

COMMERCE POINT | FOR SALE OR LEASE

BEACH AREA/POINT LOMA CREATIVE CAMPUS OPPORTUNITY

3970, 3980, 3990 SHERMAN STREET, SAN DIEGO, CA 92110



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BEACH AREA/POINT LOMA CREATIVE CAMPUS OPPORTUNITY

3970, 3980, 3990 SHERMAN STREET, SAN DIEGO, CA 92110 | CAMPUS

CAMPUS FEATURES & SITE PLAN

- 3 building corporate HQ/office campus totaling 160,579 SF
- 6.52 acre parcel
- 97,878 RSF Available in 2 buildings
 - 3980 Sherman Street – 73,774 RSF
 - 3990 Sherman Street – 24,104 RSF
- Zoning: HUB Designation, IS-I-1 – City of San Diego
- Located in Sports Arena/Point Loma/Beach Area
- 2.5/1000 SF Parking Ratio
- Outdoor Dining
- One 1,000 KW back up Generator with 500 Gallon Diesel Fuel Tank
- 100% HVAC office
- Exterior renovations completed in 2012, interior renovations completed in 2001
- Fully sprinklered buildings
- One elevator per building
- **Lease Rate: Starting at \$0.99/SF, Net of all Expenses**
- **Net Expenses: \$0.32/SF/Month**



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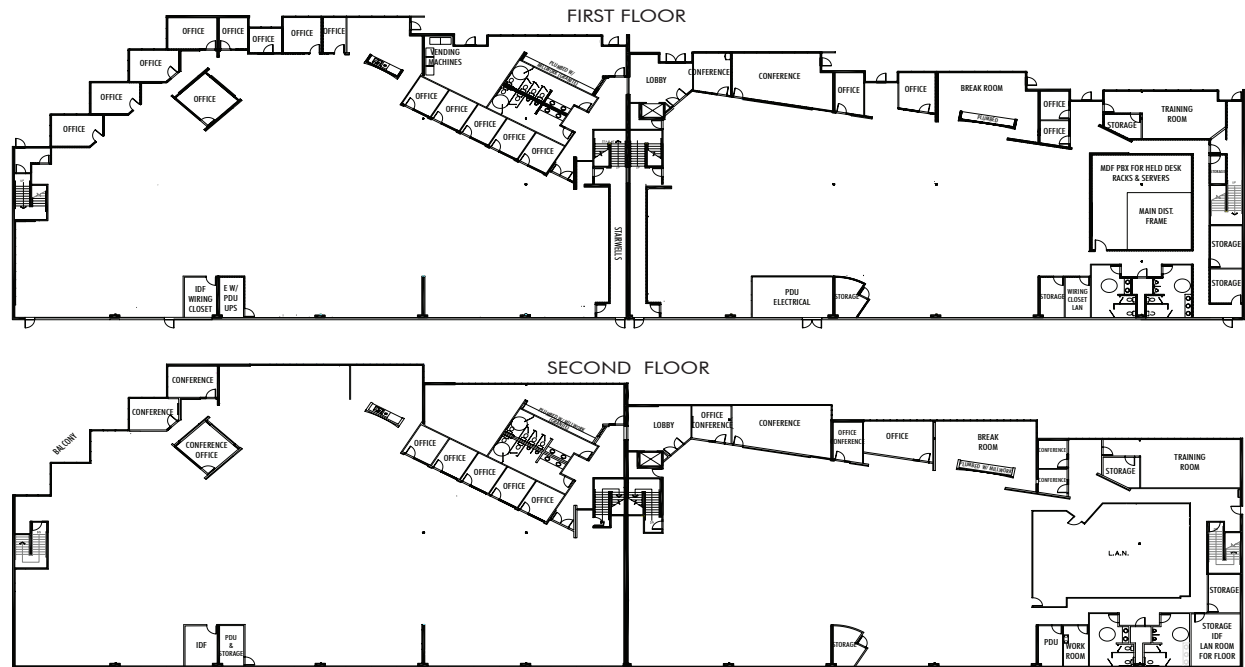
BEACH AREA/POINT LOMA CREATIVE CAMPUS OPPORTUNITY

3970, 3980, 3990 SHERMAN STREET, SAN DIEGO, CA 92110 | 3980 SHERMAN STREET

3980 SHERMAN STREET FLOOR PLAN & BUILDING FEATURES

3980 Sherman Street Features:

- 73,744 RSF (Divisible)
- Private offices along the perimeter, conference rooms, kitchens (2 per floor), break rooms, data and storage rooms, work rooms and remainder open office area.
- Balcony and skylights on second floor
- Power: 1600 amps, 277/480 volt, 4 wire, 3 phase



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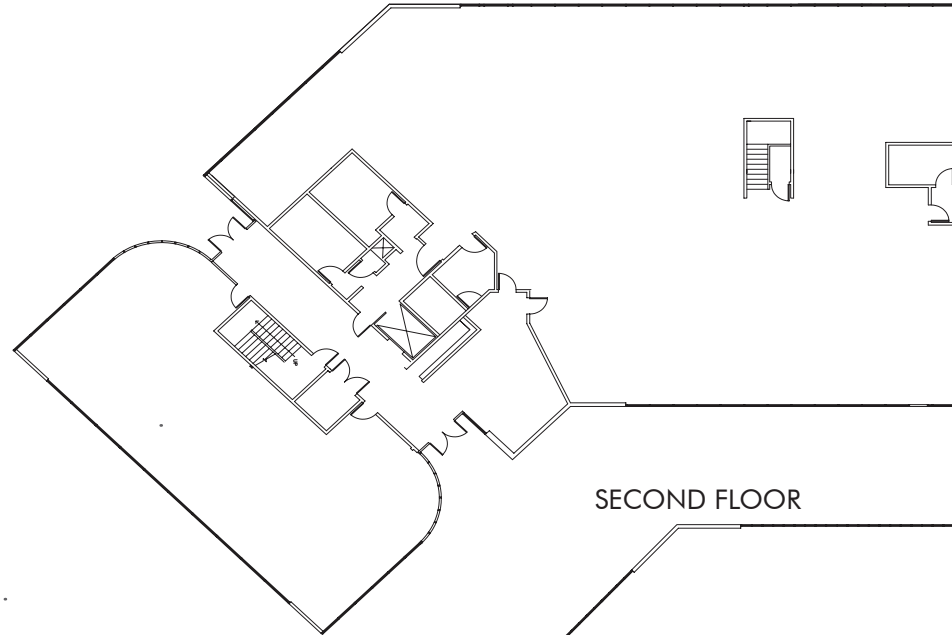
3970, 3980, 3990 SHERMAN STREET, SAN DIEGO, CA 92110 | 3990 SHERMAN STREET

3990 SHERMAN STREET FLOOR PLAN & BUILDING FEATURES

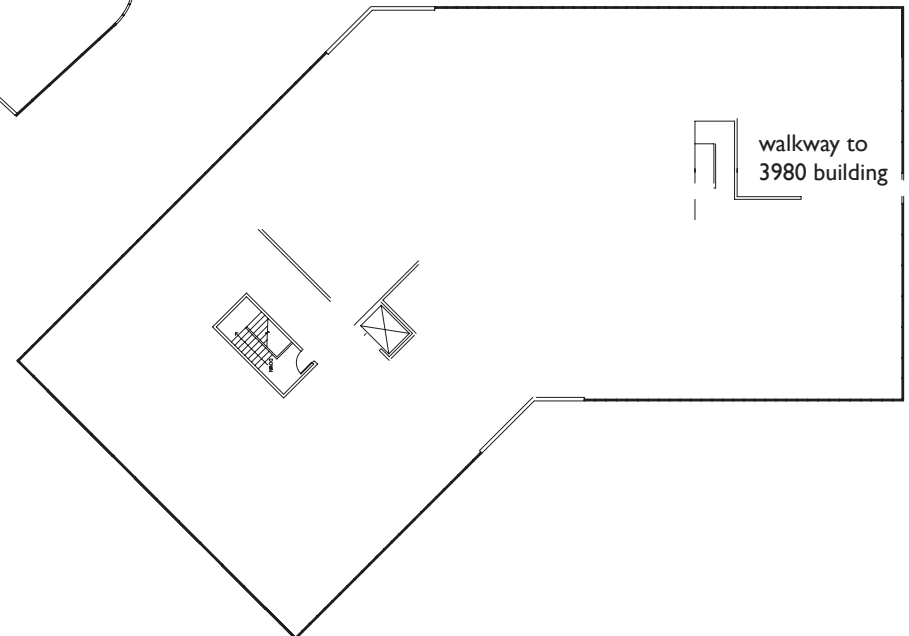
3990 Sherman Street Features:

- 24,104 RSF
- Building in warm shell condition
- Power: 800 amps, 277/480 volt, 4 wire, 3 phase
- New roof

FIRST FLOOR



SECOND FLOOR



walkway to
3980 building

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3970, 3980, 3990 SHERMAN STREET, SAN DIEGO, CA 92110 | FREEWAY ENTRANCES AND EXITS



SEAWORLD

COMMERCE
POINT

SPORTS
ARENA

5 EXIT

5 AND 8
ENTRANCE

8 EXIT

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BEACH AREA/POINT LOMA CREATIVE CAMPUS OPPORTUNITY

3970, 3980, 3990 SHERMAN STREET, SAN DIEGO, CA 92110 | LOCATION

- 1 Sports Arena Square Shopping Center
Target
Dick's Sporting Goods
Ralphs
- 2 Home Depot
- 3 Loma Square
Sprout's Farmers Market
GameStop
HomeGoods
- 4 24 Hour Fitness, Vons, Starbucks,
FedEx Office
- 5 Phil's BBQ
- 6 McDonald's, Arby's, Wendy's,
Jack In The Box
- 7 Chick-Fil-A, Chili's
- 8 In-N-Out, Del Taco, Panda Express,
Gold's Gym, Staples
- 9 Chipotle, Starbucks, Olive Garden,
PetSmart
- 10 Bookstar - Loma Theatre
- 11 Midway Towne Center
CVS
Souplantation
Wahoo's Fish Tacos
Wells Fargo Bank

