



# Confidentiality & Disclaimer

SAN DIEGO, CA

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MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

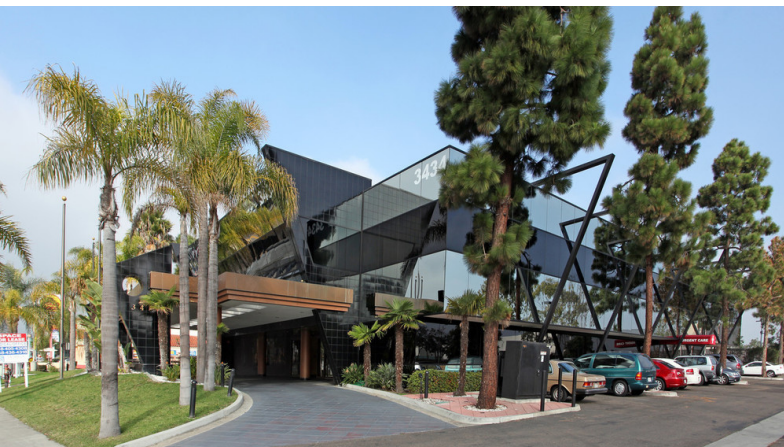
PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

## Executive Summary



Sale Price:	\$7,999,000
Cap Rate:	6.8%
NOI:	\$487,500
Lot Size:	0.85 Acres
Building Size:	26,500 SF
Building Class:	A
Year Built:	1993
Renovated:	2017
Zoning:	Commercial
Market:	San Diego
Cross Streets:	Midway and Rosecrans

### PROPERTY OVERVIEW

Office or Medical Center Real Estate near San Diego Airport. Has Urgent Care Center TENANT in building. This is the Building FORSALE. 26,500+/- sq ft. This is a Standalone building with it's own parking lot. Beautiful Glass and Steel Construction. Ready to move in. Some tenants but minimal. 4.2 miles to SD International Airport.

### PROPERTY HIGHLIGHTS

- Beautiful Glass and Steel Construction
- 4.2 miles to SD International Airport
- Commercial Zoned
- Medical Building
- Near Airport
- Urgent Care Center Tenant
- Cap Rate is Proforma

## Property Description



### PROPERTY DESCRIPTION

Office or Medical Center Real Estate near San Diego Airport. Has Urgent Care Center TENANT in building. This is the Building FORSALE. 26,500+/- sq ft. This is a Standalone building with it's own parking lot. Beautiful Glass and Steel Construction. Ready to move in. Some tenants but minimal. 4.2 miles to SD International Airport.

### SITE DESCRIPTION

Close to San Diego Airport

### LOCATION

Midway Near 5 Fwy and 8 Fwy  
4.2 Miles from San Diego International Airport

### ZONING

Commercial Medical

### CONSTRUCTION

Glass and Steel



## Property Details

PROPERTY NAME:	Medical Plaza Real Estate FOR SALE San Diego
PROPERTY ADDRESS:	3434 Midway San Diego, CA 92110
PROPERTY TYPE:	Office
APN:	441-650-22-00
LOT SIZE:	37,026 SF
BUILDING CLASS:	A
ZONING:	Commercial
PARKING SPACES:	50
PARKING RATIO:	1.8
BUILDING FRONTAGE:	82 ft.
CROSS STREETS:	Midway and Rosecrans
YEAR BUILT:	1993
CONSTRUCTION TYPE:	Steel and Glass
NUMBER OF STORIES:	2
AVERAGE FLOOR SIZE:	13000
FOUNDATION:	Slab
WALLS:	Stucco
NUMBER OF UNITS:	16
ROOF:	Flat





## Complete Highlights



### PROPERTY HIGHLIGHTS

- Beautiful Glass and Steel Construction
- 4.2 miles to SD International Airport
- Commercial Zoned
- Medical Building
- Near Airport
- Urgent Care Center Tenant
- Cap Rate is Proforma

## Additional Photos





MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO

# LOCATION INFORMATION

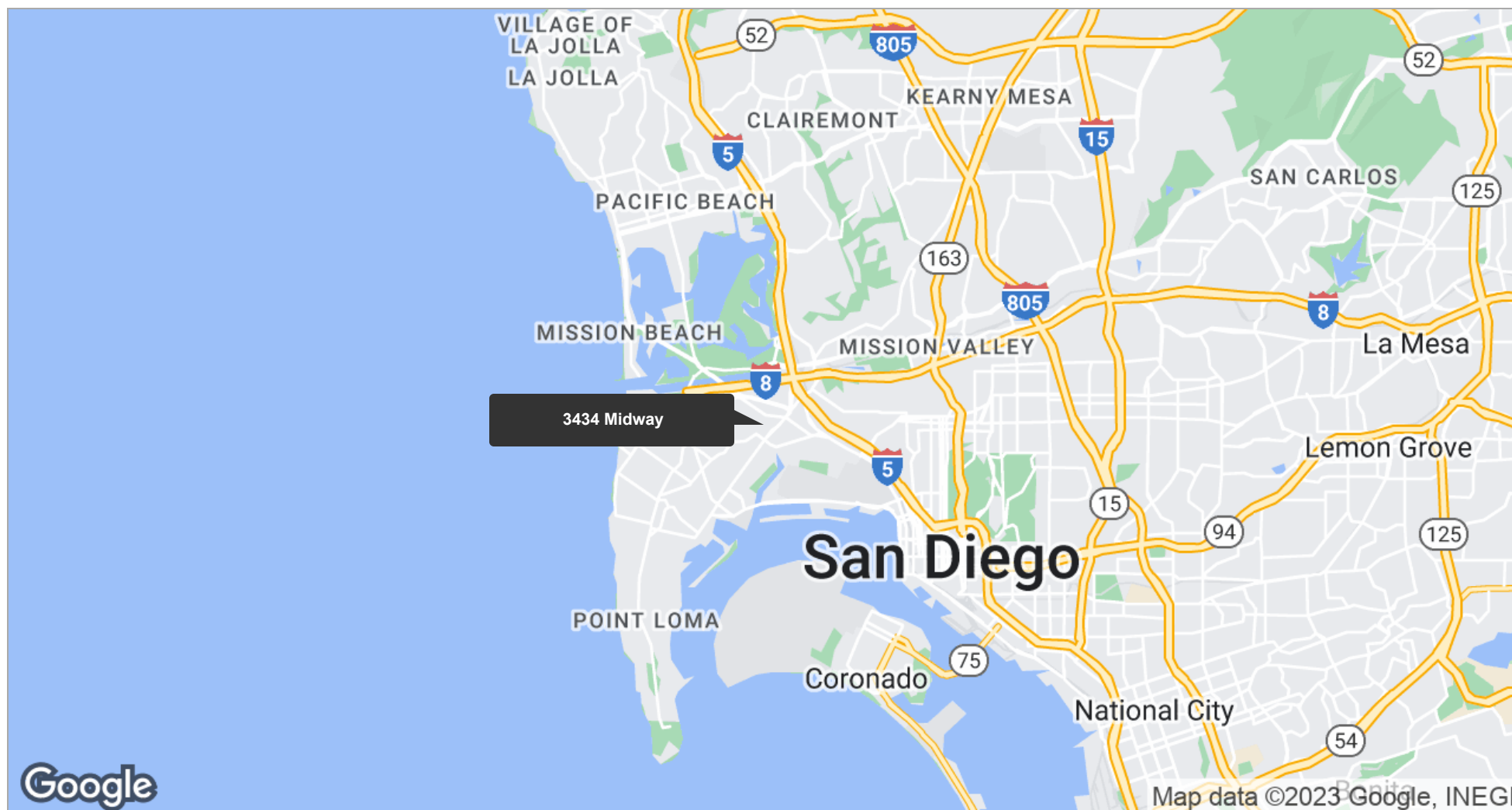
# 2

REGIONAL MAP

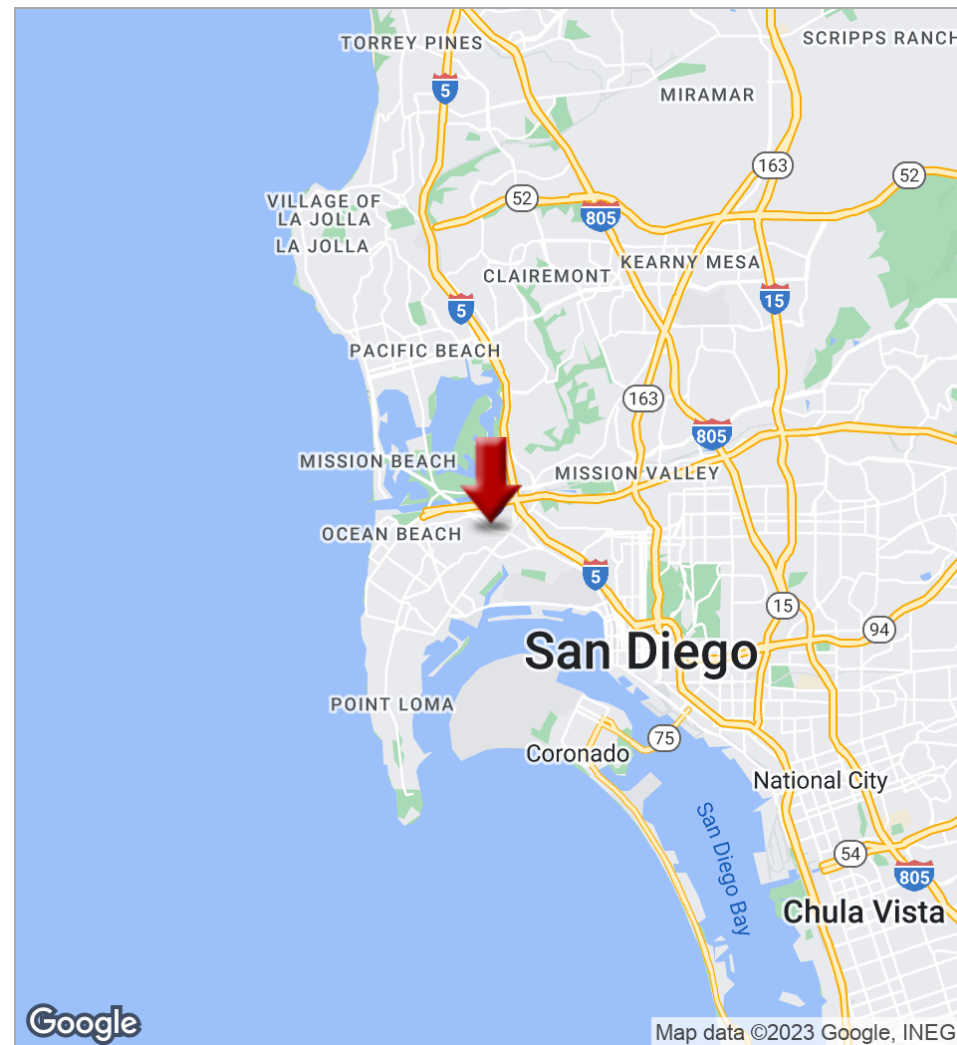
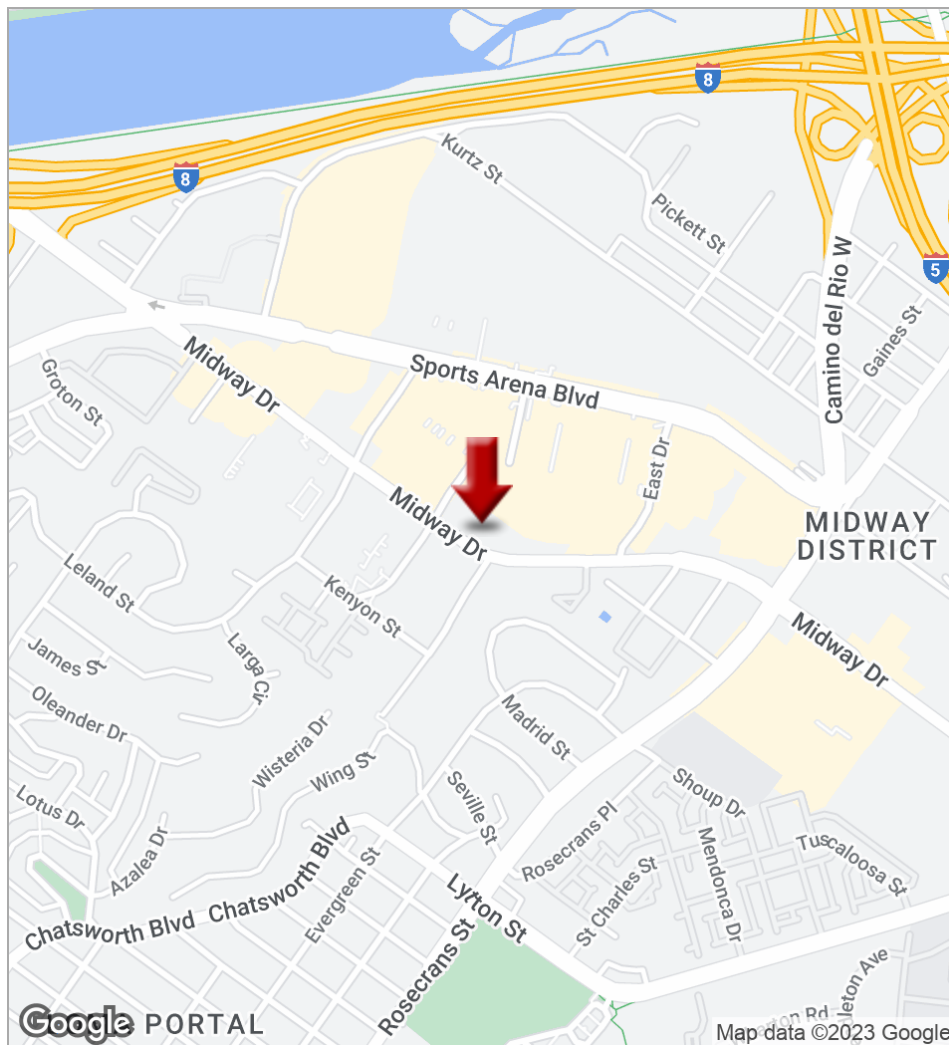
LOCATION MAPS

AERIAL MAP

## Regional Map



# Location Maps





## Aerial Map





MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

# Financial Summary

INVESTMENT OVERVIEW	OFF MARKET OFFICE OR MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO
Price	\$7,999,000
Price per SF	\$301.85
CAP Rate	6.8%
Cash-on-Cash Return (yr 1)	6.09 %
Total Return (yr 1)	\$487,500
Debt Coverage Ratio	-
OPERATING DATA	OFF MARKET OFFICE OR MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO
Gross Scheduled Income	\$750,000
Other Income	-
Total Scheduled Income	\$750,000
Vacancy Cost	\$37,500
Gross Income	\$712,500
Operating Expenses	\$262,500
Net Operating Income	\$487,500
Pre-Tax Cash Flow	\$487,500
FINANCING DATA	OFF MARKET OFFICE OR MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO
Down Payment	\$7,999,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

## Income & Expenses

INCOME SUMMARY	OFF MARKET OFFICE OR MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO	PER SF
GROSS INCOME	\$712,500	\$26.89

EXPENSE SUMMARY	OFF MARKET OFFICE OR MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO	PER SF
GROSS EXPENSES	\$262,500	\$9.91
NET OPERATING INCOME	\$487,500	\$18.40

MEDICAL PLAZA REAL ESTATE FOR SALE SAN DIEGO

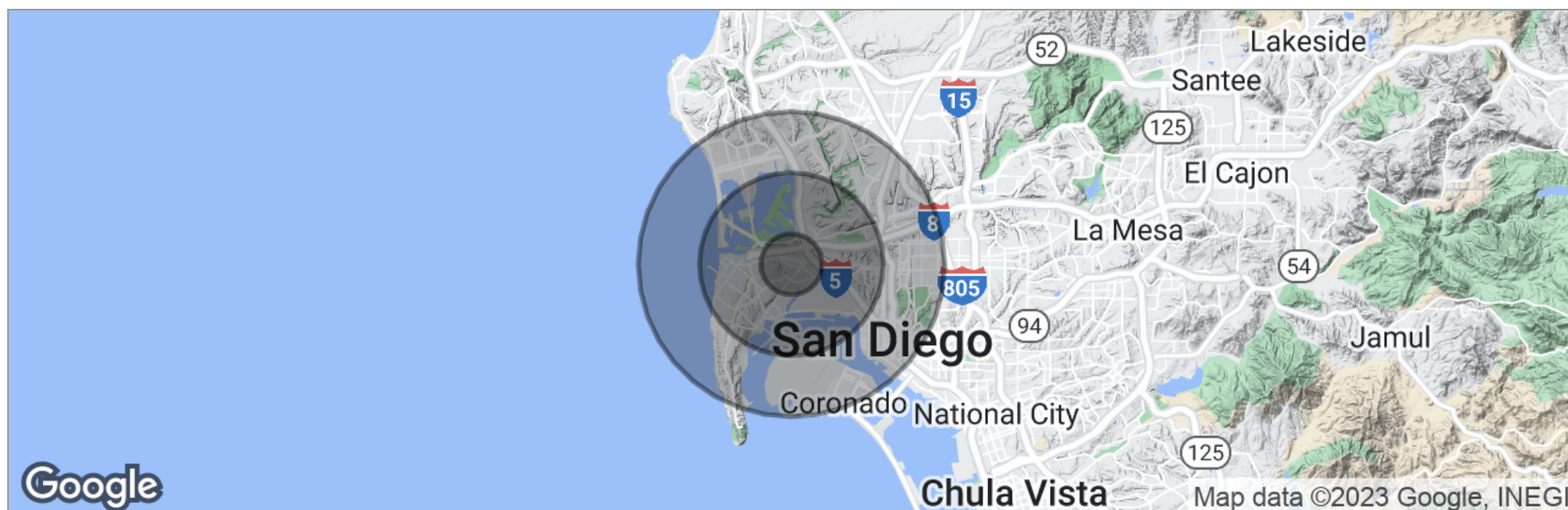
# DEMOGRAPHICS

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DEMOGRAPHICS MAP



## Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	16,519	104,761	300,429
Population Density	5,258	3,705	3,825
Median Age	32.1	34.8	35.8
Median Age (Male)	31.0	34.4	35.6
Median Age (Female)	33.7	35.5	36.0
Total Households	6,385	45,186	139,794
# of Persons Per HH	2.6	2.3	2.1
Average HH Income	\$67,547	\$83,139	\$80,815
Average House Value	\$441,937	\$643,163	\$624,132