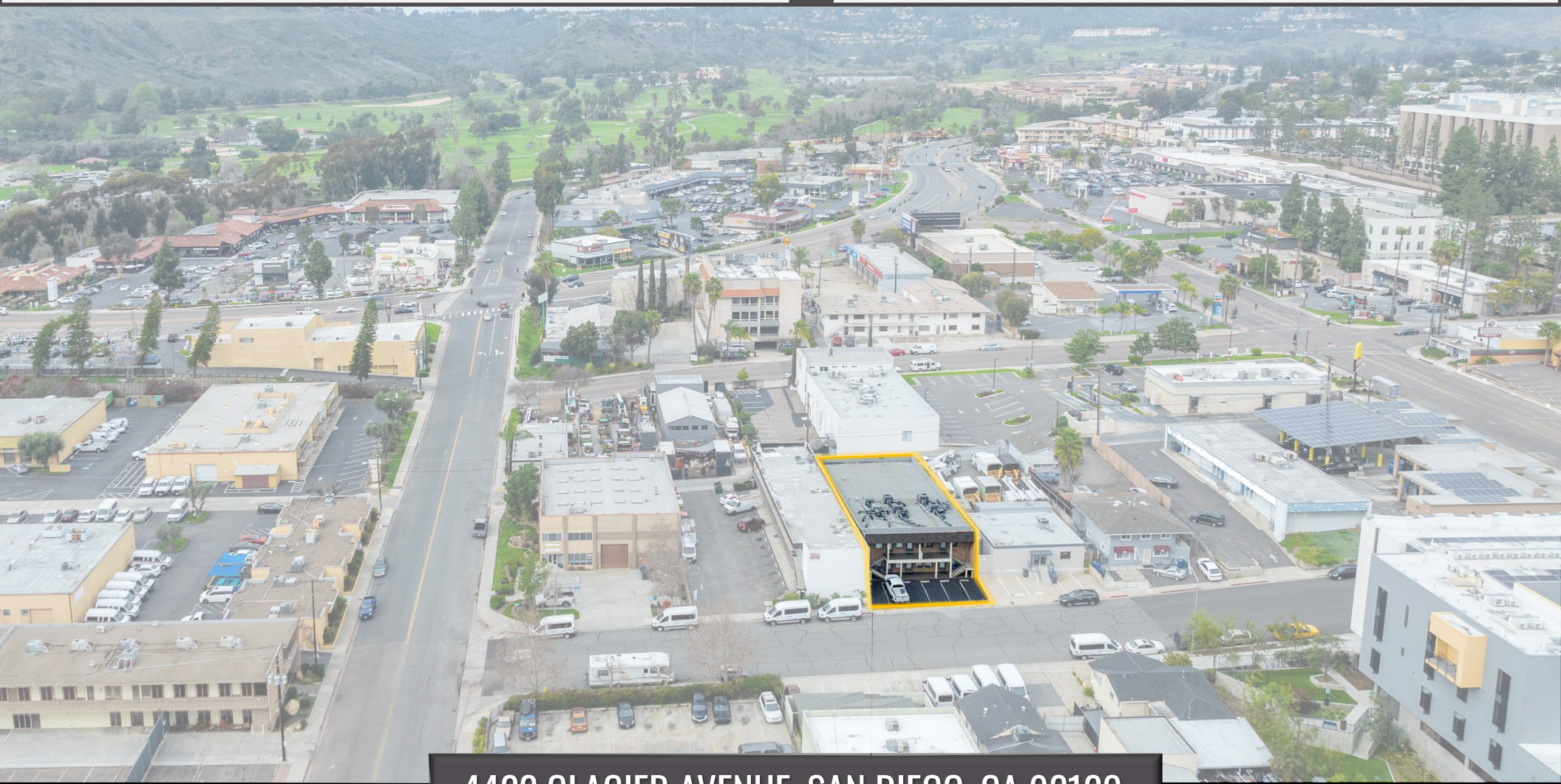


# OWNER/USER FOR SALE

Central San Diego | Mission Gorge

Industrial Building



**4422 GLACIER AVENUE, SAN DIEGO, CA 92120**

**JASON VIEIRA**  
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### 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.

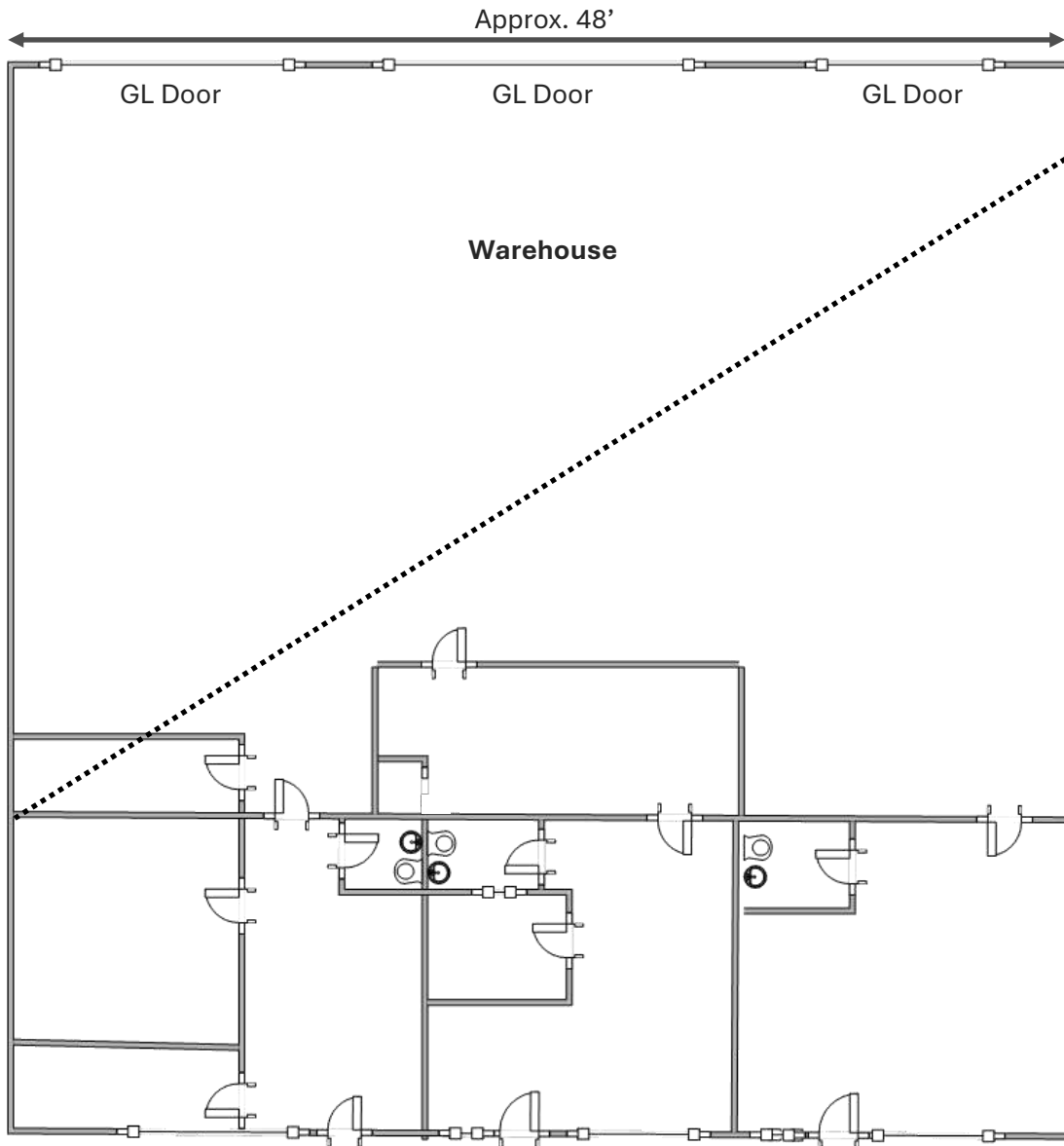
### PROPERTY FEATURES

\* Buyer to Verify

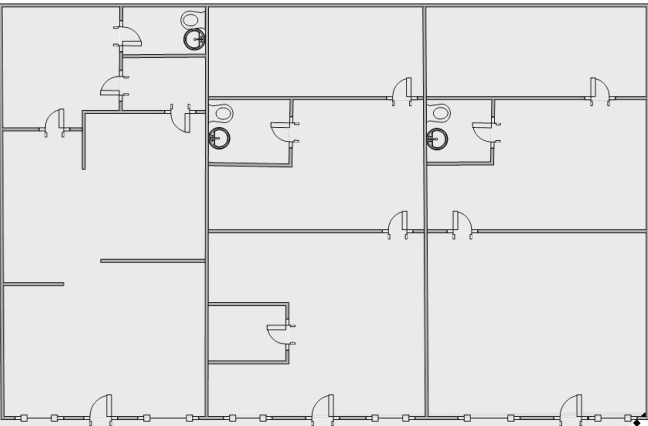
<b>PROPERTY ADDRESS</b> 4422 Glacier Avenue, San Diego, CA 92120	<b>BUILDING AREA</b> ± 6,721 Square Feet*	<b>SALE PRICE</b> \$1,915,000
<b>ZONING</b> <a href="#">CC-3-6</a>	<b>CLEAR HEIGHT</b> +/- 20 Feet	<b>FEATURES</b> 3 Industrial Suites & 3 Office Suites; Can Be Combined - See Conceptual Floor Plan
<b>PARCEL NUMBER</b> 458-521-22-00	<b>LOADING</b> 3 Grade Level 10' X 10' Roll-Up Doors	<b>DIVISIBILITY</b> 6 Restrooms, Elect. Meters & HVAC Units



**CONCEPTUAL FLOOR PLAN**



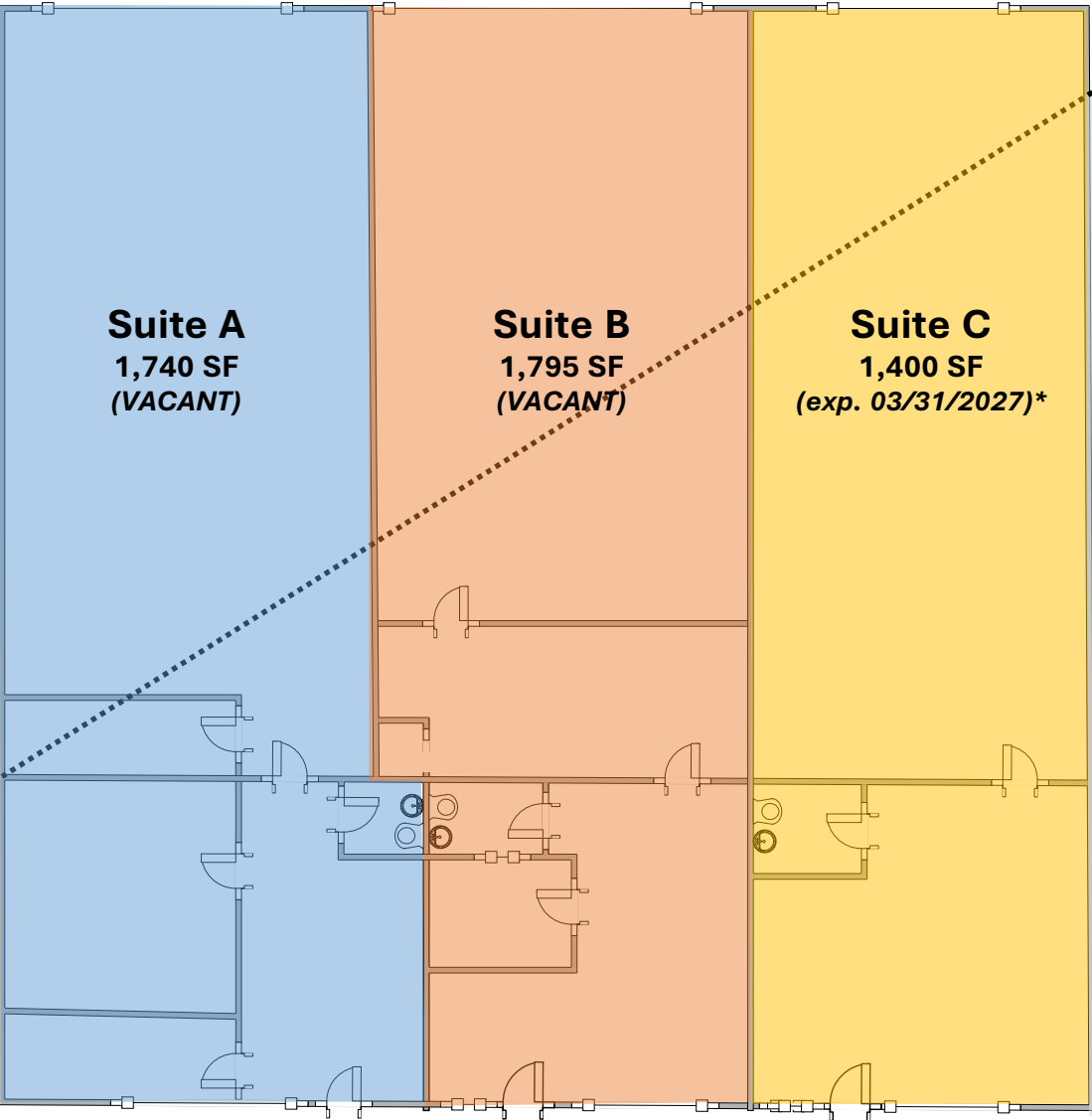
**2nd Floor (Office)**



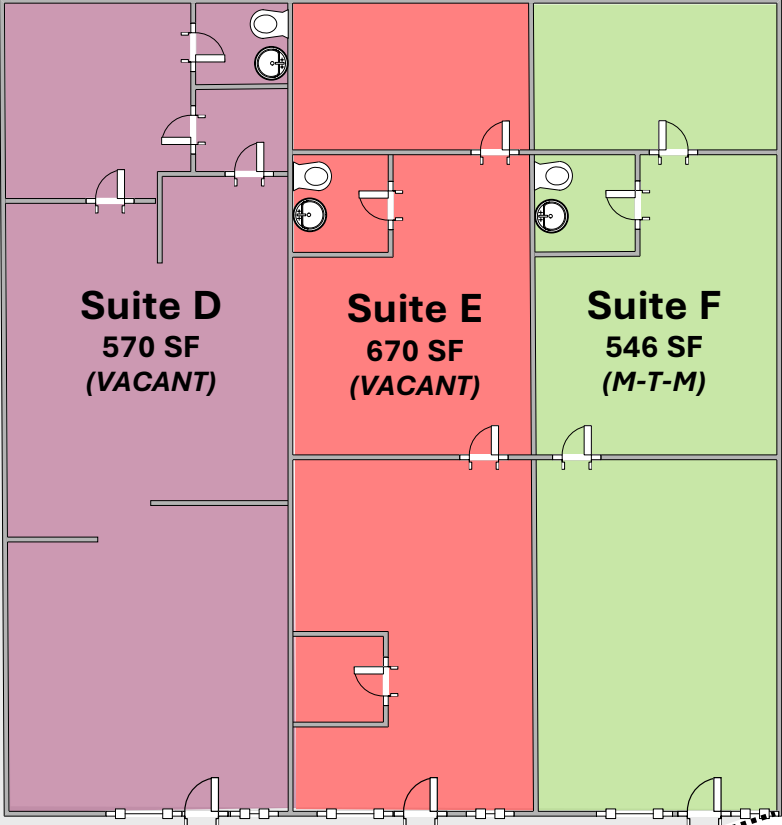
**1st Floor (Industrial)**

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

**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
<b>Total out of pocket costs</b>		<b>\$210,000</b>

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
<b>Total Monthly Costs</b>	<b>\$2.35</b>	<b>\$15,818</b>

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

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
<b>Total out of pocket costs</b>	<b>\$33,492</b>

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

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

**Ownership Analysis Summary - Annual**

Effective Cost Difference	\$27,541
Principal Paydown (Average First 5 years)	\$38,057
<b>Wealth Creation - Year 1</b>	<b>\$65,597</b>
<b>Wealth Creation - Year 5</b>	<b>\$327,986</b>
<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

INTERSTATE 15  
1 Mile to On/Off Ramp

Snapdragon stadium

Future SDSU West Development

Future 996 Apartment Development by G.H. Palmer

KEARNY MESA

TIERRASANTA



4422  
GLACIER AVENUE

GROUNDSWELL BREWING COMPANY

INTERSTATE 8

MISSION GORGE RD

RAINIER AVE

MISSION GORGE RD

Better Buzz COFFEE ROASTERS

KAISER PERMANENTE



### DEMOGRAPHICS

	2 mile	5 mile	10 mile
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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



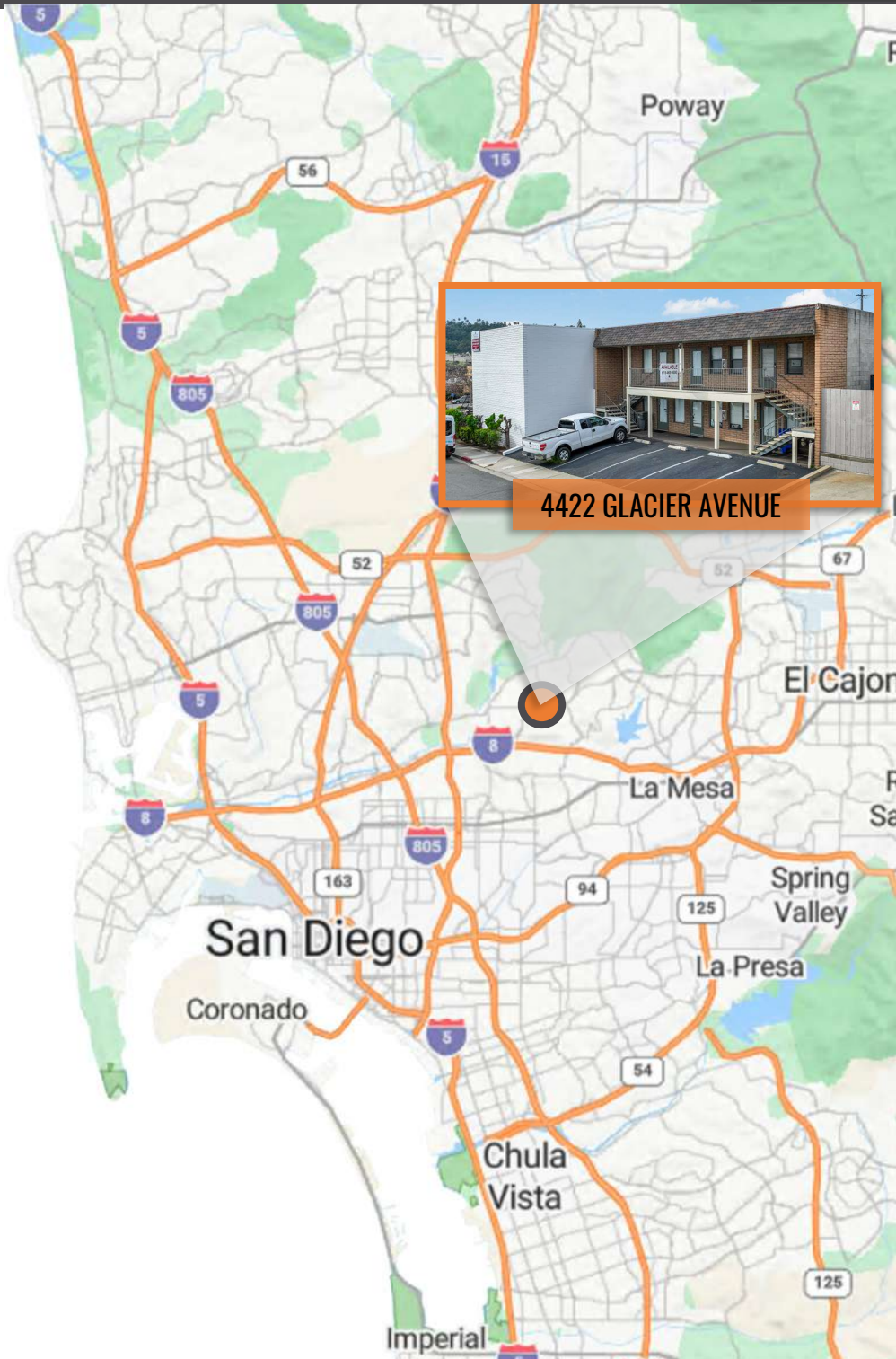
6

MINUTES  
Snapdragon Stadium



15

MINUTES  
San Diego  
International Airport



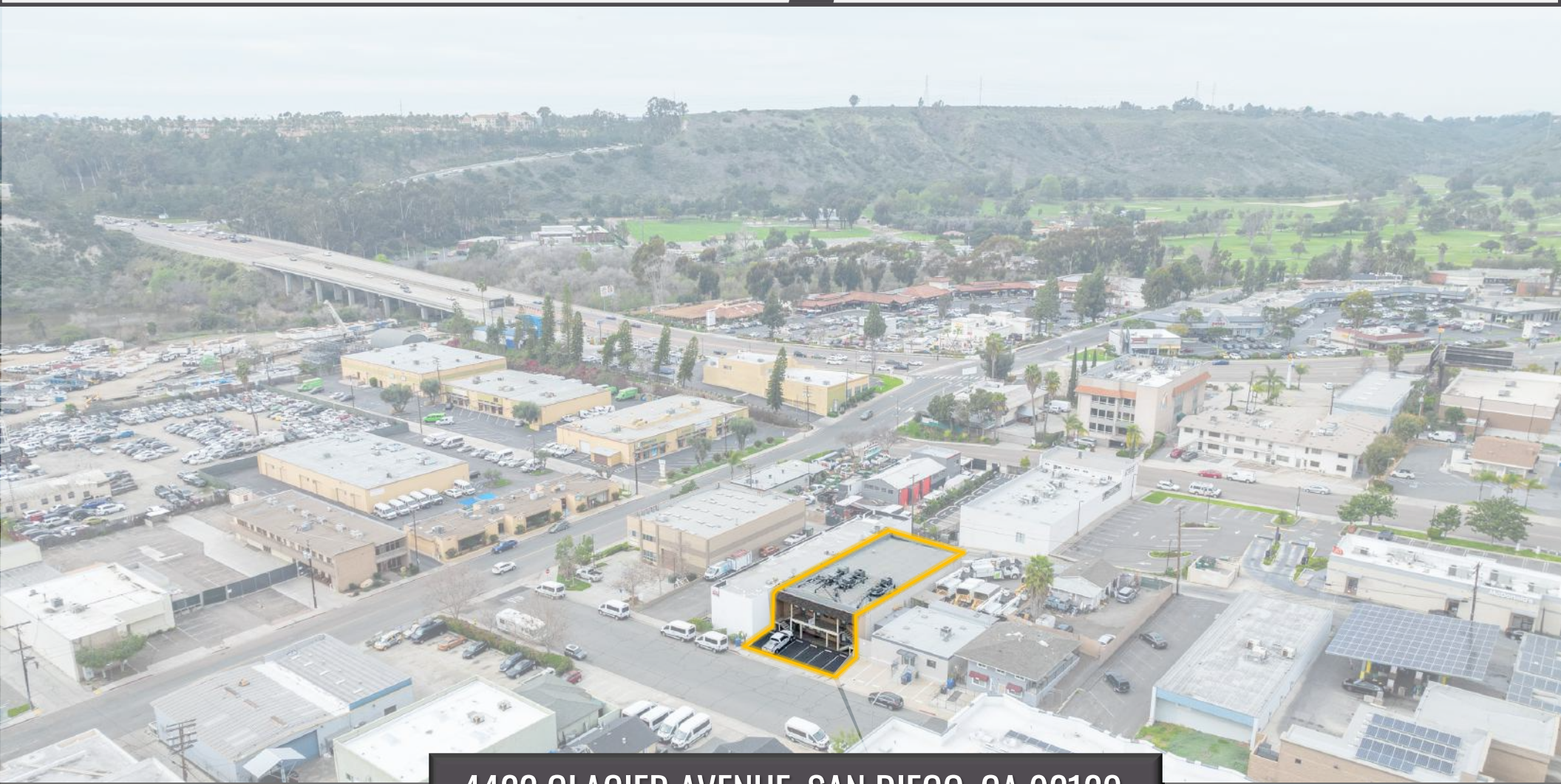
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