

Pacific Beach User Opportunity

2079 Garnet Avenue, San Diego, CA

WATCH
VIDEO



FOR SALE

3,507 SF “Jewel Box” Office With Warehouse

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Property Overview

ADDRESS 2079 Garnet Avenue, San Diego, CA 92109

SQ FOOTAGE 3,507 SF

LAND AREA 4,375 SF | 0.10 AC

YEAR BUILT 2017 Construction

NO. STORIES Two (2)

TYPE 2,586 SF High Image Office
921 SF Fully-Finished Warehouse

OCCUPANCY Single Tenant

PARKING Three private surface spaces (one ADA)

ZONING Commercial-Office-1-2

APN 424-051-13



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Highlights

High-end quality construction with modern architectural features

2,586 SF of office space with 921 SF of warehouse space

4 private offices plus 2 conference rooms (optional offices), built-in bull pen & workstations

Plug-n-play office with custom built-in furniture. Turn-key, immediate move-in possible

Conveniently located in Pacific Beach near numerous amenities

Located just 1.3-miles to I-5 and 1.5-miles to beach

Unique opportunity for professional office owner-user



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New Construction

Exterior Finishes

Durable standing seam aluminum roof and gutters,
extra thick (0.40)
and salt resistant

Stainless steel roof anchors for safety

Combination siding of Hardie Artisan 4" with
mitered corners and extra thick board and batten

Stainless steel flashing

Stone pavers on walk ways and front porch

6" 3250 PSI concrete patio, driveways, and
underneath pavers

Exterior materials engineered, stainless steel or
aluminum (roof) to resist rusting from salt air

Drip irrigation system



Structural

4x6 exterior framing

Framing lumber was treated with an organic
termite resistant formula

Extremely rigid floors with no deflection, oversized
18" floor joists and extra thick 1-1/8" subfloor

HVAC

Separate HVAC systems with separated zones for
each floor

6" duct vent fans (standard 4")

Doors and Windows

Western Windows - Operating dark bronze
aluminum casement windows throughout

Phifer SheerWeave window treatments/shades

Extra thick 1-3/4 solid 8' mahogany dual paned
glass doors throughout

42" Western Windows front entry door

12' high anodized roll-up warehouse door with
remote wireless activation

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Insulation and Soundproofing

Soundproofing insulation throughout interior, exterior walls, and between floors

Extra thick 5/8" drywall

Soundboard installed in all toilet closets

Interior Finishes

10' ceilings (1st floor office); 9' ceilings (2nd floor office)

16' warehouse clear-height with 12'h x 16'w roll-up door

8" high mahogany baseboards

Oversized 9" wide plank whitewashed oak flooring

Windows fully-cased with American black walnut

Custom open steel staircase railing with walnut cap and handrail

Custom restroom with 1/2" shower glass door

Industrial-grade epoxy coating in warehouse



IT and Electronics

Sonos controlled ceiling speakers in bullpen area and conference room

7 widescreen TV's throughout with independent Apple TV's for screen mirroring

75" TV in Lobby with dedicated computer to play continuous slideshows

Perimeter security cameras with remote iPhone access

Entire building wired with Cat-6 networking cable

Electrical Fixtures

4" LED lighting throughout

Custom finished exterior lights

LED landscape lighting with photovoltaic timers

Lighted building sign with offset LED spotlights with naturally adjusting astronomic timer

USB outlets throughout

Hidden electrical outlets underneath kitchen cabinetry

Casablanca Tribeca 52" ceiling fans in bullpen

Power underground from utility pole

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Plumbing Fixtures

Bathroom fixtures- Brizo Litze series Brilliance
Luxe Nickel

Thermostatic shower control

Hard water filtration system

Coffee machine is hard plumbed

Porcelain-clad cast iron kitchen farm sink

Furnishings

Custom cabinetry and built-ins made from
American black walnut with
soapstone countertops

Built-ins included - bullpen seating area,
conference room cabinetry, desk in upstairs
private offices

Custom built-in desk feature trashcan drawers
and sliding printer trays

Steel racks in warehouse

*(non-affixed furnishings & electronics may be
available for purchase)*



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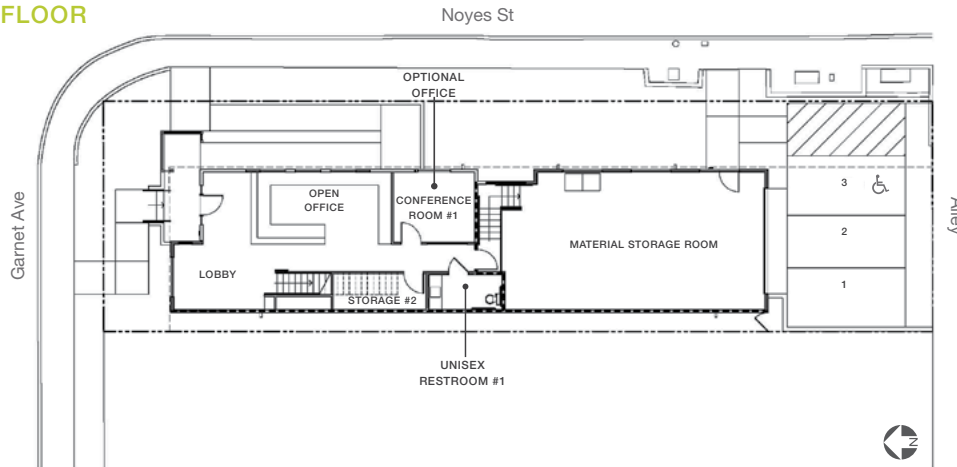


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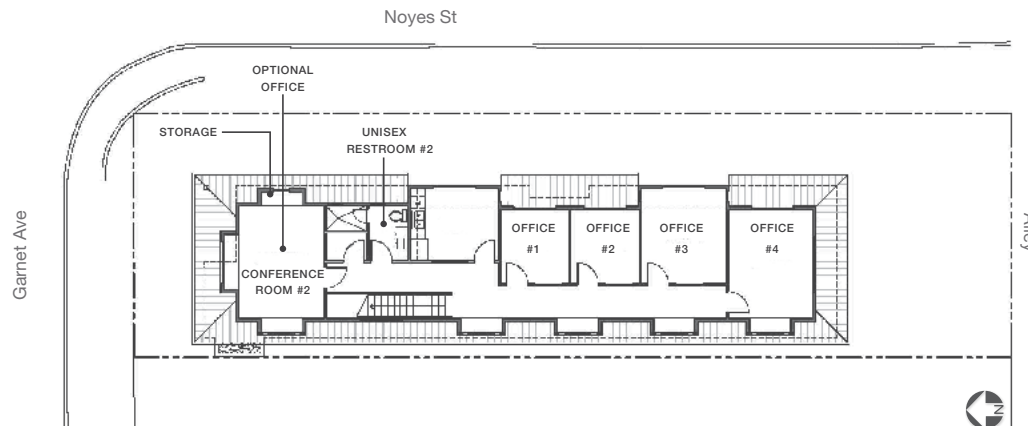
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Floor Plans

FIRST FLOOR



SECOND FLOOR



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Financing Comparables

INPUT PROJECT INFORMATION			RESULTS	SBA 7A	SBA 504	CONVENTIONAL	CONVENTIONAL
Project Details				90% LTV	90% LTV	80% LTV	75% LTV
Property purchase price	\$2,450,000		Total project amount	\$2,450,000	\$2,450,000	\$2,450,000	\$2,450,000
SBA 7A			Down payment	\$245,000	\$245,000	\$490,000	\$612,500
	Today's	Amort.	Conventional 1st TD amount	\$2,205,000	\$1,323,000	\$1,960,000	\$1,837,500
Loan Terms:	Rates:	Years:	CDC/SBA 2nd TD amount	N/A	\$882,000	N/A	N/A
15 year fixed rate	5.40%	15	Term	25	20	10	10
20 year fixed rate	5.45%	20	Amort - Lender 1st TD (yrs)	25	30	30	30
25 year fixed rate	5.50%	25	Term	N/A	25	N/A	N/A
SBA 504			Amort - Lender 2nd TD (yrs)	N/A	25	N/A	N/A
Loan Terms:	Rates:	Years:	Bank lender interest rate	5.05%	5.10%	4.90%	4.75%
5 year fixed rate	4.90%	20	CDC Rate (based on pmt in yrs 1-5)	N/A	5.33%	N/A	N/A
10 year fixed rate	4.95%	20	Bank Lender Monthly Payment	\$12,955	\$7,183	\$10,402	\$9,585
15 year fixed rate	5.00%	15	CDC/SBA monthly payment (based on pmt in yrs 1-5)	\$0.00	\$5,339	\$0.00	\$0.00
20 year fixed rate	5.05%	20	Total Payments	\$12,955	\$12,522	\$10,402	\$9,585
25 year fixed rate	-	-	Estimated Loan Costs				
Conventional			<i>Bank and SBA:</i>				
Loan Terms:	Rates:	Years:	Loan documentation fee	\$500	\$500	\$500	\$500
5 year fixed rate	4.60%	20	<i>Bank and SBA:</i>				
10 year fixed rate	4.75%	30	SBA or SBA/CDC loan fee	\$60,894	\$23,227	N/A	N/A
15 year fixed rate	4.80%	15	Title insurance/escrow	\$1,200	\$1,200	\$1,200	\$1,200
			Appraisal and review	\$2,500	\$2,500	\$2,500	\$2,500
			Environmental	\$2,000	\$2,000	\$2,000	\$2,000
			Total Fees	\$67,094	\$36,042	\$6,200	\$6,200

Rates and terms are subject to change. Not a commitment to lend.

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