



NNN Ground Lease (fee) Jiffy Lube/Car Wash/Gas

7215 Clairemont Mesa Blvd, San Diego, CA 92111

Property Overview - Prime Car Wash Investments

PROPERTY SUMMARY

Property Address	7215 Clairemont Mesa Blvd San Diego, CA 92111
Property Type	Single-Tenant Retail
Year Built/Renovated	1995
Total Rentable Area	8,153 SF
Surface Spaces	26 Spaces (3.19 / 1,000 SF)
Site Area	1.56 AC (67,954 SF)
Parcel Number	356-081-21
Zoning	EMX-2

LEASE SUMMARY

Tenant	Prime Car Wash Investments *
Ticker Symbol	Private
Credit Rating	N/A
Commencement Date	5/6/1994
Remaining Term	16 Years
Lease Type	NNN (No insurance)

Annual Base Rent Schedule

6/1/2021 - 5/31/2024	\$410,808
6/1/2024 - 5/31/2027	\$447,780
6/1/2027 - 5/31/2030	\$488,076
6/1/2030 - 5/31/2033	\$532,008
6/1/2033 - 5/31/2036	\$579,888
6/1/2036 - 5/31/2038	\$632,076

Option to Extend

6/1/2038 - 5/31/2044	Fair Market Value
6/1/2044 - 5/31/2050	Fair Market Value

* fee-simple ground lease



PREMIER LOCATION ALONG CLAIREMONT MESA BOULEVARD

The property operates a premier location with significant frontage along the most heavily trafficked street on Kearny Mesa.



FEE SIMPLE GROUND LEASE WITH SIGNIFICANT LEASE TERM

Secure income stream with over 16 years of base lease term remaining on a fee simple ground lease with absolutely no management.



RARELY PERMITTED USES WITH INCOME DIVERSITY

The tenant operates a gas station, convenience store, car wash and Jiffy Lube, offering the operator a diverse and highly secure income stream. These uses are difficult to entitle and build, giving immense strategic value to the site.



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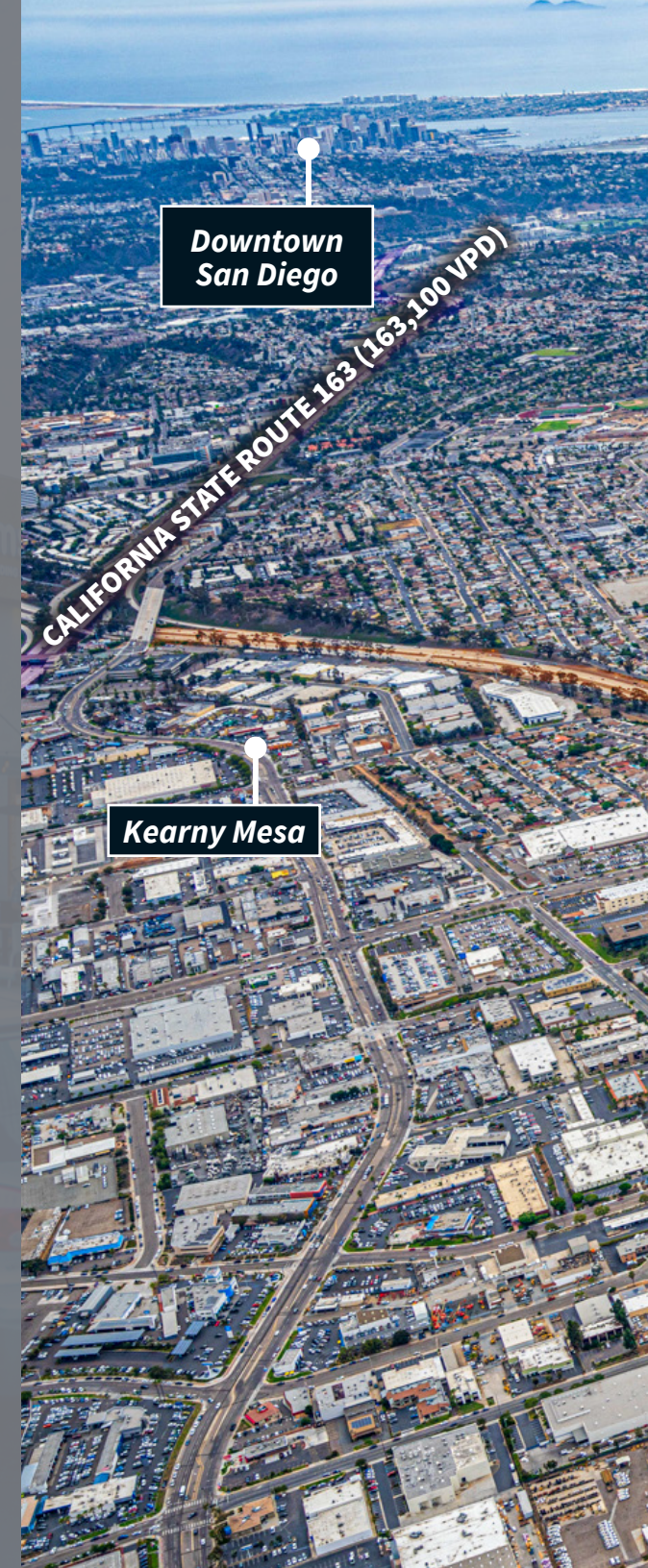
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Downtown
San Diego

CALIFORNIA STATE ROUTE 163 (163,100 VPD)

Kearny Mesa

San Diego Airport

Point Loma

Pacific Beach

Clairemont



INTERSTATE-805 (196,403 VPD)

CLAIREMONT MESA BLVD (48,506 VPD)


jiffylube
& Gas Station
Parcel Size: 1.56 AC

