

A two-story commercial building with a light-colored stucco exterior and blue metal railings on the upper level. The building has a red-tiled roof and a set of stairs leading to the second floor. Several cars are parked in the lot in front of the building. A sign in the foreground identifies the location as Plaza Dolores Business Center, 9966 Dolores Street. A white signpost with a warning about unauthorized vehicles is also visible.

OFFERING MEMORANDUM

Plaza Dolores Business Center

9966 Dolores Street
Spring Valley, CA 91777

\$800K
PRICE

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Plaza Dolores Business Center

9966 Dolores Street
Spring Valley, CA 91977

PRICE

\$800,000

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Executive Summary

9966 Dolores Street • Spring Valley, CA 91977



ASKING PRICE

\$800,000



PRICE/SF

\$382.23



OCCUPANCY

100%



BASE RENT

\$30,000

SELLER FINACNING AVAILABLE! Top Gun CRE, Inc. is pleased to present a unique portfolio investment opportunity — (5) contiguous 2nd-floor office condos offered for sale **individually or as a portfolio**. Each unit averages ~419 SF, is currently leased to a business tenant month-to-month, and has been recently upgraded with vinyl flooring or carpet, fresh paint, lighting, and ceiling fans. Each unit includes a wall AC unit and most feature partitioned interior offices plus a reception area. Current rents range from \$400 - \$575/month.

The units are part of a 19-unit office condo complex with 18 off-street parking spaces. The businesses that operate at the property include engineering, insurance, real estate, construction, and more. HOA dues of ~\$65–\$75/month per unit cover water, sewer, trash, landscaping, common-area maintenance, and exterior security lighting. Gas and electric are separately metered and paid directly by tenants. Common-area restrooms are located on each floor; building access is via stairwell only (no elevator).

The Seller's preferred exit is a two-party simultaneous 1031 exchange into a 4+ unit multifamily property (fixers preferred), but is also open to outright sale — individually or as a portfolio — and will consider seller financing at 5–5.5% interest on a 10-year term.

PROPERTY DATA

Building SqFt	2,093
Year Built	1982
Lot Size (SF)	11,816
Parcel ID	5012430931
Zoning	Commercial
County	San Diego
Units	5
Subdivision	Casa De Oro - Mount Helix
Property Type	Office Condo
Building Class	B
Parking Spaces	18

Investment Highlights

- SELLER FINANCING AVAILABLE!
- (5) contiguous 2nd-floor office condos offered individually or as a portfolio.
- Each unit is currently rented at ~\$500/month on average to a month-month business tenant.
- HOA dues ~\$65-\$75/month and include water, sewer, trash, common-area maintenance, landscaping/janitorial, and security lighting.
- Ample off-street parking in common-area lot.
- Desirable, Casa De Oro location near various retail, dining, and with easy freeway access.

Asking Price	\$800,000
Price/SF	\$382.23
Occupancy	100%
Base Rent	\$30,000
EGI	\$30,000
Building SF	2,093
Year Built	1982

Location Highlights

The property is situated in the Casa de Oro – Mount Helix neighborhood, an established, amenity-rich submarket in East County San Diego approximately 12 miles from Downtown. The community benefits from convenient freeway access via SR-94, SR-125, SR-54, and I-8, making it easily accessible to tenants and clients throughout the region.

The submarket benefits from a stable base of local small businesses, healthcare providers, and service professionals — the core tenant profile for small-bay office condos. San Diego's suburban office market has demonstrated relative resilience compared to larger urban cores, supported by a tenant base of local businesses and healthcare firms that continue to require physical space. Limited new office supply in the submarket further supports occupancy and rental rates for well-located, affordably priced office product.

Casa de Oro – Mount Helix is home to approximately 19,800 residents with a median household income of \$125,107 — well above both the Spring Valley and San Diego County medians. The homeownership rate stands at 78.5%, and the median property value is \$952,400, reflecting a stable, owner-occupied community with strong economic fundamentals. Only 1.8% of families live in poverty — a notably low figure compared to state and national averages.

White-collar workers make up over 83% of the working population, supporting steady demand for professional office services such as healthcare, legal, financial, and personal services — the core tenant base for small-suite office product like this. The neighborhood's median real estate price of over \$1,000,000 places it in the top 8% of all U.S. neighborhoods by home value, underscoring the



LOCATION

Address	9966 Dolores Street
City	Spring Valley
State	California
Zip Code	91977
Country	San Diego
APN / Parcel #	5012430931

TRANSIT

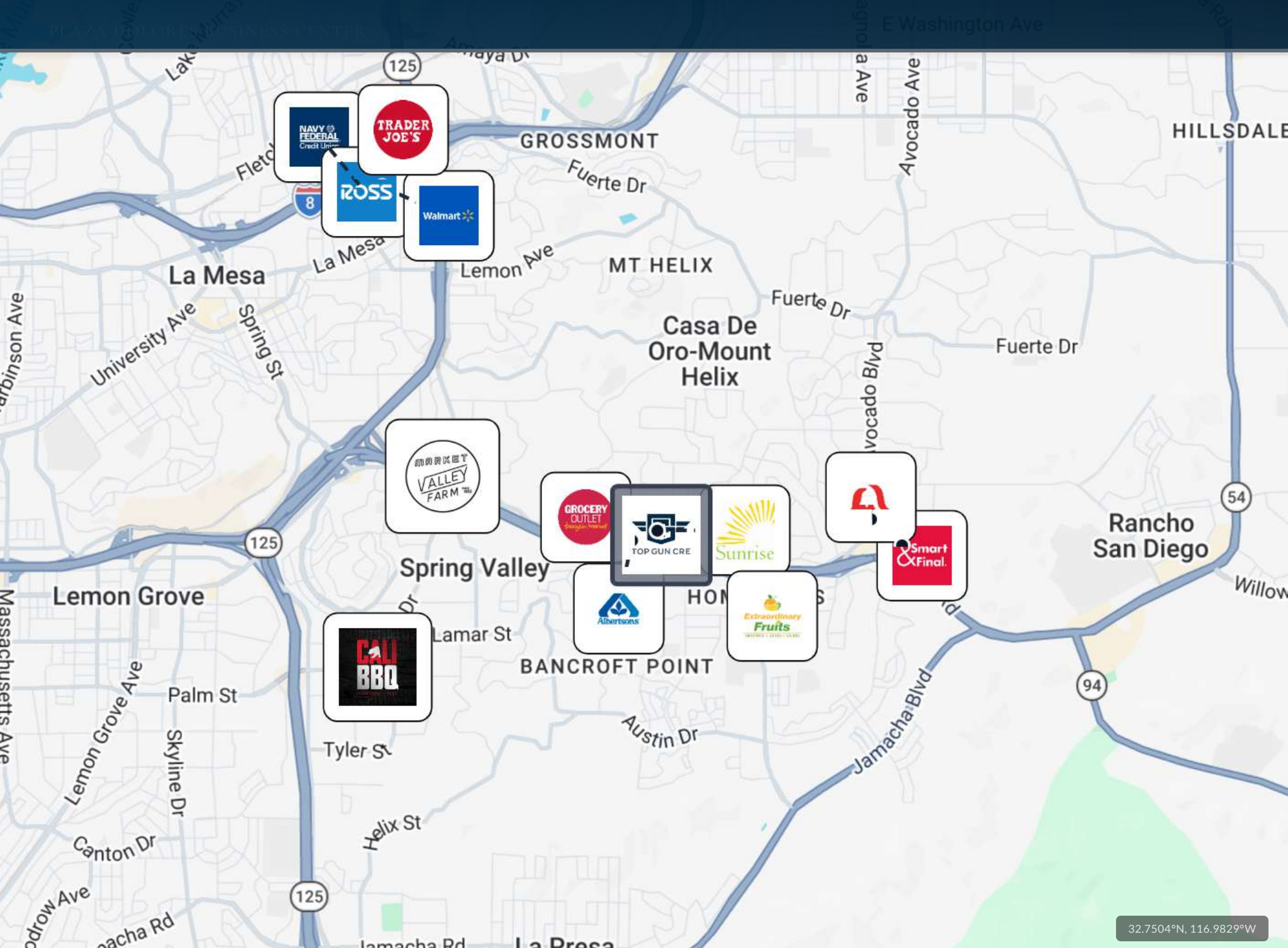
Campo Rd & Barcelona St	255 ft
Campo Rd & Granada Av	0.1 mi
Campo Rd & Bonita St	0.2 mi

AIRPORTS

Montgomery-Gibbs Executive Airport	10.3 mi
Gillespie Field	5.4 mi
Tijuana International Airport	14.3 mi

HIGHWAYS

Martin Luther King Junior Freeway	0.2 mi
Campo Road	1.2 mi
CA 125	1.6 mi
Mission Valley Freeway	2.2 mi



32.7504°N, 116.9829°W

Photo Gallery



Photo Gallery

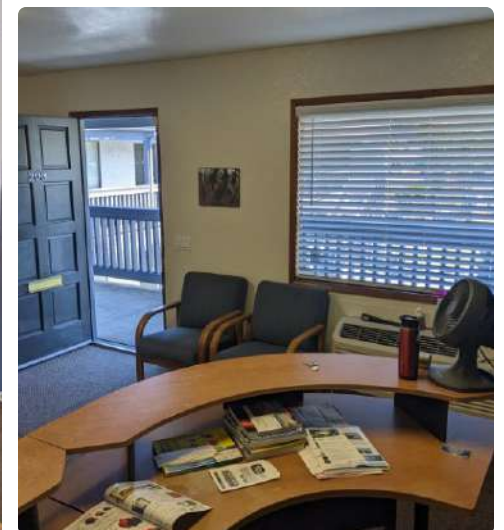
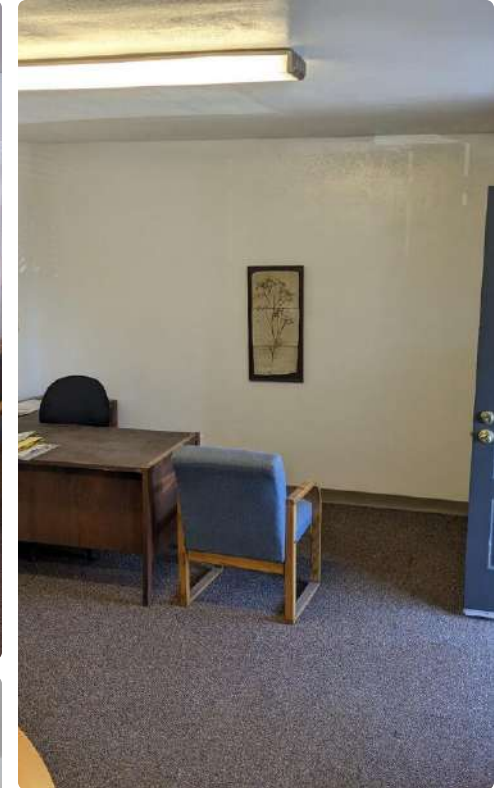


Photo Gallery



Rent Roll

Suite	Tenant	SF	Rent/SF	Monthly	Annual Rent	Start	Pro-Forma / SF	Pro-Forma / Mo	Pro-Forma / Yr
201	—	437	\$10.98	\$400.00	\$4,800.00	05/01/05	\$16.48	\$600.00	\$7,200.00
202	—	414	\$14.49	\$500.00	\$6,000.00	10/01/25	\$17.39	\$600.00	\$7,200.00
203	—	414	\$15.22	\$525.00	\$6,300.00	05/01/23	\$0.00	\$0.00	\$0.00
204	—	414	\$14.49	\$500.00	\$6,000.00	05/15/23	\$0.00	\$0.00	\$0.00
205	—	414	\$16.67	\$575.00	\$6,900.00	09/19/24	\$17.39	\$600.00	\$7,200.00
Total		2,093	\$14.33	\$2,500.00	\$30,000.00		\$10.32	\$1,800.00	\$21,600.00

GLA 2,093 SF

% LEASED 100.0%

AVG RENT/SF \$14.33

TENANTS 5

Notes

All leases currently month-month.

Sales Comparables

Comparable

9966 Dolores St #209, Spring Valley, CA

SALE PRICE
\$204,900

BUILDING SF
391

PRICE/SF
\$524.04

YEAR BUILT
1982

SALE DATE
Apr 2026

Unit at same address as subject. Sold off-market (tax sale). Unit condition unknown.

Comparable

4950 Waring Rd #9, San Diego, CA



SALE PRICE
\$325,000

BUILDING SF
966

PRICE/SF
\$336.44

YEAR BUILT
1979

SALE DATE
Apr 2026

Office condo just off I-8 just East of Mission Valley. Seldom available, upstairs space, with a common entry area shared with 4 others. Plenty of parking, common shared men/woman's restrooms, handicapped friendly.

Comparable

3618 El Cajon Blvd #11, San Diego, CA



SALE PRICE
\$450,000

BUILDING SF
1,190

PRICE/SF
\$378.15

YEAR BUILT
1932

SALE DATE
Jun 2026

Small retail/office location

Sales Comparables (continued)

Comparable

4473 30th St #102, San Diego, CA



SALE PRICE	BUILDING SF	PRICE/SF	YEAR BUILT	SALE DATE
\$680,000	3,992	\$170.34	2024	Apr 2026

(4) new construction, commercial retail condominium units for sale ranging from 763 SF to 1,233 SF. Some units are contiguous and can be combined to form larger units at ~1,442 or 2,005 SF, and each commercial condominium space comes with two parking spaces in a gated garage.

Comparable

9849 Campo Rd, Spring Valley, CA



SALE PRICE	BUILDING SF	PRICE/SF	SALE DATE
\$545,000	1,836	\$296.84	Jun 2026

Small, renovated, office/retail unit.

Comparable

1174 Broadway #102, El Cajon, CA



SALE PRICE	BUILDING SF	PRICE/SF	YEAR BUILT	SALE DATE
\$400,000	1,060	\$377.36	1970	Jun 2026

COMMERCIAL CONDO FOR SALE IN EL CAJON. PERFECT FOR SMALL BUSINESS WITH GREAT VISABILITY AND PARKING. THESE ARE RARELY AVAILABLE AND A GREAT OPPORTUNITY. THE BUILDING FEATURES 1060 SQ FT AND HAS A 1/2 BATH.

Sales Comparables (continued)

Comparable

505 N Mollison Ave #202, El Cajon, CA



SALE PRICE	BUILDING SF	PRICE/SF	YEAR BUILT	SALE DATE
\$649,000	1,500	\$432.67	1964	Jun 2026

Small office/retail condo, appears to be in similar condition to subject.

Market Overview



STATE
California

Market Overview: Spring Valley, CA

Spring Valley is an unincorporated community in San Diego County, strategically situated between Downtown San Diego, El Cajon, and La Mesa, offering convenient access to SR-94 and I-8. The community has a 2026 population of approximately 33,140, growing at a rate of nearly 1% annually, with a median household income of \$109,110. The median property value stands at \$714,700, with a homeownership rate of 64.3%.

The submarket benefits from a stable base of local small businesses, healthcare providers, and service professionals — the core tenant profile for small-bay office condos. San Diego's suburban office market has demonstrated relative resilience compared to larger urban cores, supported by a tenant base of local businesses and healthcare firms that continue to require physical space. Limited new office supply in the submarket further supports occupancy and rental rates for well-located, affordably priced office product.

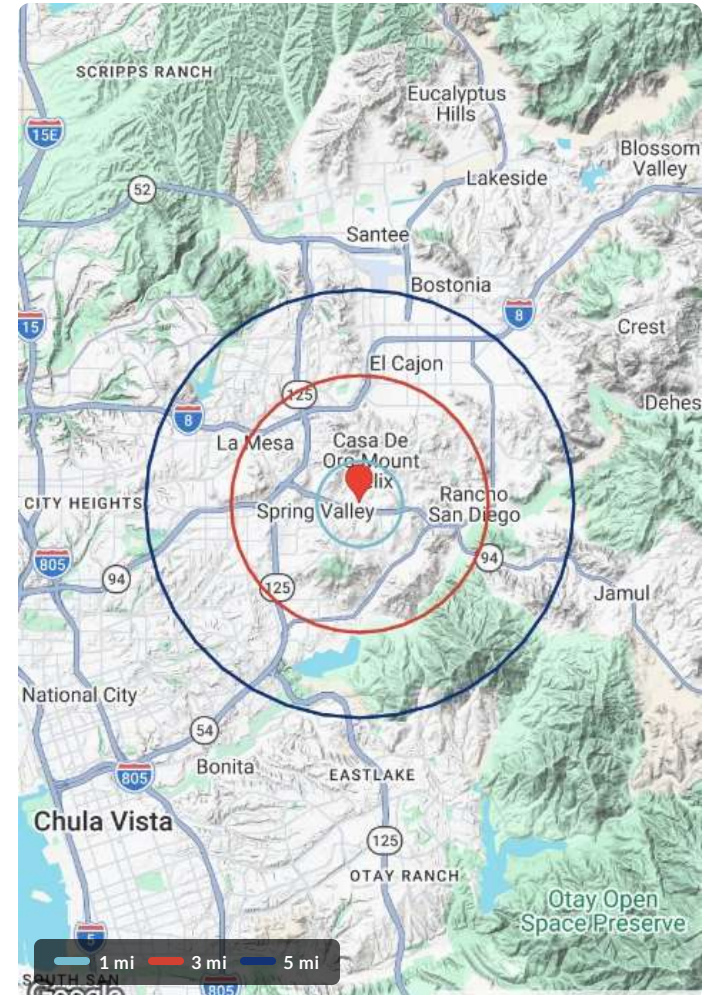
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,397	Population	124,858	Population	367,787
Median HH Income	\$119,271	Median HH Income	\$107,220	Median HH Income	\$98,783
Households	5,064	Households	44,069	Households	129,648

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,217	113,973	339,627
2010 Population	13,988	118,244	350,779
2026 Population	14,397	124,858	367,787
2031 Population	14,090	124,356	364,658
2026-2031 Growth Rate	-0.43 %	-0.08 %	-0.17 %
2026 Daytime Population	10,782	110,109	311,063
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,034	40,454	122,720
2010 Total Households	4,943	41,386	123,441
2026 Total Households	5,064	44,069	129,648
2031 Total Households	5,010	44,440	130,123
2026 Avg. Household Size	2.82	2.8	2.8
2026 Owner Occupied Housing	3,055	25,282	67,842
2031 Owner Occupied Housing	3,055	25,592	68,240
2026 Renter Occupied Housing	2,009	18,787	61,806
2031 Renter Occupied Housing	1,956	18,848	61,884
2026 Vacant Housing	200	1,683	5,303
2026 Total Housing	5,264	45,752	134,951
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	241	2,023	7,857
\$15,000-\$24,999	127	1,897	6,757
\$25,000-\$34,999	125	1,949	5,871
\$35,000-\$49,999	330	3,313	10,949
\$50,000-\$74,999	572	5,942	18,140
\$75,000-\$99,999	639	5,257	15,855
\$100,000-\$149,999	1,018	8,543	24,989
\$150,000-\$199,999	756	5,671	15,614
\$200,000 or greater	1,257	9,475	23,615
Median HH Income	\$119,271	\$107,220	\$98,783
Average HH Income	\$146,874	\$137,234	\$127,079



\$119,271 MEDIAN HH INCOME (1-MI)	\$146,874 AVG HH INCOME (1-MI)
60.3% OWNER OCCUPIED (1-MI)	39.7% RENTER OCCUPIED (1-MI)
3.8% VACANCY RATE (1-MI)	-0.43 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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