

# SKY PARK BUSINESS CENTER

*9210 Sky Park Court, San Diego, CA 92123*

*39,583 SF*

*Ideal Owner-User Office Building For Sale With Existing Income in Place  
\$11,479,070 (\$290/SF)*



OMNINET

CBRE



# Property Features



Newly remodeled common areas and upgraded mechanical infrastructure



3.8/1000 parking ratio plus abundant street parking



High image, 2-story office building totaling approximately 39,583 square feet



Prominent building and monument signage available



Common area shower facilities on first floor



Situated on a prestigious cul-de-sac location



Efficient and functional existing improvements which can be modified to suit specific user requirements



On-site deli located at 9265 Sky Park Court with additional eating establishments located within walking distance



Public transportation located within short walking distance



Assessor Parcel Number 369-170-46-00



Zoning: IL-2-1



Year Built - 1984 / Renovated - 2019



Acreage – 2.0 Acres



Elevator – One (1) hydraulic elevator



Foundation: The foundation of the building consists of reinforced concrete perimeter footings and interior isolated spread footings supporting steel columns.



Exterior Walls: The 1st floor exterior walls consist of decorative precast concrete panels. The 2nd floor exterior walls consist of a glass curtainwall system, with anodized aluminum framing.



HVAC - Two (2) 50-ton units located on the roof deck with a VAV system for distribution

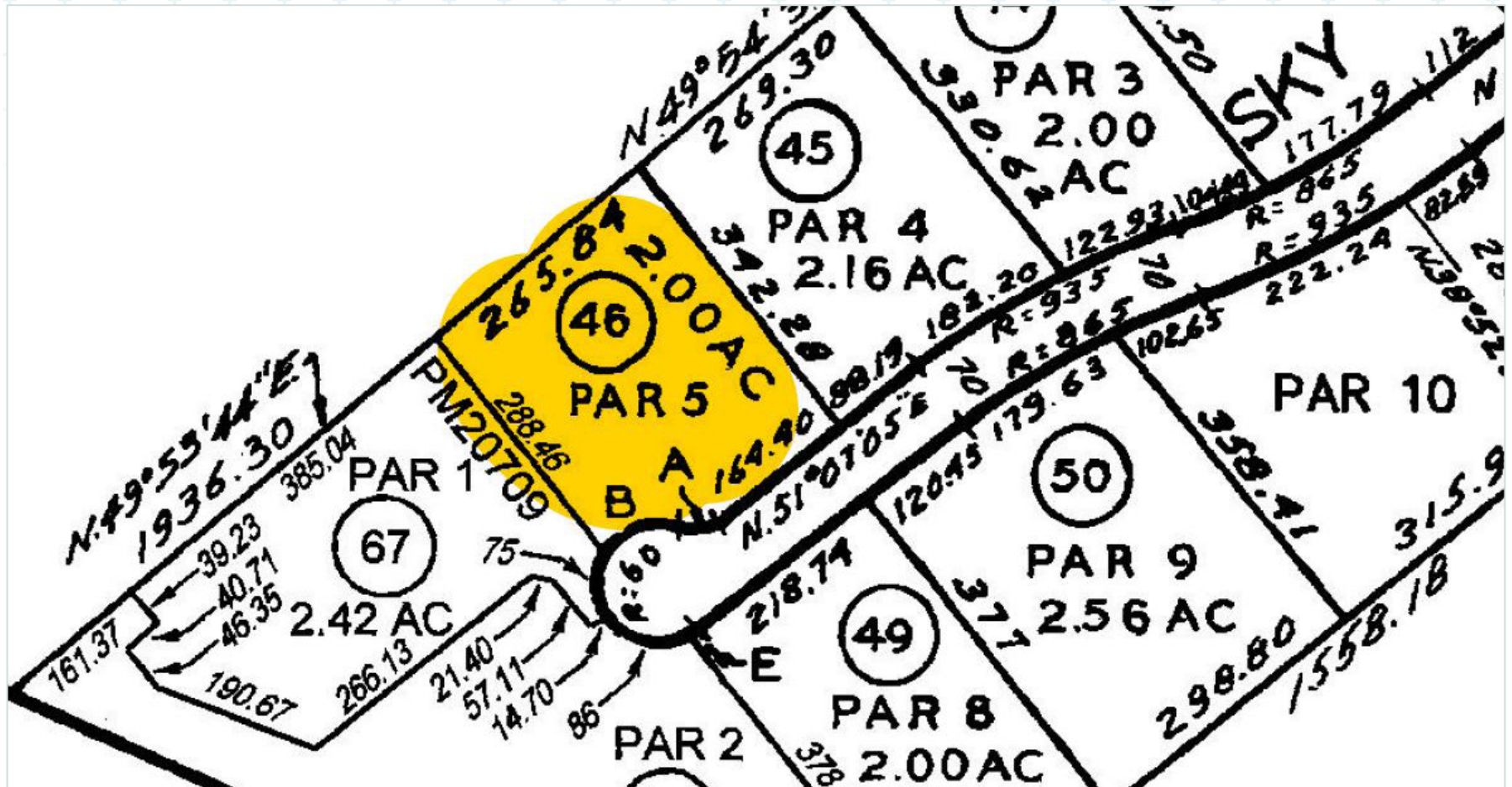


# Site Plan





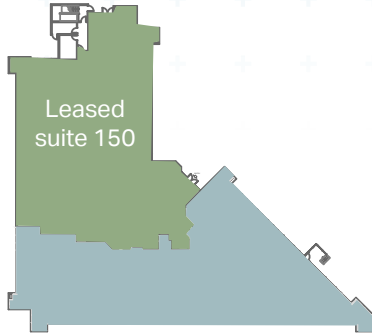
Parcel Map



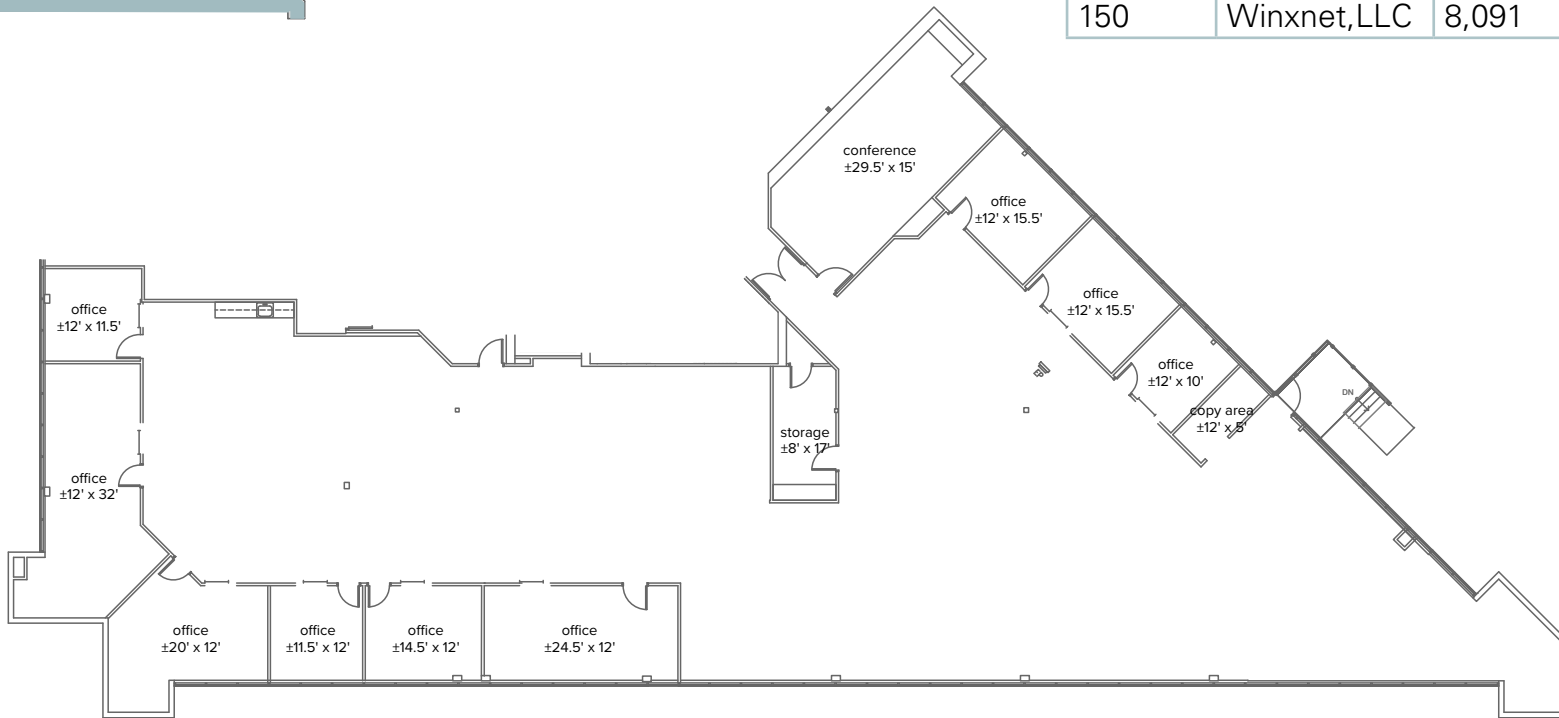
# Floor Plans

## 1<sup>ST</sup> FLOOR

### LEASE EXPIRATIONS/ STACKING PLAN



Suite	Tenant	SF/Lease	LXD
100	Vacant	10,472	-
150	Winxnet, LLC	8,091	9/30/2024



*Suite 100*





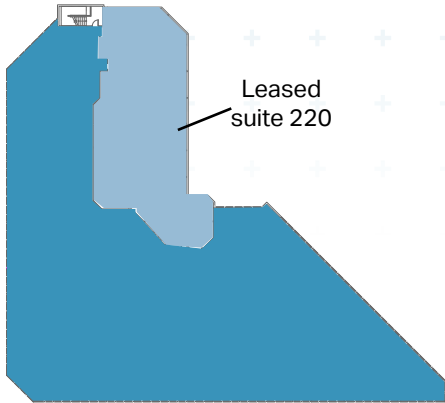
*Suite 150*



# Floor Plans

## 2<sup>ND</sup> FLOOR

### LEASE EXPIRATIONS/ STACKING PLAN



Suite	Tenant	SF/Lease	LXD
200	Vacant	16,282	-
220	KMEA	4,738	8/31/2022



Suite 200

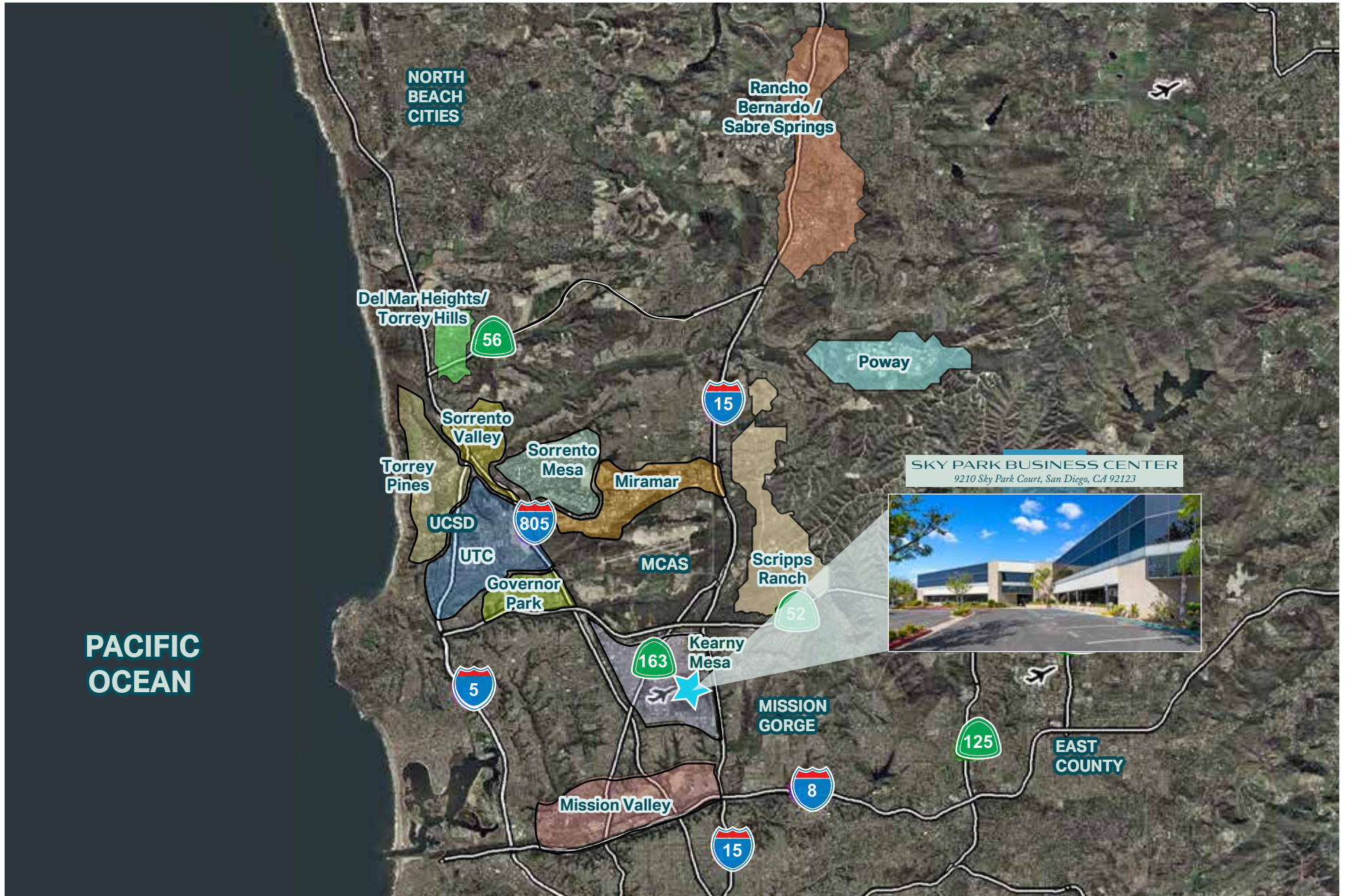


Suite 220





Aerials





# Area Amenities



## MISSION VALLEY



SDCCU Stadium

Stadium Golf

Frys Electronics

PetSmart,  
Vons,  
Wal-Mart,  
Wells Fargo

Einstein Bros.,  
Panda Express,  
Payless Shoe Source,  
Quiznos, Starbucks

Express Tire,  
McDonald's,  
Taco Bell

Holiday Inn,  
Roberto's Taco Shop,  
Sizzler, Submarina

Jack In The Box,  
Papa John's Pizza,  
Pick Up Stix,  
Togo's Eatery

## DOWNTOWN



7-Eleven

AeroDr

## CORONADO



Hotel Circle



Montgomery Field

**SKY PARK BUSINESS CENTER**  
9210 Sky Park Court, San Diego, CA 92123



Sky Park Cafe

Deli's in walking distance

Skypark Ct

Ruffin Rd

Balboa Ave

**SAN DIEGO SPECTRUM**  
ARCO, Boll Weevil, Butcher Shop, California Coast Credit Union, Carl's Jr. Court Furniture Rental, County Assessor's Office Denny's, Dlux Cleaners, Filippi's, H&R Block, Jack in the Box, La Salsa, Marriott, McDonald's Nextel, North Island Credit Union, Panda Express Red Brick Pizza, Robeks, Ruby's Cafe San Diego Municipal Courthouse, Starbucks Subway, Taco Bell, The Spice Cafe, Togo's, US Bank, Wells Fargo, Wendy's, YMCA







# OMNINET

## *About Omninet*

Omninet Capital, LLC, is a diversified investment firm specializing in commercial real estate. The Omninet team is composed of experienced real estate operators and currently manages over 4 million square feet of commercial space across the country.

Omninet's mission is to provide each of its tenants a seamless tenancy so they are free to focus on the success of their own business. As a privately owned company with hands-on principals, Omninet has the ability to provide tenants with direct access to its senior management team. This ensures its tenants a fast response time with a personal touch.

*FOR FURTHER INFORMATION, PLEASE CONTACT:*

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