

103,325 SF Multi-Tenant Office Building | 59% Leased | Central San Diego

# SORRENTO RIDGE

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7220 Trade Street, San Diego, CA



Value-Add Investment Opportunity







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## CAPITAL MARKETS

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# EXECUTIVE SUMMARY

103,325 SF

Net Rentable Area



3

Floors  
Atrium Style



1986 | 2017

Year Built |  
Renovated



4.38

Acres

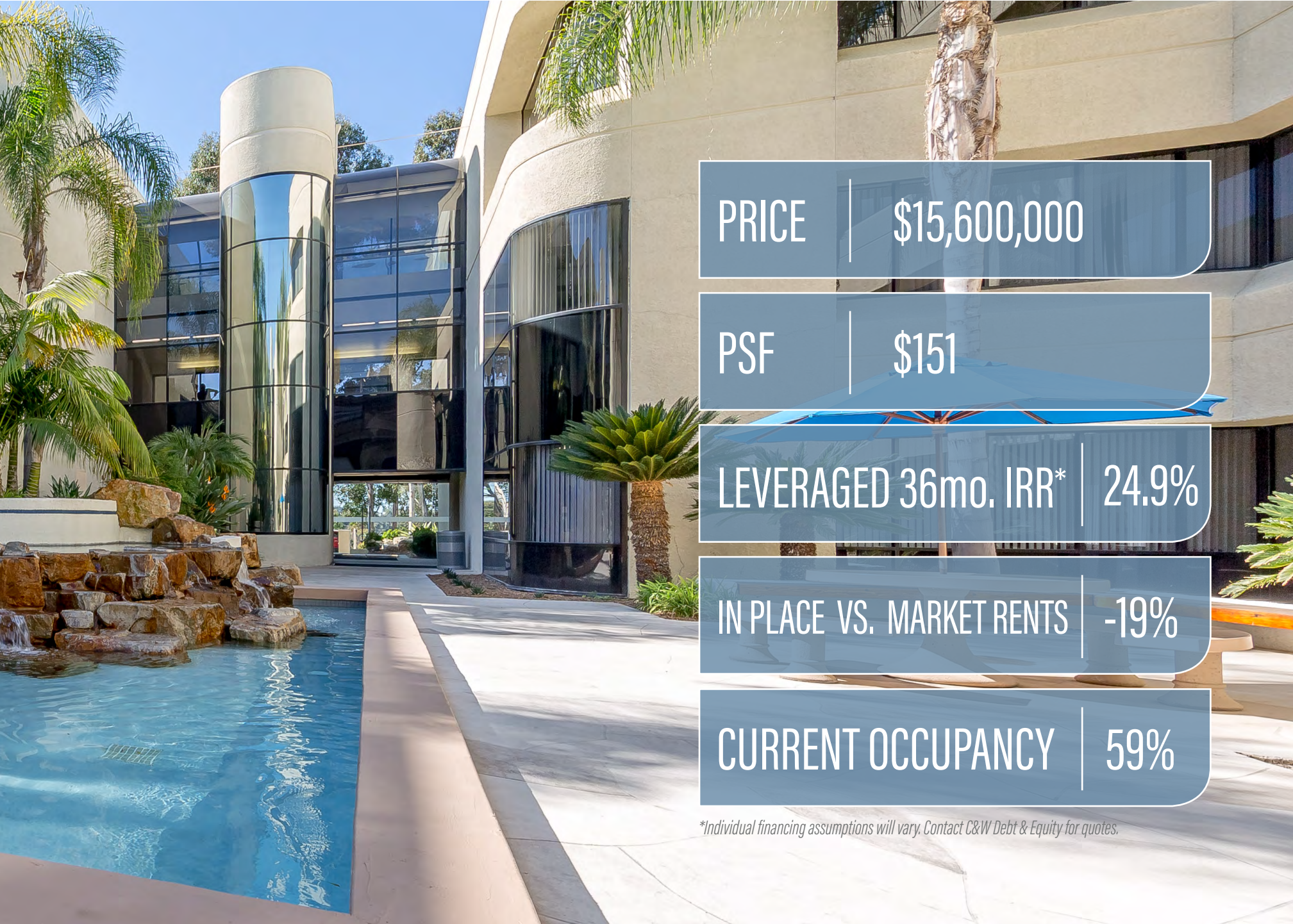


AMENITIES

Showers, locker-room, Bocce Ball & Water feature







PRICE | \$15,600,000

PSF | \$151

LEVERAGED 36mo. IRR\* | 24.9%

IN PLACE VS. MARKET RENTS | -19%

CURRENT OCCUPANCY | 59%

*\*Individual financing assumptions will vary. Contact C&W Debt & Equity for quotes.*



# INVESTMENT HIGHLIGHTS

## LOCATION



Ideal location within Central San Diego immediate access to I-5 & I-805

Located on Camino Santa Fe's new connecting thoroughfare



Proposed significant regional residential development including 3Roots Master Development (1,800 future residential units)

## DESIGN



Atrium courtyard style design allowing tenants to easily expand and contract

Expansive natural light



Recent common area renovations to entries, restrooms, hallways and courtyard amenities

Upgraded showers & lockers, bocce court, mature landscaping



## MARKET

## VALUE ADD



**90.9%** occupancy

Class B Office  
Central San Diego



**12%** core factor

Efficient floor plates  
and market low core  
factor



**\$354/SF**  
est. replacement cost

Sale price is a  
large discount to  
replacement cost

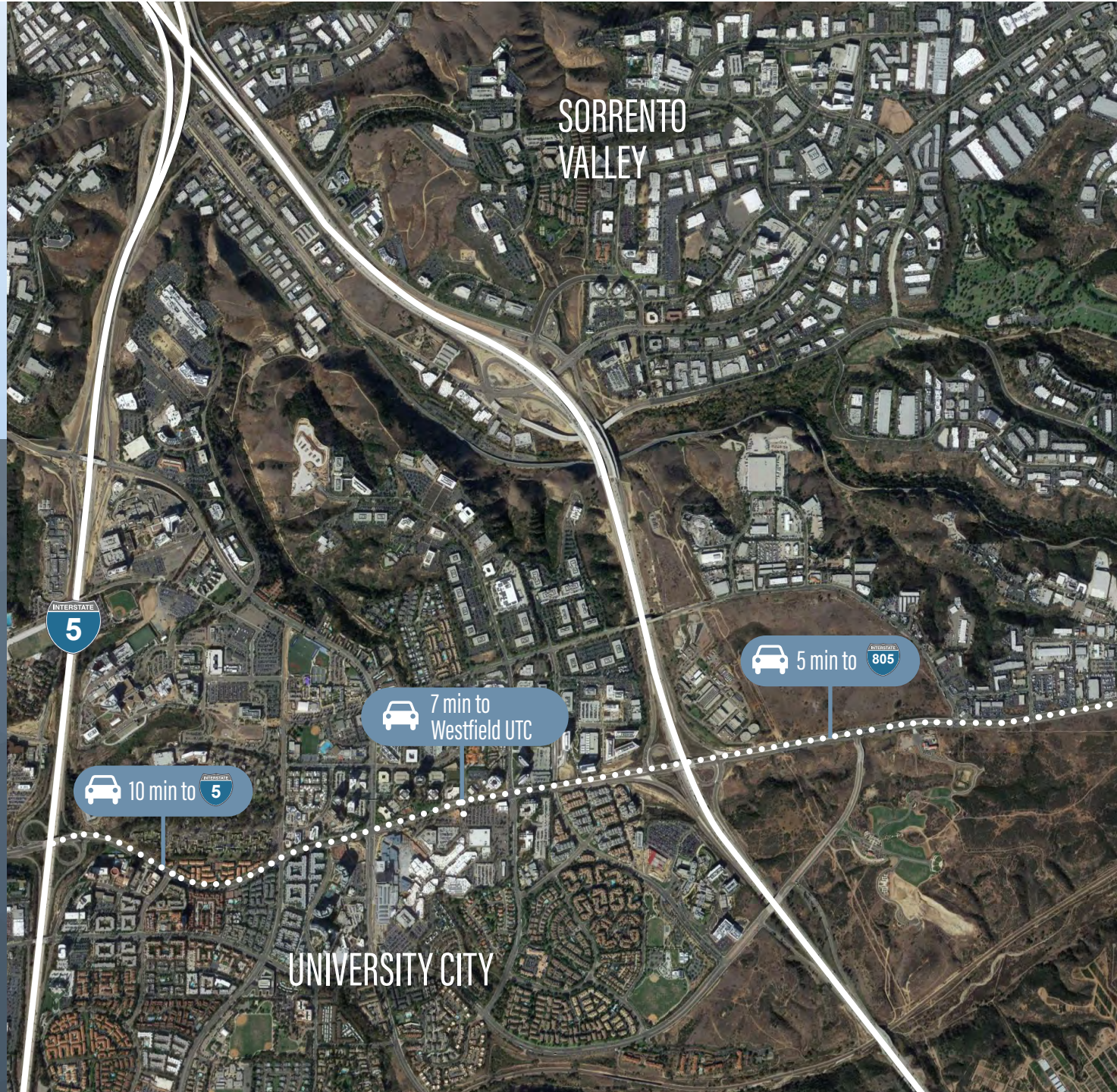


**IMMEDIATE  
UPSIDE**

94% Rollover in years 1-3



# LOCATION





# MIRA MESA

PROPOSED 3 ROOTS MASTER DEVELOPMENT | BREAKING GROUND FALL 2019



10 min to INTERSTATE 15

SORRENTO RIDGE

Camino Santa Fe

Miramar Road

# MIRAMAR

MIRAMAR AIRBASE

INTERSTATE 15

## DRIVE TIME

20 min to: Downtown/Lindberg Field

12 min to: UCSD

25 min to: McClellan Palomar Airport

10 min to: Sorrento Valley Amtrack Station

40 min to: U.S. Mexico Border

75 min to: John Wayne Airport





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**CUSHMAN &  
WAKEFIELD**