

HAZARD CENTER

7510-7610 Hazard Center Drive, San Diego California 92108
www.HazardCenter.com | www.TheNewHazardCenter.com | www.facebook.com/HazardCenter



- Close proximity to regional malls Fashion Valley and Mission Valley East & West; and national retailers such as Bloomingdale's, Nordstrom, Neiman Marcus, Macy's, The Container Store, IKEA and Costco.
- Premier mixed use property in Mission Valley.
- High visibility from Friars Road & Highway 163.
- Dedicated MTS Trolley Stop.
- Existing office market offers a daytime population of approximately 141,999 within a three mile radius.
- Proposed residential redevelopment to include 473 residential units.
- 1,000 employees in Hazard Center Office Tower



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HAZARD  CENTER



SUITE 703 - 7,668 SF FORMER RESTAURANT AVAILABLE



Photographs and Floor Plan are for illustrative purposes only, and do not represent actual equipment and/or furnishings available. Broker and Prospective Tenant to verify existing fixtures and equipment. This floor plan is provided with the understanding that the Landlord and NKF makes no representation as to its accuracy and recipient should verify existing conditions in the field.

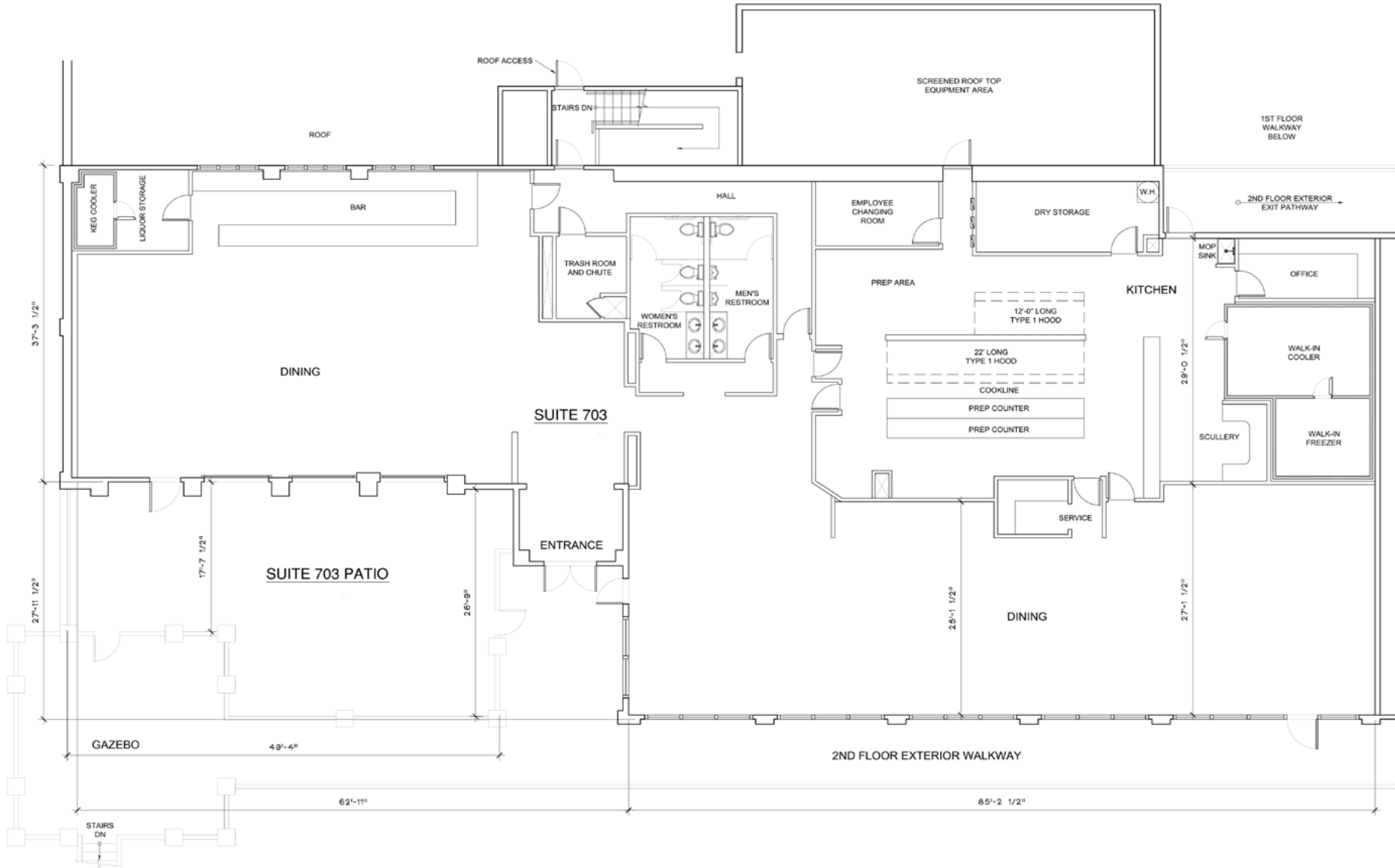
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Newmark Knight Frank

FLOOR PLAN | SUITE 703 - 7,668 SF



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SUITE 703 - INFRASTRUCTURE SPECS

GAS LINE :	Size 3 ½"	1 EVAPORATIVE AIR COOLER MIX: (MAKE UP AIR)	MFG: Phoenix / Model D8801 Age: 1 year Condition: Good
WATER LINE :	Size 2"	1 EVAPORATIVE AIR COOLER: (MAKE UP AIR)	MFG: Aqua-Vent / Model: None Amps: Unknown, Volts: 208-230 3 phase Age: Unknown
ELECTRICITY :	(2) 400 Amp Services 3 phase Volts: 120/208	1 KITCHEN EXHAUST SYSTEM:	MFG: Aqua-Vent / Model: None Amps: Unknown, Volts: 208-230 3 phase Age: Unknown
GREASE INTERCEPTOR :	4,000 gallon	1 HOT WATER BOILER:	MFG: Raypac / Model: WH1-0400A Gas 399,000 BTU Age: 3 years Condition: Good
1 ROOFTOP HVAC HEAT PUMP :	MFG: (ICP) International Comfort Products / Model: RHS150HOCA0AAA Tonnage: 12.5 Amps: 33, Volts: 120/208 Age: 4 years Condition: Good	WALK-IN BEER COOLER:	MFG: Well Built Refrigeration / Model: None New Trenton condenser on roof Model TSC003-S2A Volts: 208-230 Age: Unknown
ROOFTOP HVAC HEAT PUMP:	MFG: Trane Weathertron / Model: BAYECON025 Tonnage: 10 Amps: 39, Volts: 120/208 Age: 27 years Condition: Poor	WALK-IN REFRIGERATOR/FREEZER:	MFG: Well Built / Model: LS-100 H67 Age: Unknown

DEMOGRAPHICS

(ESRI, 2016)	1 MILE	3 MILE	5 MILE
Estimated Population	17,441	200,707	522,762
Daytime Population	29,120	159,807	426,221
Estimated Average Household Income	\$85,930	\$77,662	\$75,241

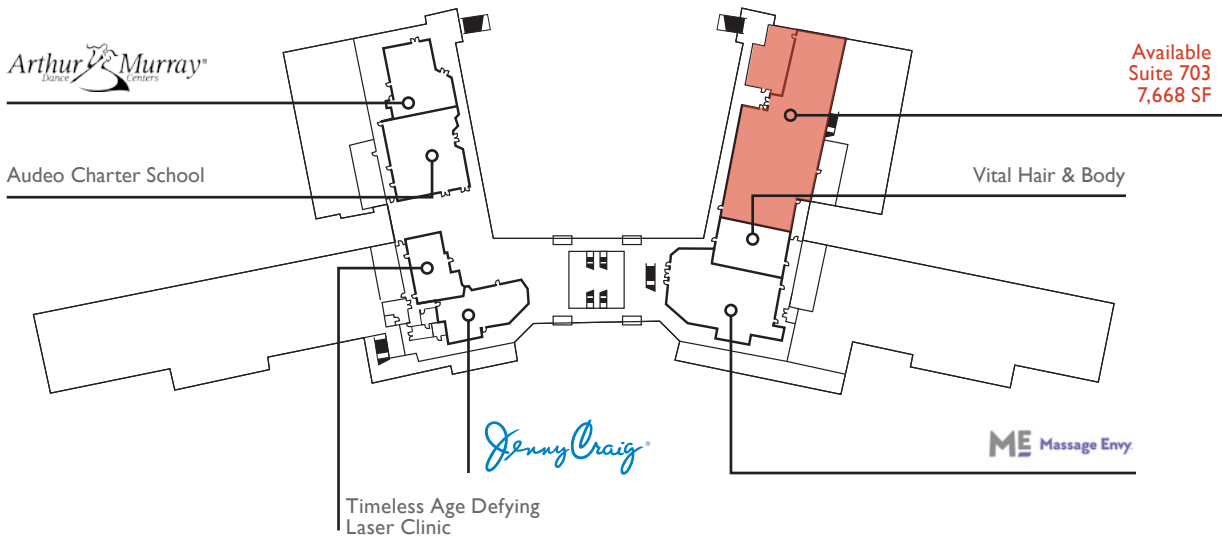
TRAFFIC COUNT (SANDAG)

- 179,000 annual average daily traffic on Highway 163.
- 41,200 average cars per day on Friars Road.
- 13,800 average cars per day on Frazee Road.
- 9,600 average cars per day on Hazard Center Drive.

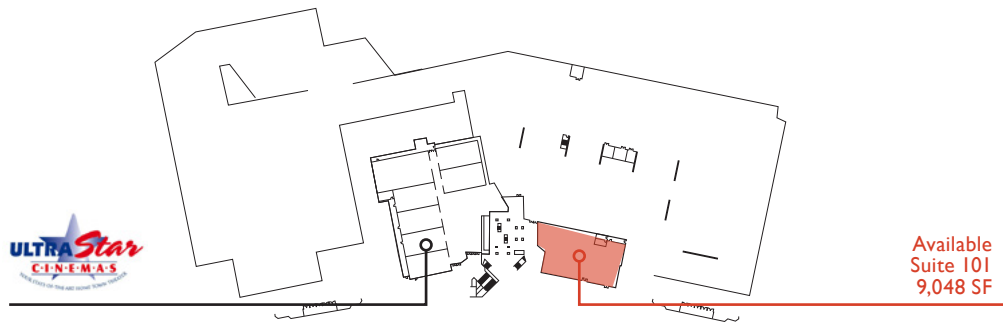




Colonnade Level



Street & Lower Level



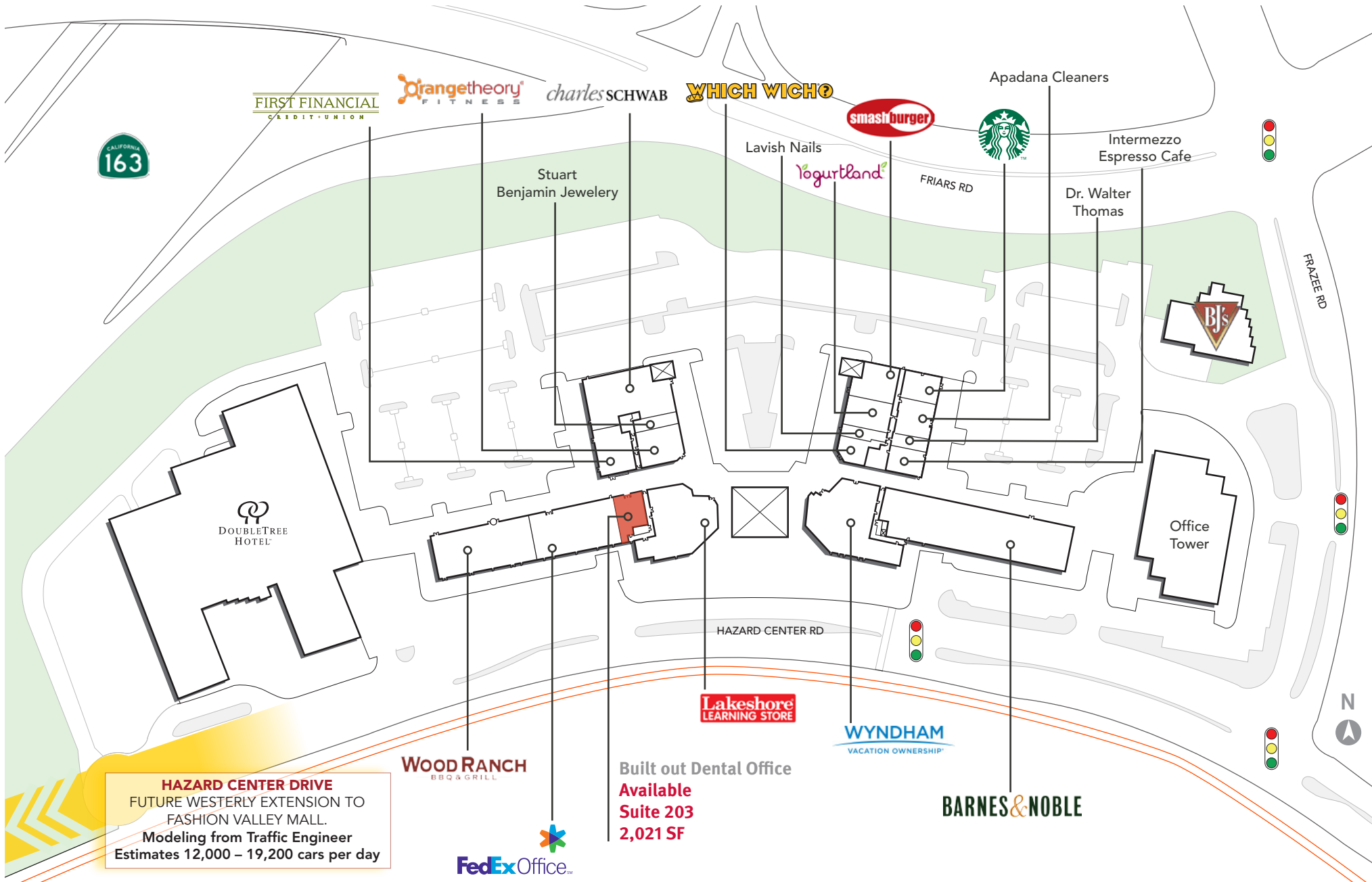
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PLAZA LEVEL SITE PLAN



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FASHION VALLEY CENTER

AMC Theatre 18
 Bloomingdale's
 Boudin Bakery & Cafe
 The Cheesecake Factory
 The Container Store
 Neiman Marcus
 Nordstrom
 PF Chang's
 Stacked
 True Food Kitchen

HAZARD CENTER

Barnes & Noble
 BJ's Brewhouse
 Charles Schwab
 FedEx Office
 Orangetheory
 Smashburger
 UltraStar Cinemas
 Which Wich
 Wood Ranch BBQ

CVS
 Pharmacy

Food 4
 Less

Ralphs

PARK IN THE VALLEY

Aaron Brothers
 Best Buy
 Hooters
 On The Border
 Saks Off 5th
 Sammy's Woodfired Pizza
 Staples
 Thomasville

CIVITA DEVELOPMENT

Planned/Existing/Under Construction
 4,780 Residential Units
 900,000 SF Commercial Retail & Office

RIO VISTA PLAZA

Living Spaces
 HomeGoods
 O's American Kitchen
 Office Depot
 Party City
 Ross
 TJ Maxx

FENTON MARKET PLACE

Costco
 IKEA
 IHOP
 Islands Burgers
 Lowe's
 Oggi's Pizza

Dave & Busters



LEGEND

- MAJOR RETAIL CENTERS
- FREEWAY
- TROLLEY LINE
- TROLLEY STOPS
- PROPOSED ROAD EXTENSION

HAZARD CENTER DRIVE

Future westerly extension to Fashion Valley Mall. Modeling from Traffic Engineer Estimates 12,000 – 19,200 cars per day

MISSION VALLEY CENTER WEST

Active Ride Shop
 BevMo!
 DSW Shoes
 Fuddruckers
 Golf Galaxy
 Gordon Biersch Brewery
 The Habit Burger
 King's Fish House
 Lazy Dog Restaurant
 Marshalls
 Trader Joe's
 Old Navy
 ULTA
 West Elm

MISSION VALLEY CENTER

AMC Theater 20
 Bed Bath & Beyond
 Bloomingdale's Outlet
 Broken Yolk Cafe
 Buffalo Wild Wings
 Corner Bakery
 Macy's Home
 Michaels

MISSION VALLEY CENTER EAST

In -N- Out
 El Pollo Loco
 PETCO Pooch Hotel
 Pick Up Stix
 Rubio's
 Taco Bell
 Nordstrom Rack
 Outback Steakhouse
 Pei Wei
 Ruby's Diner
 Target
 Yard House

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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IMPERIAL BEACH

PACIFIC OCEAN

POINT LOMA

CORONADO

BARRIO LOGAN

DOWNTOWN SAN DIEGO

SAN DIEGO BAY

HARBOR ISLAND

BALBOA PARK
SAN DIEGO ZOO

SAN DIEGO
INTERNATIONAL AIRPORT

BANKERS HILL

HILLCREST

MISSION HILLS

NORTH PARK

UNIVERSITY HEIGHTS

RIVERWALK GOLF CLUB



HAZARD CENTER DRIVE
FUTURE WESTERLY EXTENSION TO
FASHION VALLEY MALL
Modeling from Traffic Engineer
Estimates 12,000 – 19,200 cars per day

SAN DIEGO TROLLEY

FASHION VALLEY

HAZARD CENTER



MISSION VALLEY WEST
MISSION VALLEY EAST

PARK IN THE VALLEY

SAN DIEGO RIVER

HAZARD CENTER DRIVE

FRAZEE ROAD

MISSION VALLEY

FRIAR'S ROAD

FRIARS MISSION CENTER

CIVITA DEVELOPMENT

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