

FOR SALE

6% Cap Net-Leased Investment Opportunity

± 29,706 SF Flex/R&D Building



6740 Top Gun Street | San Diego, CA 92121



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Top Gun Street

± 29,706 SF
Flex/R&D Building



EXECUTIVE SUMMARY

6740 Top Gun Street is being offered for sale as a single tenant, net leased investment. The current tenant, Quality Systems Integrated Corp., recently leased property for five (5) years with 3% annual rate increases and one five-year option to extend. Tenant pays all operating expenses including property taxes, insurance, utilities, janitorial and building management per the NNN lease agreement. Please contact agent for full Offering Memorandum.

FEATURES

- Single Tenant Net-Leased
- Tenant: Quality Systems Integrated Corporation (QSIC)
- ± 0.89 Acres Land Area
- Excellent Corporate Image
- Ideal Central Location
- Class A Office features open work space manufacturing areas and two (2) class 10,000 clean rooms (see attached floor plans)
- Heavy Power - 2,400 AMPS of 120/208V - 3-phase, 4 wire
- Two (2) Loading Docks
- Two (2) Grade Level Loading Doors
- Zoning: IL-2-1 (Light Industrial)
- APN: 311-450-23
- 22' Clear Height
- 3/1,000 Parking Ratio
- Building is easily divisible
- Ceramic tile entrance

SALE PRICE: \$7,426,400

CAP RATE: 6.0%





RECENT TENANT IMPROVEMENTS

- New flooring throughout
- Title 24 upgrades
- New T-bar, 60-70% of building
- Electrical upgrades
- Replacement of five (5) HVAC roof units
- Repaired eleven (11) HVAC roof units
- Upgraded HVAC duct work
- All new plumbing fixtures
- ESD (Electrostatic Discharge) flooring installed in warehouse

FEATURES

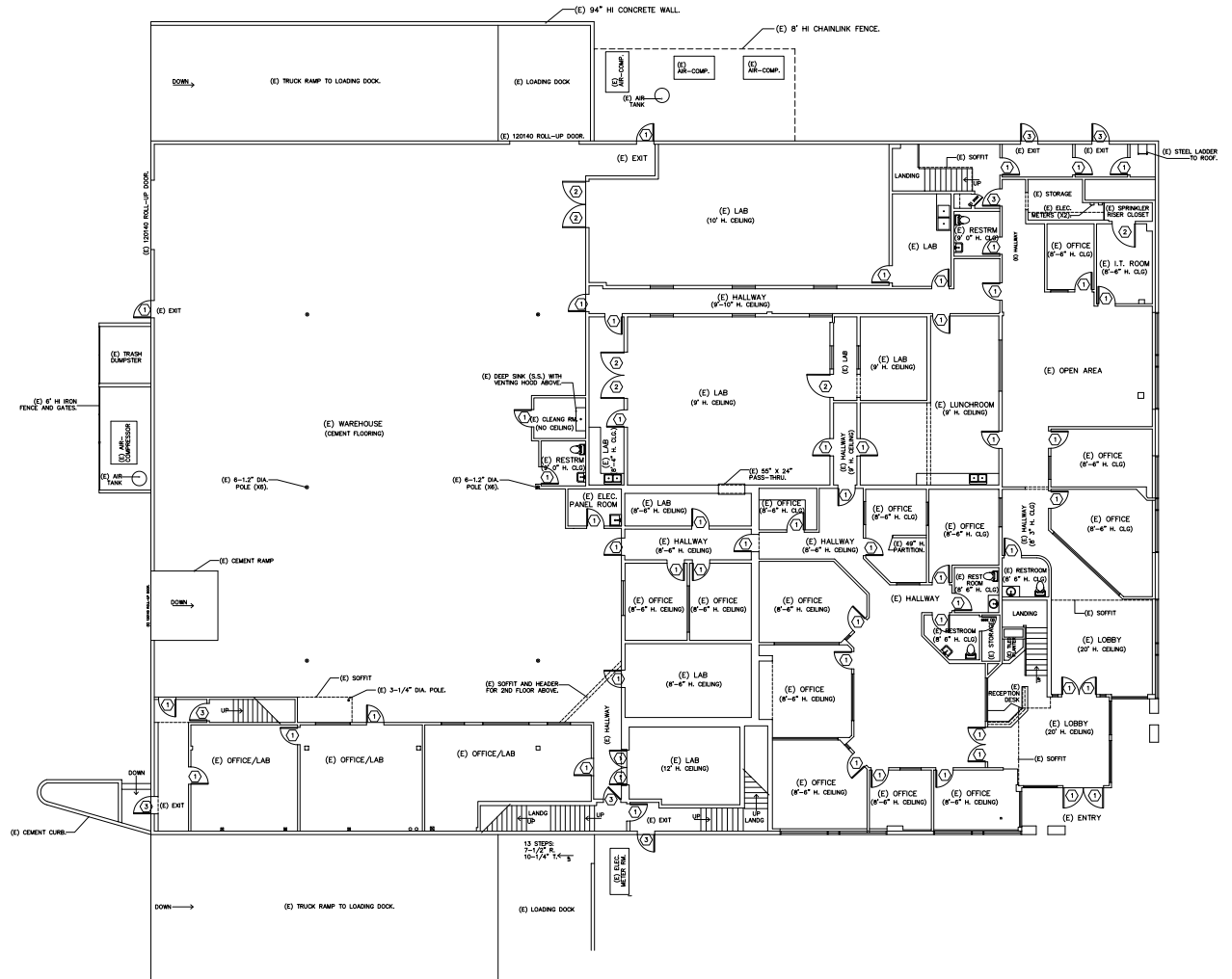
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Floorplans*

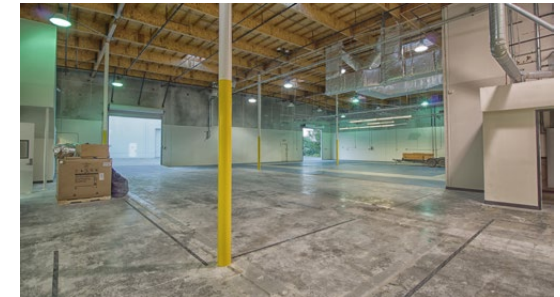
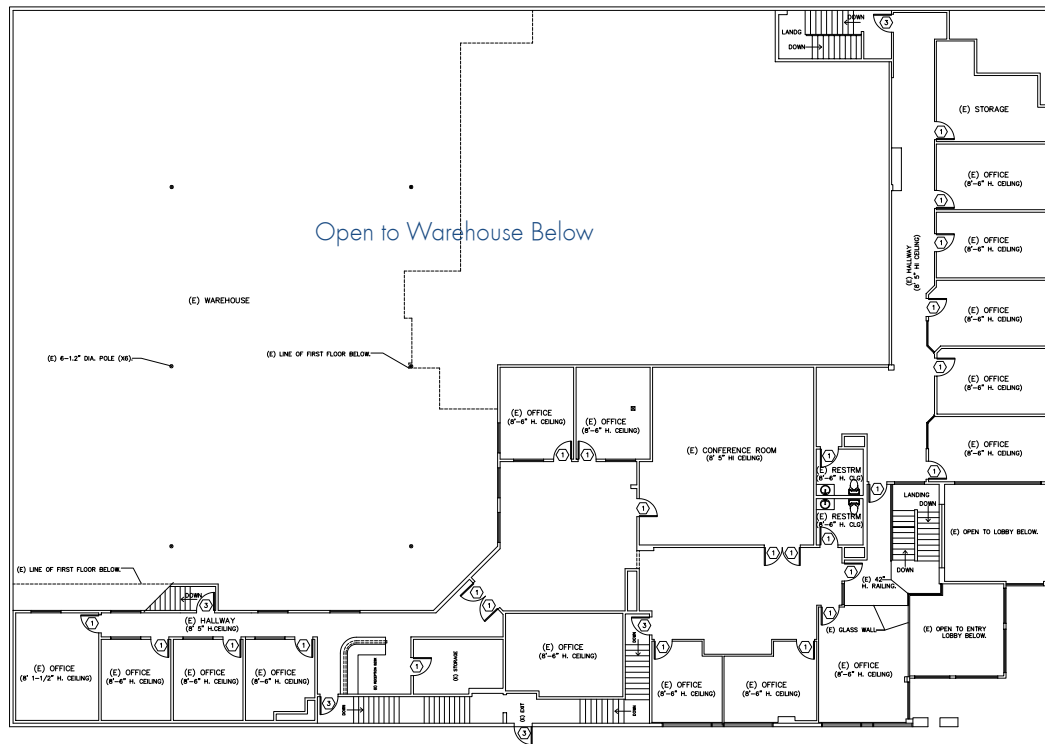
1st Floor
± 22,206 SF



*floorplans do not reflect recent tenant improvements



2nd Floor
± 7,500 SF



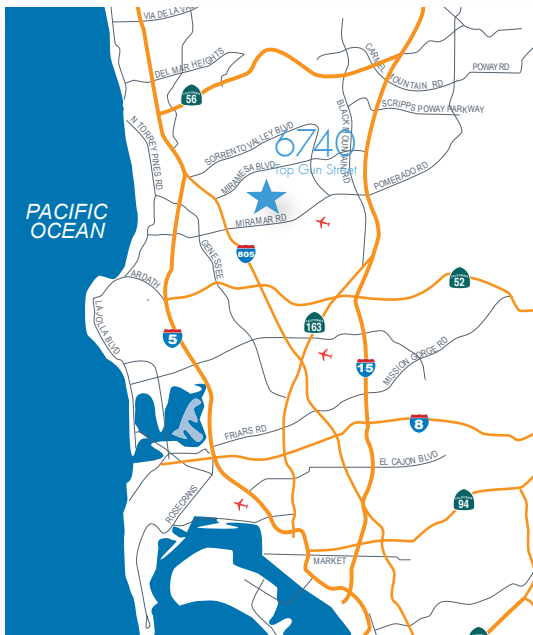
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Location

Location, location, location. 6740 Top Gun Street is located in one of the most centrally located submarkets in San Diego County. The area's diverse industry makeup is one of the key reasons it has experienced high occupancy and stable rates. Sorrento Mesa enjoys a concentration of businesses in the fields of telecommunications, wireless applications and biotechnology research. With Interstate 805 to the west, Interstate 15 to the east, Highways 52 to the south and 56 to the north, the Sorrento Mesa/Miramar area provides excellent access for both north and south-bound travelers.



PROPERTY DETAILS:

- ± 0.89 Acre Land Area
- APN: 311-450-23
- Zoning: IL-2-1 (Light Industrial)



6740
Top Gun Street

- Central San Diego location
- 4 miles to University of California
- 15 minutes to the Airport & Downtown San Diego
- 10 minutes to the world renowned Torrey Pines Golf Course and Life Science Hub
- Corporate neighbors include: Qualcomm, Motorola, Texas Instruments, Samsung, Cardinal Health, Sony & Novatel Wireless



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