purchaser to the Evaluation Material, or Purchaser may elect to cease all actions in connection with Purchaser's evaluation of the possible purchase of the Property. Under either circumstance, the Purchaser agrees that the Purchaser will automatically, promptly return to PCC the Evaluation Material, whether such materials are in written form, computer diskettes or other form, and will not retain any copies, notes, or other reproductions of the Evaluation Materials in whole or in part.

The parties to this Agreement hereby acknowledge (a) the unique nature of the matters set forth in this Agreement, (b) that Seller will suffer irreparable harm if Purchaser breaches any of such provisions and (c) that monetary damages will be inadequate to compensate Seller for such breach. Therefore, if Purchaser (or any affiliate, agent, employee, officer, or independent contractor of or retained by Purchaser) breaches any of such provisions, then Seller shall be entitled to injunctive relief (in addition to any other remedies at law or equity) to enforce such provisions.

This Agreement shall be governed and construed in accordance with the laws of the State of California.

Buyer's Broker Fee: 2.0% (Two Percent)

For more information contact: Leshia Montoya, Pacific Coast Commercial, 10721 Trenea Street, Suite 200, San Diego, CA 92131; (619) 992-5863 [Tel]; Leshia@PacificCoastCommercial.com

Upon acceptance by the Owner and/or PCC, this fully executed Agreement will constitute our complete understanding with respect to the subject matter of this Agreement, and the Evaluation Material will be provided to Purchaser.

Acknowledged and Agreed: Purchaser

By: _____

Date: _____

Address: _____

Phone: _____

Acknowledged and Agreed: Purchaser's Broker

By: _____

Date: _____

Address: _____

Phone: _____



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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable,
we have no reason to doubt its accuracy,