

8470

Redwood Creek Lane

San Diego, CA 92126



AVAILABLE FOR SALE | ±8,160 SF FLEX BUILDING

CBRE

8470

Redwood Creek Lane

San Diego, CA 92126

SALE PRICE

\$2,080,800

BUILDING SIZE

Approx. 8,160 SF

BUILDING INFORMATION

Two Story Flex Building featuring prominent office improvements and glass line/natural light

SIGNAGE OPPORTUNITY

Highly visible from Carroll Canyon Road

LOCATION

Centrally located in Miramar with easy access to I-805 & I-15 freeways

FINANCIAL ANALYSIS

Compelling Own vs. Lease Opportunity



AMENITIES

Within close proximity to restaurants, public transportation, and retail amenities



ZONING

IL - 2 - 1



YEAR BUILT

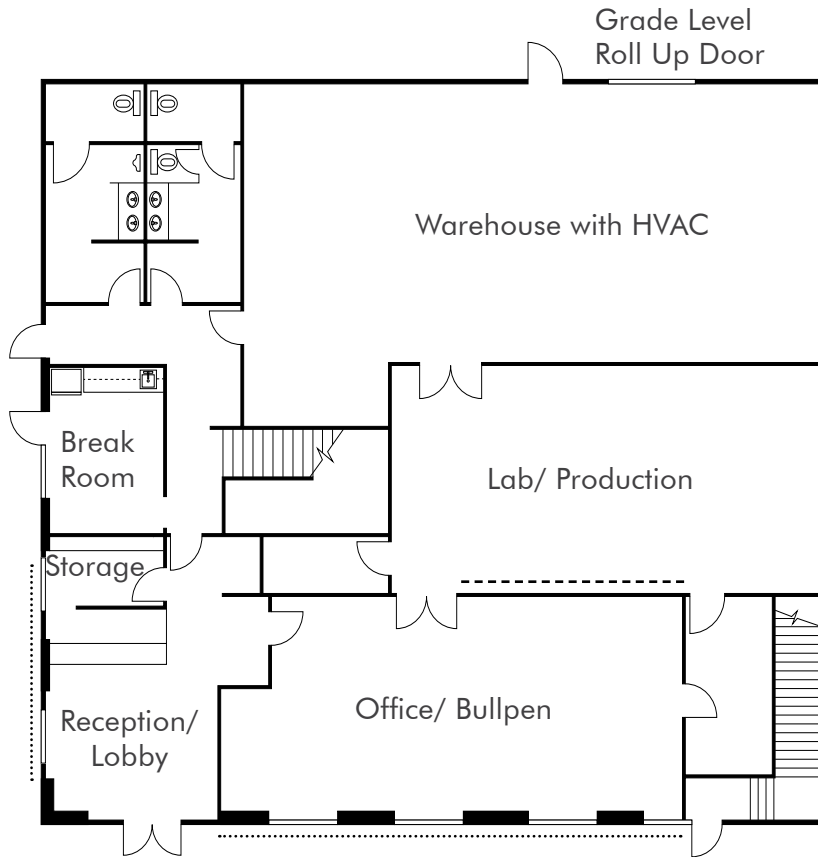
2006



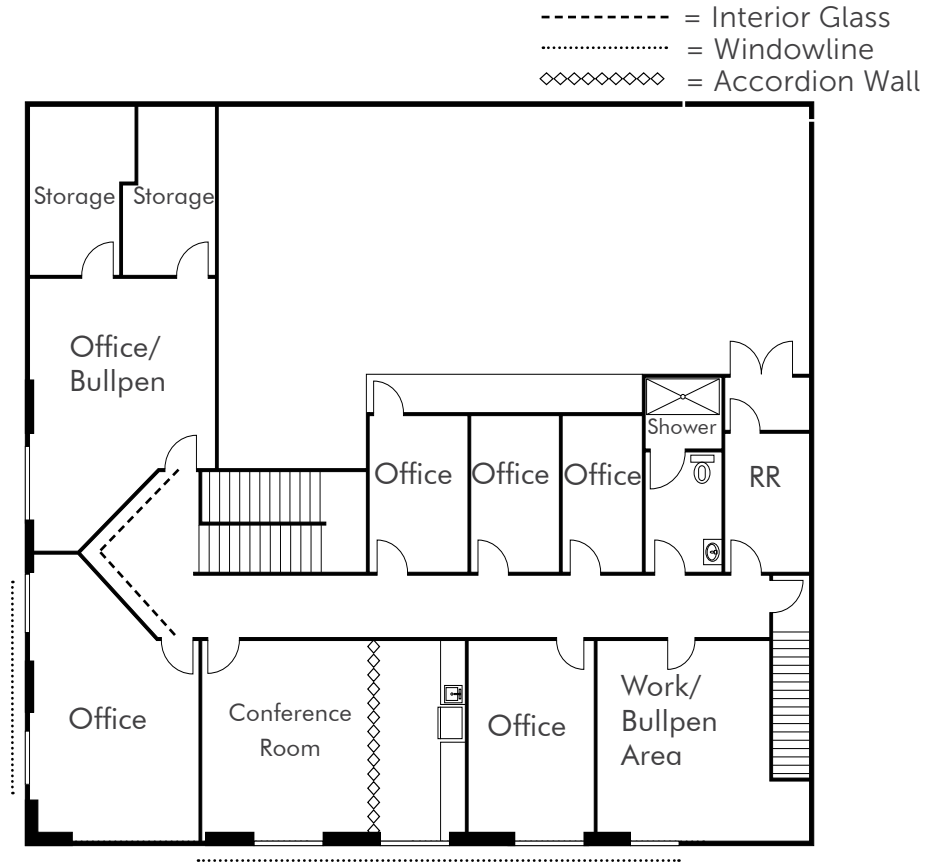
PARKING

4/1,000

FIRST FLOOR APPROXIMATELY 4,780 SF



SECOND FLOOR APPROXIMATELY 3,380 SF



HIGHLIGHTS AND FEATURES

| | | | |
|--|-----------------------|--|--|
| Great window line with natural light | 24' clear height | One (12' x 14') Grade level roll up door | Upgraded office improvements with attractive common area lobby |
| 400 amps / 110-280v 3 phase power (expandable) | 4/1,000 Parking ratio | Fully sprinklered building | Association dues include \$787 per month |



AERIAL MAP

8470
Redwood Creek Lane
San Diego, CA 92126

Amenities

| | |
|-----------------------------|----------------------|
| Eateries | Hotels |
| 1. Chin's Seafood and Grill | 1. Best Western |
| 2. Filling Station Pub | 2. Holiday Inn |
| 3. California Thai Cafe | 3. Quality Inn |
| 4. AleSmith Brewing | |
| 5. Hess Brewing | Hospitals |
| 6. La Jolla Baking Co. | 1. Sharp Health Care |

Carroll Canyon Rd.
Exit onto I-15



Miramar Rd.
Exit onto I-15



COMPELLING OWN VS. LEASE OPPORTUNITY

CBRE BUSINESS LENDING

Jim Hatch
Vice President
858-449-9484
jim.hatch@cbre.com

SALE OPPORTUNITY | 8,160 SF
8470 Redwood Creek Lane

PURCHASE PRICE: \$2,080,800

BENEFITS OF OWNERSHIP

FAVORABLE TAX DEDUCTIONS TO IMPROVE THE BOTTOM LINE

- *Mortgage Loan Interest
- *Annual depreciation
- *Cost of building improvements

ACQUIRING AN ASSET THAT CREATES VALUE (Wealth Builder)

- *Potential source of rental income
- *Equity Build-up/Appreciation in asset value over time
- *Diversification of business profits

POTENTIAL SOURCE OF PASSIVE INCOME

- *Income stream from leasing a portion of the property

BENEFITS OF OWNING PROPERTY

- *Space can be modified to accommodate changes in the business

LEASE vs OWN SCENARIO

| OWN | | LEASE | |
|---|--------------------|---------------------|--|
| Purchase Assumptions | | | |
| Purchase Price | | \$2,080,800 | |
| Improvements | | \$0 | |
| Closing Costs | | \$42,713 | |
| Total Project Cost | | \$ 2,123,513 | |
| Start-Up Costs | | | |
| 10% Down Payment | | \$208,080 | |
| Estimated Third Party Fees | | \$8,900 | |
| Total Start-Up Costs | | \$216,980 | |
| Monthly Costs | | | |
| | Per Sq. ft. | | |
| Mortgage Payment | \$1.32 | \$10,791 | |
| Operating Expenses | \$0.36 | \$2,938 | |
| Total Monthly Costs | | \$13,728 | |
| Total Monthly Costs Per SF | | \$1.68 | |
| Monthly Ownership Benefits (Estimated) | | | |
| Tax Benefits | | | |
| Depreciation Benefit | | \$1,618 | |
| Expense Deduction | | \$617 | |
| Interest Deduction (10 yr Avg.) | | \$1,317 | |
| Other Benefits | | | |
| Rental Income | | \$0 | |
| Total Ownership Benefits | | \$3,552 | |
| Avg. Appreciation | 3.0% | \$5,202 | |
| Total Ownership Benefits | | \$8,754 | |
| Total Effective Monthly Cost: | | \$4,974 | |
| Total Effective Monthly Cost Per SF: | | \$0.61 | |
| Lease Assumptions | | | |
| Size (Square Feet) | | 8,160 | |
| NNN lease rate per sq ft/mo | | \$1.24 | |
| Monthly Lease Payment | | \$10,118 | |
| Start-Up Costs | | | |
| Prepaid Rent | | \$10,118 | |
| Security Deposit | | \$10,118 | |
| Improvements | | \$0 | |
| Total Start-Up Costs | | \$20,237 | |
| Monthly Costs | | | |
| | Per Sq. ft. | | |
| NNN Lease Payment | \$1.24 | \$10,118 | |
| Operating Expenses | \$0.36 | \$2,938 | |
| Total Monthly Costs | | \$13,056 | |
| Total Monthly Costs Per SF | | \$1.60 | |
| Monthly Lease Benefits (Estimated) | | | |
| Tax Benefits | | | |
| Depreciation Benefit | | \$0 | |
| Lease Deduction | | \$2,125 | |
| Expense Deduction | | \$617 | |
| Interest Deduction | | n/a | |
| Other Benefits | | | |
| Rental Income | | \$0 | |
| Avg. Appreciation | | n/a | |
| Total Lease Benefits | | \$2,742 | |
| Total Effective Monthly Cost: | | \$10,314 | |
| Total Effective Monthly Cost Per SF: | | \$1.26 | |

| Ownership Analysis Summary | |
|-----------------------------------|--------------------|
| Annual Effective Cost Difference | \$63,680 |
| Average Annual Principal Pay down | \$53,663 |
| Annual Wealth Creation | \$117,343 |
| 10 Year Wealth Creation | \$1,173,425 |

All figures are provided for informational purposes only. Consult with your tax and financial advisors regarding the tax benefits of property ownership and deductibility of mortgage loan interest.

- Depreciation Tax Benefit = Price X 80% + Improvs. / 18yrs accelerated depreciation / 12mos. X 21% Tax Rate
- Estimated Monthly Appreciation = Purchase Price and Improvements x 3% Appreciation Rate/12 months
- Financing: SBA Loan, 90% LTV financed over approximately 25 years

© 2018 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. We have not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



8470

Redwood Creek Lane

San Diego, CA 92126

FOR MORE
INFORMATION,
CONTACT:

SEAN WILLIAMS, SIOR

Vice President

Lic. 01475415

+1 858 546 4625

sean.williams@cbre.com

JEB BAKKE

Senior Vice President

Lic. 00872363

+1 858 546 4603

jeb.bakke@cbre.com



CBRE

CBRE, Inc
Broker Lic. 00409987

4301 La Jolla Village Drive
Suite 3000
San Diego, CA 92122

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.