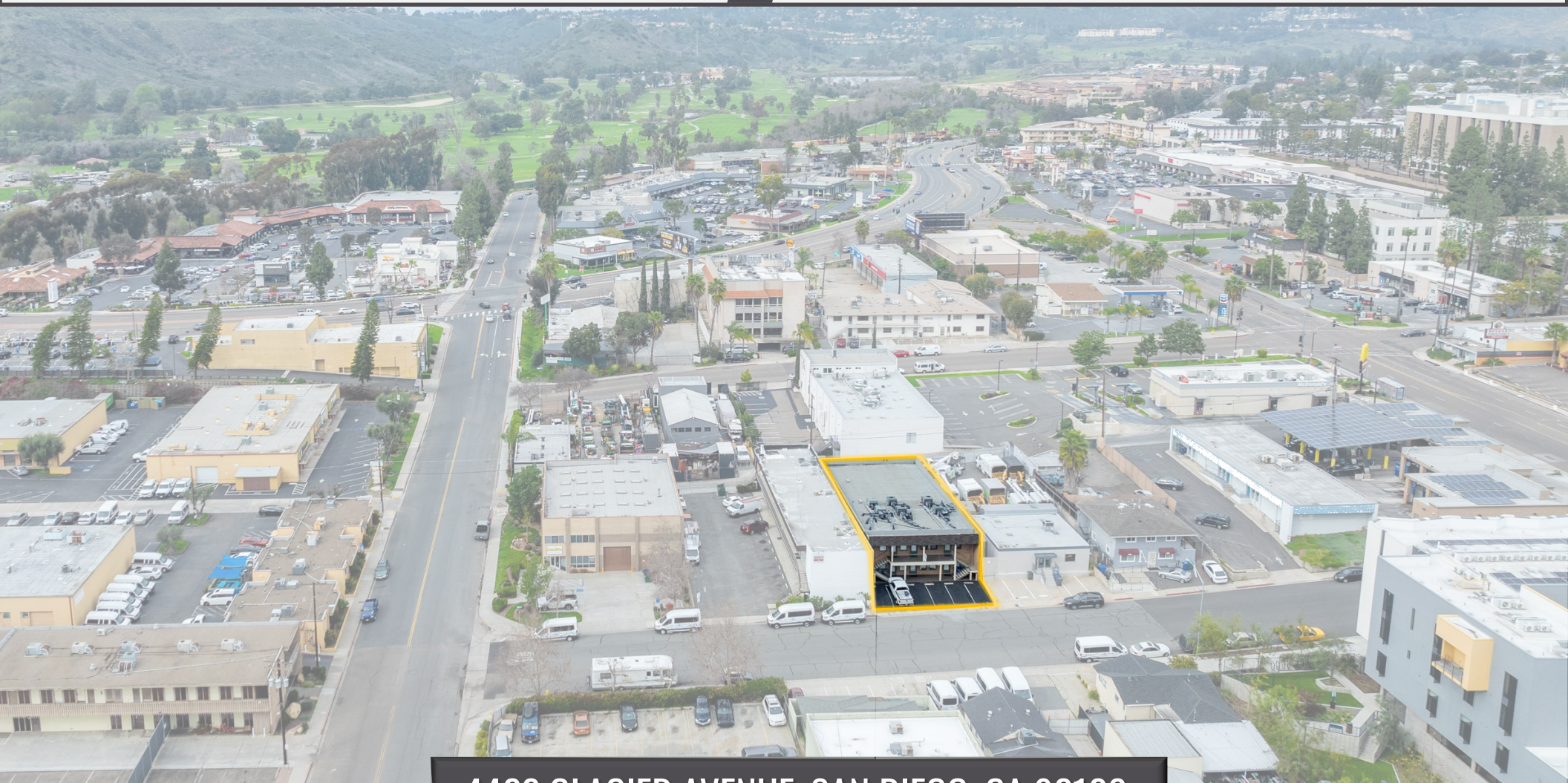


OWNER/USER FOR SALE WITH POTENTIAL INCOME

Central San Diego | Mission Gorge

Industrial/Office Building



4422 GLACIER AVENUE, SAN DIEGO, CA 92120

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


Commercial Real Estate
TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFICE 619 469 3600 | 10721 Treena St, Suite 200 | San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

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, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease. All information, including zoning and use, should be verified prior to transaction.

PROPERTY SUMMARY

Pacific Coast Commercial is excited to present a unique chance to acquire a meticulously maintained owner/user property in the industrial/office sector. This property is located at 4422 Glacier Avenue, situated within the Grantville/Mission Gorge submarket in central San Diego, California. The two-story building occupies a 7,506 square foot lot, offering convenient proximity to Mission Valley, Downtown San Diego, and the stunning San Diego coastline. Following the recent approval of the landmark Navajo Community Plan, the Grantville community is set to welcome over 5,000 apartment units to the market. This presents an exceptional opportunity to be at the forefront of the neighborhood's revitalization.

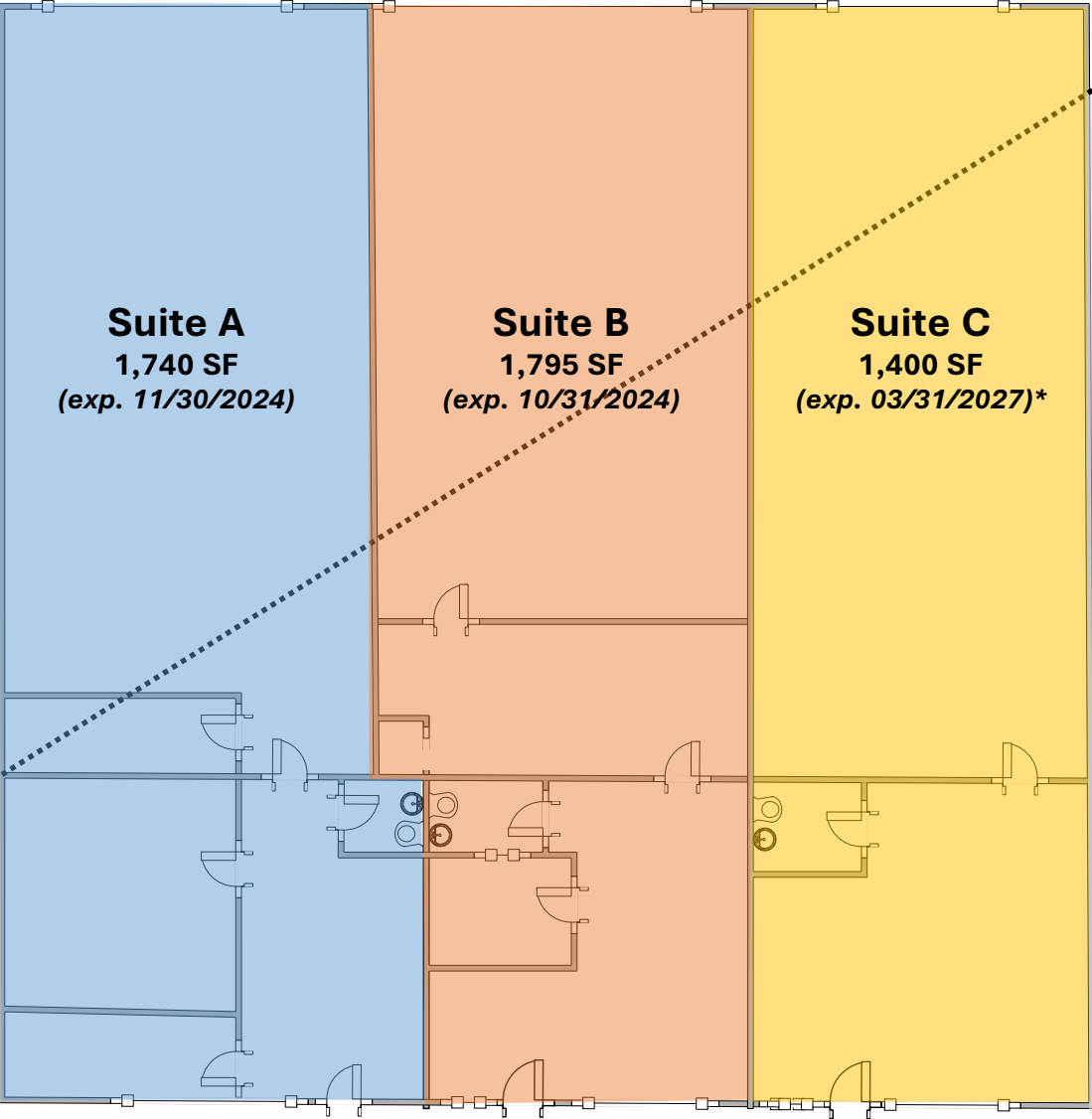
PROPERTY FEATURES

* Buyer to Verify

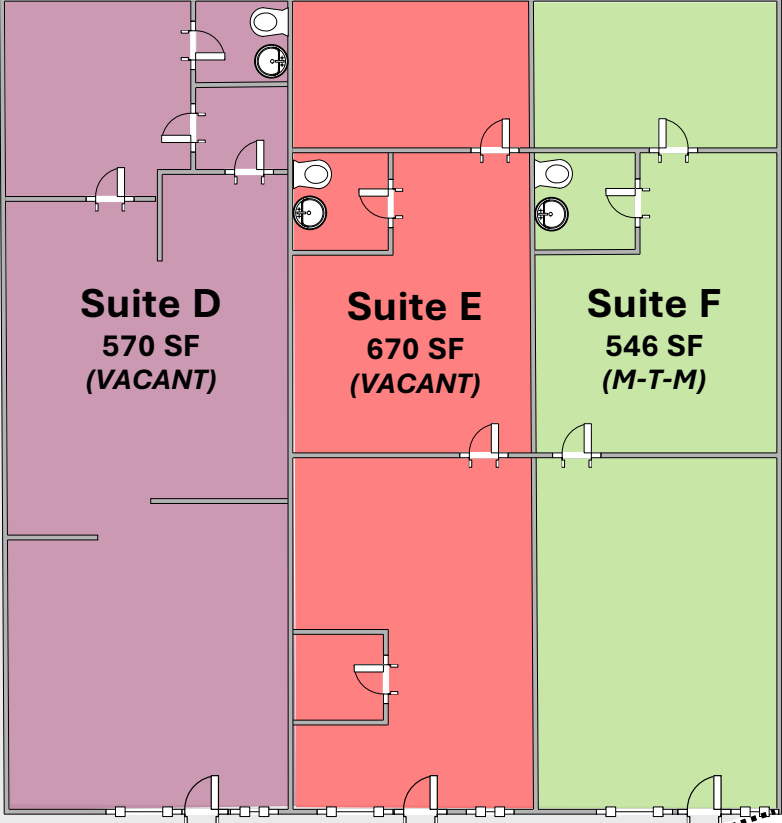
PROPERTY ADDRESS 4422 Glacier Avenue, San Diego, CA 92120	BUILDING AREA ± 6,721 Square Feet*	SALE PRICE \$2,100,000
ZONING CC-3-6	CLEAR HEIGHT +/- 20 Feet	FEATURES 3 Industrial Suites & 3 Office Suites; Can Be Combined or Rented Out Separately
PARCEL NUMBER 458-521-22-00	LOADING 3 Grade Level 10' X 10' Roll-Up Doors	DIVISIBILITY 6 Restrooms, Elect. Meters & HVAC Units



FLOOR PLANS



2nd Floor (Office)



1st Floor (Industrial)

*Lessor Right To Terminate within 90 days of COE -- Ask Agent for Details

Floor Plans Not Fit to Scale; for Reference Purposes Only.

OWN VS LEASE ANALYSIS

Purchase Assumptions		
Property Size (Square feet)		6,721
Purchase Price	\$312 \$/SF	\$2,100,000
Loan Amount		\$1,890,000

Start-up Costs		
Down Payment as % of Purchase Price	10%	\$210,000
Loan Fees		\$0
Tenant Improvements as \$/SF	\$0	\$0
Total out of pocket costs		\$210,000

Monthly Costs	Per SF	
Loan Payment (6% Int., 25 yr Amort.)	\$1.81	\$12,177
Operating Exp/CAM	\$0.25	\$1,680
Property Taxes	\$0.29	\$1,960
Total Monthly Costs	\$2.35	\$15,818

Monthly Ownership Benefits (Estimated)		
Tax Benefits (40% of Actuals)		
Loan Interest Deduction (5yr avg)		\$3,602
Operating Exp/CAM deduction		\$672
Property Tax Deduction		\$784
Depreciation Deduction (70% Imp)		\$1,256
Other Benefits		
Rental Income		\$0
Property Appreciation	1.0%	\$1,750
Total Owner Benefits		\$8,065
	Per SF	Monthly
Total Effective Monthly Cost	\$1.15	\$7,753

Lease Assumptions	
Property Size (Square feet)	6,721
Year 1 Lease Rate (NNN \$/SF)	\$1.95
Monthly Base Rent	\$13,106

Start-up Costs	
Prepaid Rent/Security Deposit	\$33,492
Admin Fees	\$0
Tenant Improvements as \$/SF	\$0
Total out of pocket costs	\$33,492

Monthly Costs	Per SF	
Lease Payment	\$1.95	\$13,106
Operating Exp/CAM	\$0.25	\$1,680
Property Taxes	\$0.29	\$1,960
Total Monthly Costs	\$2.49	\$16,746

Monthly Ownership Benefits (Estimated)		
Tax Benefits (40% of Actuals)		
Lease Deduction		\$5,242
Operating Exp/CAM deduction		\$672
Property Tax Deduction		\$784
Depreciation Deduction		n/a
Other Benefits		
Rental Income		n/a
Property Appreciation		n/a
Total Lessee Benefits		\$6,698
	Per SF	Monthly
Total Effective Monthly Cost	\$1.49	\$10,048

Ownership Analysis Summary - Annual

Effective Cost Difference	\$27,541
Principal Paydown (Average First 5 years)	\$38,057
Wealth Creation - Year 1	\$65,597
Wealth Creation - Year 5	\$327,986
<i>*Not considering Lease Rental Increases</i>	

**For discussion purposes only - do not rely on these assumptions and consult your appropriate financial advisors.*

NEARBY AMENITIES



Grantville Community is Centrally Located to San Diego Making it Very Desirable for Residential Developers

2,089 residential units newly completed or under construction
3,009 units proposed or developer purchased land
5,098 total units

Future 996 Apartment Development by G.H. Palmer

Interstate 15 1 Mile to On/Off Ramp

Snapdragon stadium

Future SDSU West Development

KEARNY MESA

TIERRASANTA



4422
GLACIER AVENUE

Groundswell Brewing Company

In-N-Out Burger Starbucks Coffee NEW DRIVE THRU

Panda Express Chinese Kitchen Jamba Juice

CVS pharmacy

Petco

Rubio's

Carl's Jr.

Admiral Baker GOLF COURSE

San Diego Beer Co.

Denny's

Auto Zone

GRAB & GO SUBS | SALADS | WRAPS & MORE

Wendy's

VONS

Better Buzz COFFEE ROASTERS

McDonald's

7 ELEVEN

KAISER PERMANENTE

Interstate 8

MISSION GORGE RD

RAINIER AVE

FRIARS RD

MISSION GORGE RD

DEMOGRAPHICS

	2 mile	5 mile	10 mile
POPULATION			
Total Population (2023)	59,888	459,714	1,480,047
Total Population (2028)	59,501	453,479	1,459,994
Median Age	37.3	37.5	37.5
Avg Household Income	\$117,404	\$99,134	\$104,837
Total Businesses	4,662	33,920	90,363
Total Employees	45,576	285,538	840,728
Consumer Spending	\$932.7M	\$6.1B	\$19.3B
HOUSEHOLDS			
Owner Occupied	11,657	73,331	242,085
Renter Occupied	13,671	109,117	302,739
Total Households	25,443	185,180	552,377

DRIVE TIMES



3

MINUTES
Grantville Park



4

MINUTES
Home Depot



5

MINUTES
Postal Service



6

MINUTES
SDSU



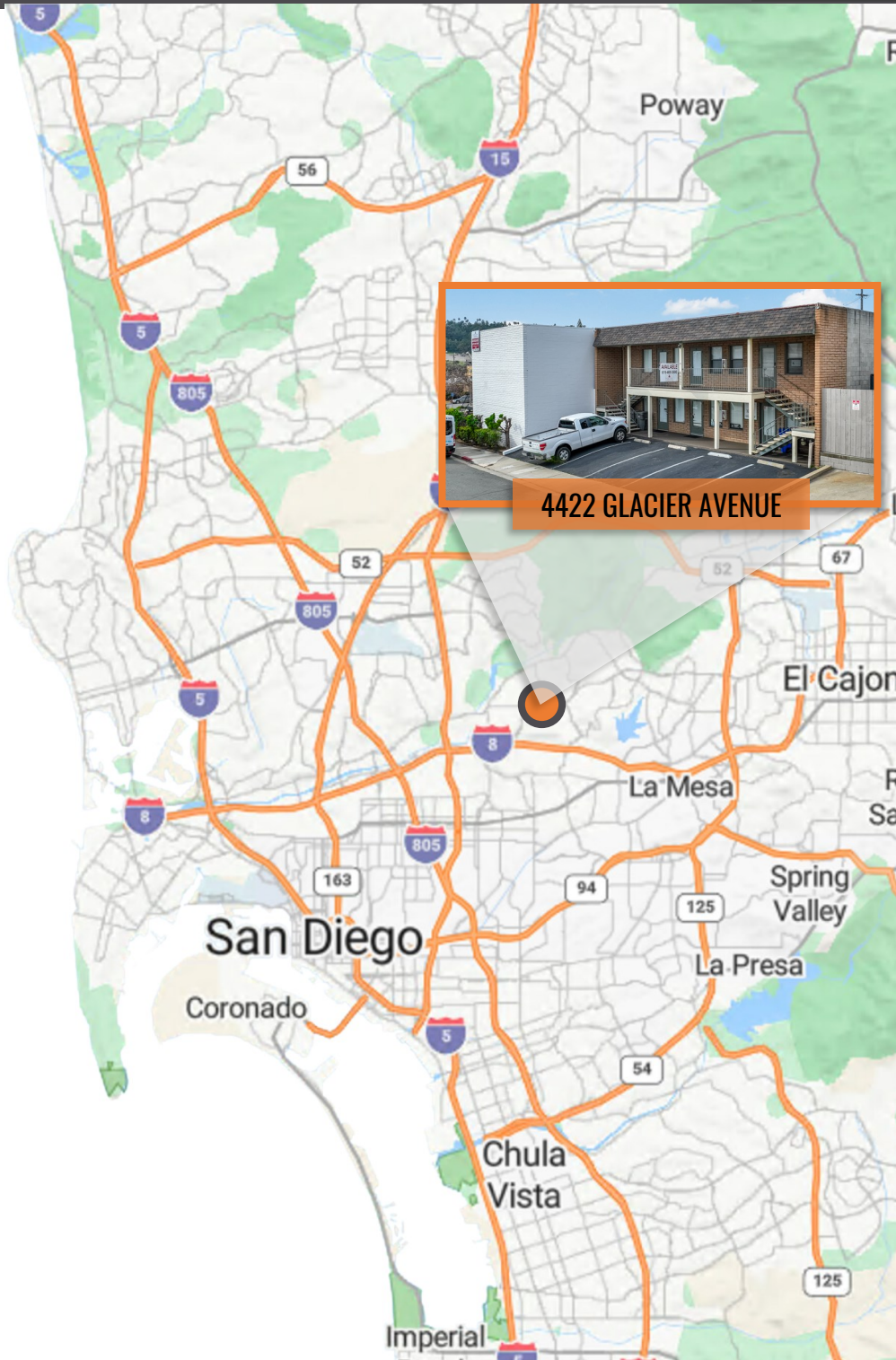
6

MINUTES
Snapdragon Stadium



15

MINUTES
San Diego
International Airport

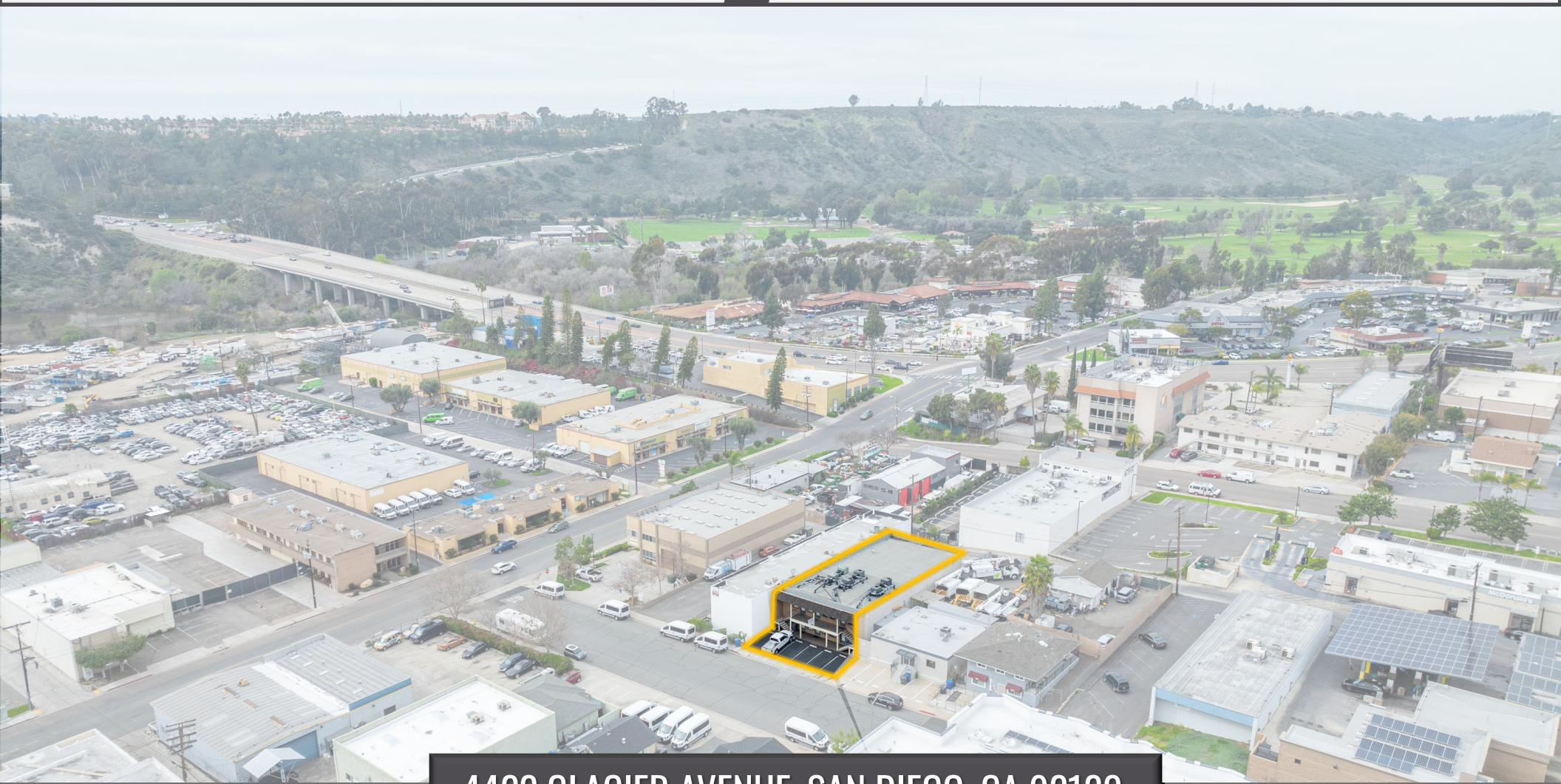


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