

8975-8985 BALBOA AVENUE, SAN DIEGO, CA 92123

94,988 TOTAL SF (26,906 SF & 68,082 SF BUILDINGS)

OWNER/USER OR INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY



\$26,995,000

Sale Price



\$284.19/SF

Price/SF



VOIT REAL ESTATE SERVICES IS PLEASED TO OFFER 8975 AND 8985 BALBOA AVENUE FOR SALE This unique owner/user, investment opportunity located in the highly desirable Kearny Mesa area. These 2 office/flex buildings are well located in the Corporate Headquarters area of Kearny Mesa offering the following features:



Two buildings totaling 94,988 SF (68,082 and 26,906 SF)



Central Kearny Mesa location



Quality Two story buildings



4.95/1000 RSF parking ratio



Functional open floor plans



Great freeway access to I-5, I-805 and Hwy 163



Strong Kearny Mesa market



600kw Back-Up Generator



4 level, 315 car parking structure



Outdoor patio areas



Building and Monument Signage



Flexible IL-2-1 zoning allowing office, flex, life science, lab, assembly or warehouse

PROPERTY FEATURES

8975 & 8985 Balboa Avenue are two (2) high quality office/flex buildings offering the following features:

8975 BALBOA AVENUE

8985 BALBOA AVENUE

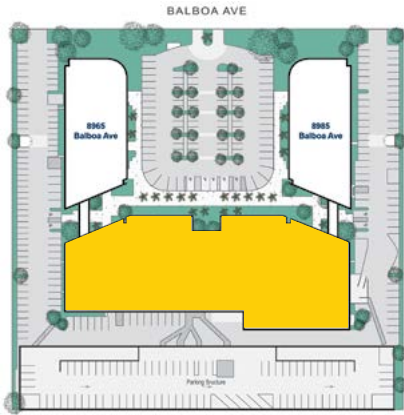
Building Sizes	68,082 Square Feet Flex / Office	26,906 Square Feet Flex / Office
Improvements	92% office / 8% warehouse (warehouse is expandable)	100% office (can convert office to lab, assembly or warehouse)
Number of Floors	Partial Two Story	Two Story
Parcel Size - 5.64 Acres	Planned Office Development*	Planned Office Development*
Assessor's Parcel Number	369-163-09-02	369-163-09-03
Building Structure	Concrete and steel building, with glass curtain walls Second floor is concrete slab over metal decking	Concrete and steel building,with glass curtain walls Second floor is concrete slab over metal decking
Parking – 470 Spaces Total**	4.95/1,000 RSF ratio**	4.95/1,000 RSF ratio**
Power Meters	Separate SDG&E Meter	Separate SDG&E Meter
Power	2000 amps 277/480v / 3 Phase	2,000 amps 277/480v 3 phase
Fire/Life Safety	Fire Sprinkler System	Fire Sprinkler System
Back-up Power – 600kw Caterpillar	Yes	Yes
Heating Ventilation & Air Conditioning	Central Plant Cooling Tower and Boiler In suite water source heat pumps	Central Plant Cooling Tower and Boiler In suite water source heat pumps
Loading	One 8'x8' loading door, plus 8 knock out panels for additional 10'x10' doors	Potential for 3 grade loading doors
Elevators	One (1) elevator	One (1) elevator (7'7" x 5' cab size)
Floor to Deck Heights	1st Floor – 10.5' drop ceiling 14' slab to beam 2nd Floor – 9' drop ceiling 12' slab to beam	First Floor – 10' drop ceiling 14' slab to beam 2nd Floor - 8.5' drop ceiling 12' slab to beam

COMMENTS:

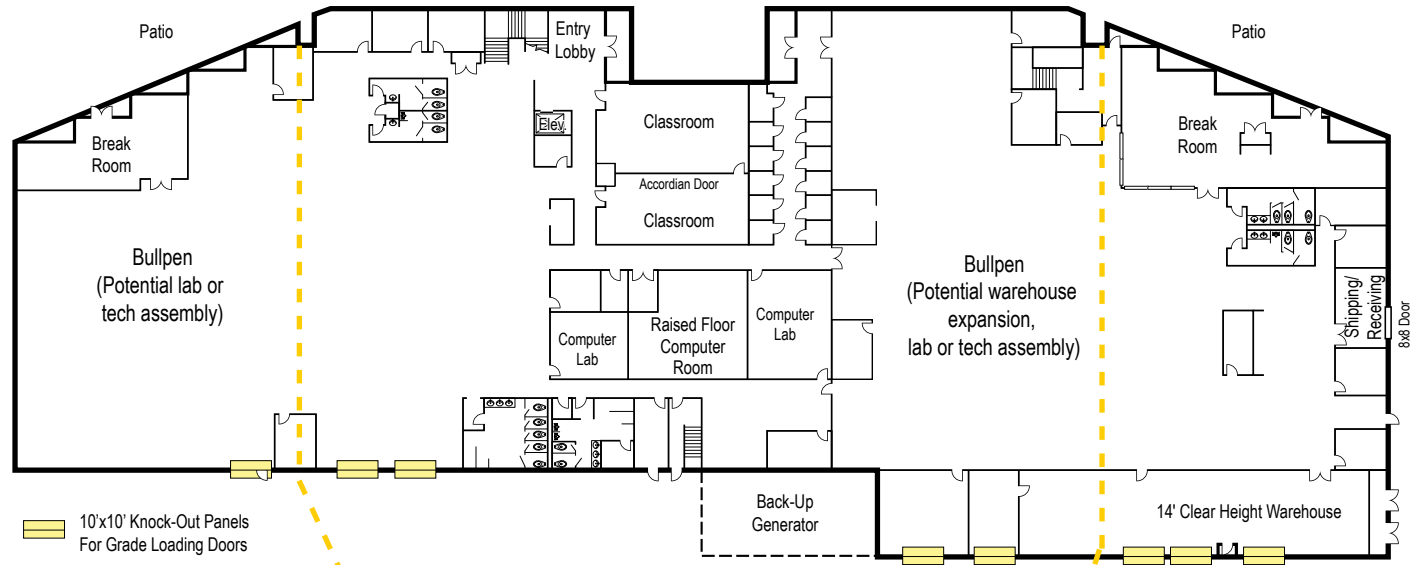
* 5.54 Parcel subject to a recorded planned office development map, whereby each of the three buildings is a separate legal parcel, with all land outside the building foot print, owned and managed by the Owner's Association.

** Purchase includes a 154,000 square foot concrete and steel, 3 story parking structure, with 315 parking spaces. Structure is elevator served to all levels, has 10' clear height on first level for commercial vehicles, and is stubbed for easy installation of gates at entry and exit. The parking structure is exclusively dedicated to 8975 and 8985 Balboa Avenue. Parking structure, plus surface parking amounts to 470 total parking spaces.

8975 - EXISTING FLOOR PLANS



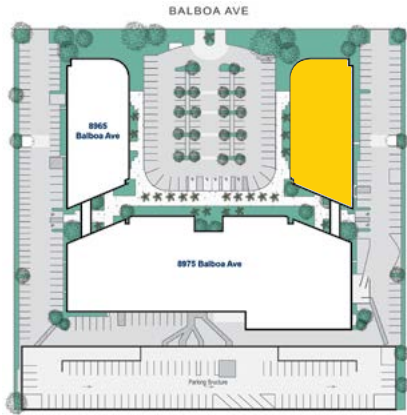
FIRST FLOOR



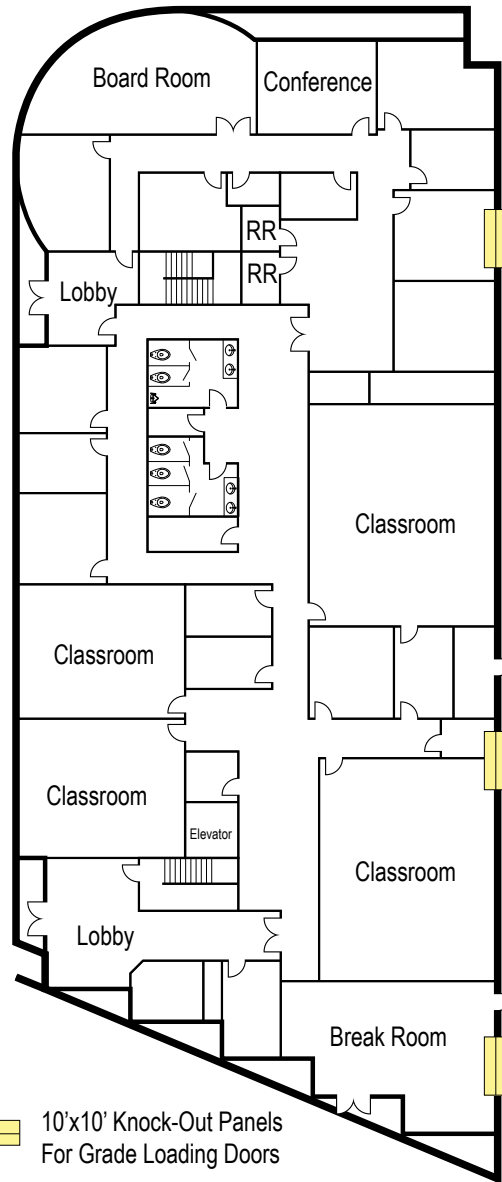
SECOND FLOOR



8985 - EXISTING FLOOR PLANS

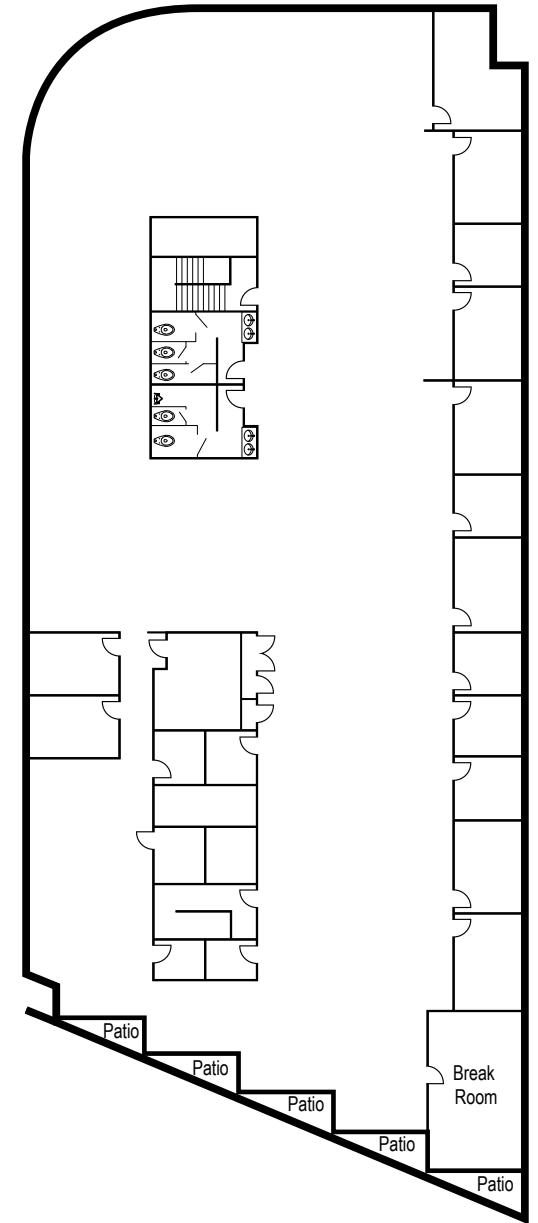


FIRST FLOOR

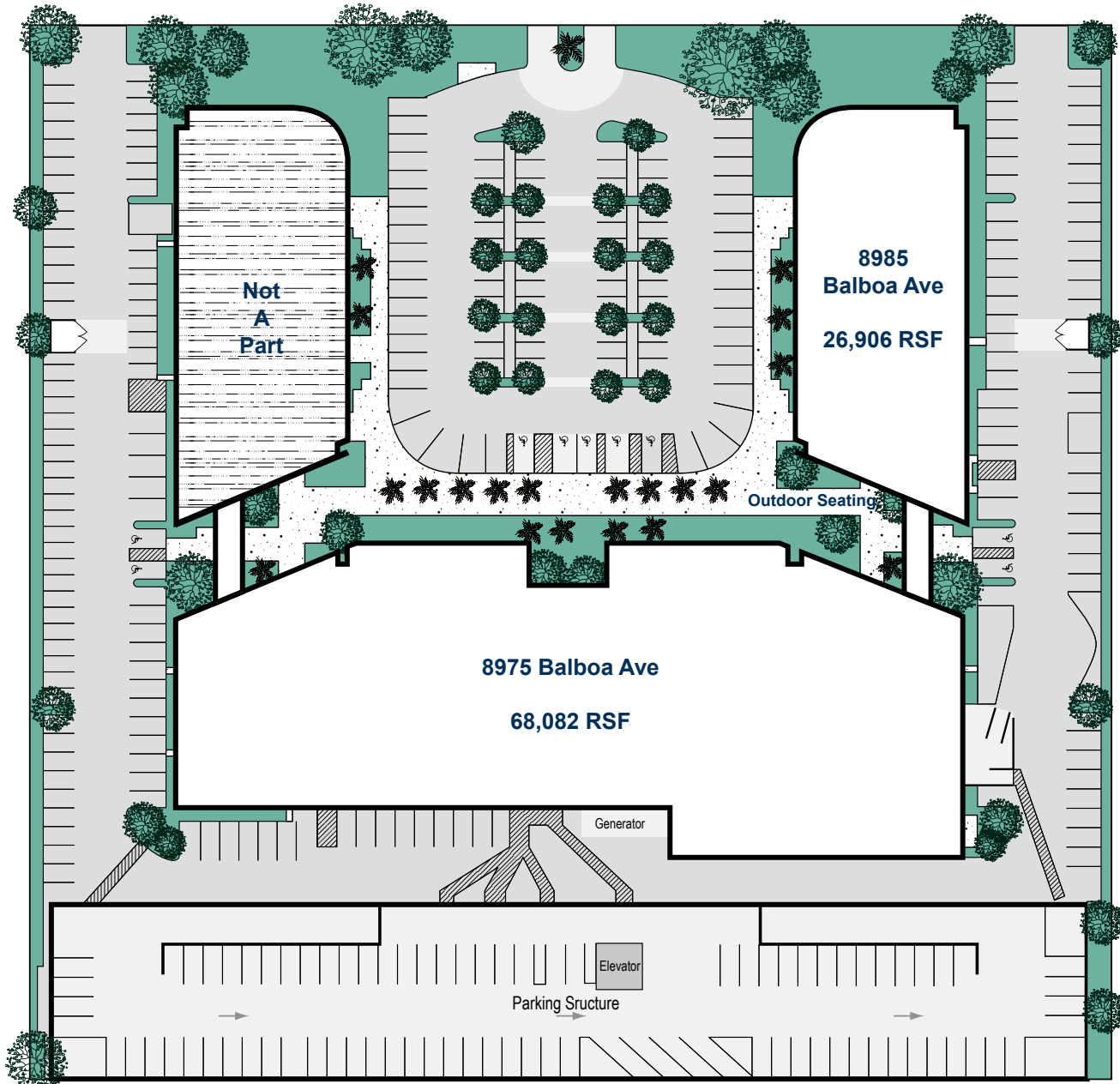


10'x10' Knock-Out Panels
For Grade Loading Doors

SECOND FLOOR



BALBOA AVE



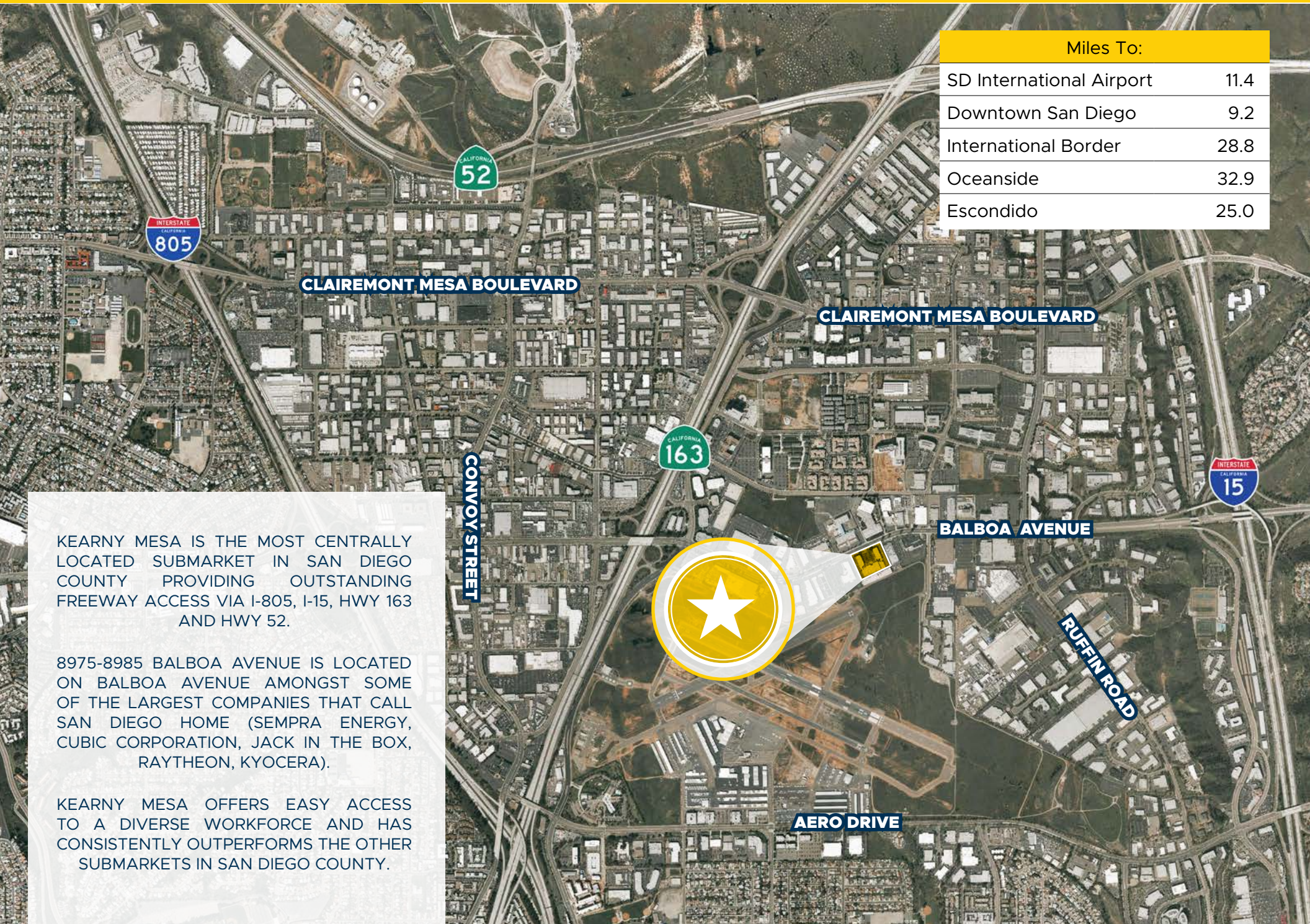
PARCEL MAP



LOCATION



KEARNY MESA MARKET



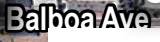
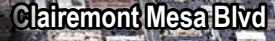
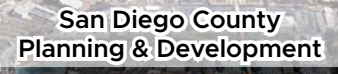
Miles To:	
SD International Airport	11.4
Downtown San Diego	9.2
International Border	28.8
Oceanside	32.9
Escondido	25.0

KEARNY MESA IS THE MOST CENTRALLY LOCATED SUBMARKET IN SAN DIEGO COUNTY PROVIDING OUTSTANDING FREEWAY ACCESS VIA I-805, I-15, HWY 163 AND HWY 52.

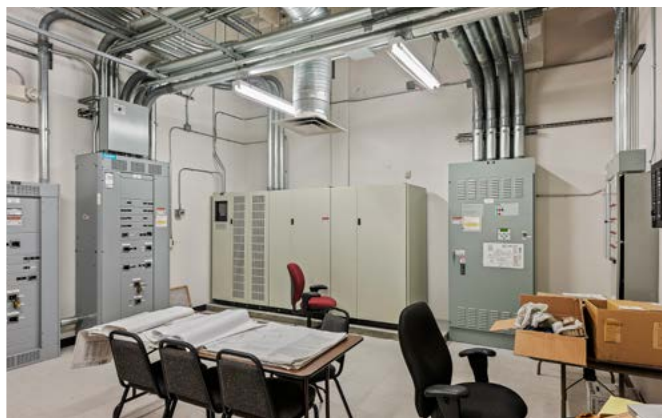
8975-8985 BALBOA AVENUE IS LOCATED ON BALBOA AVENUE AMONGST SOME OF THE LARGEST COMPANIES THAT CALL SAN DIEGO HOME (SEMPRA ENERGY, CUBIC CORPORATION, JACK IN THE BOX, RAYTHEON, KYOCERA).

KEARNY MESA OFFERS EASY ACCESS TO A DIVERSE WORKFORCE AND HAS CONSISTENTLY OUTPERFORMS THE OTHER SUBMARKETS IN SAN DIEGO COUNTY.

CORPORATE NEIGHBORS









RANDY LACHANCE, SIOR

EXECUTIVE VICE PRESIDENT/PARTNER | LIC. # 00969674
RLACHANCE@VOITCO.COM | 858.458.3374

BRANDON T. KEITH

SENIOR VICE PRESIDENT/PARTNER | LIC. #01177792
BKEITH@VOITCO.COM | 858.458.3326

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as a Real Estate Salesperson and Broker by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2022 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
REAL ESTATE SERVICES