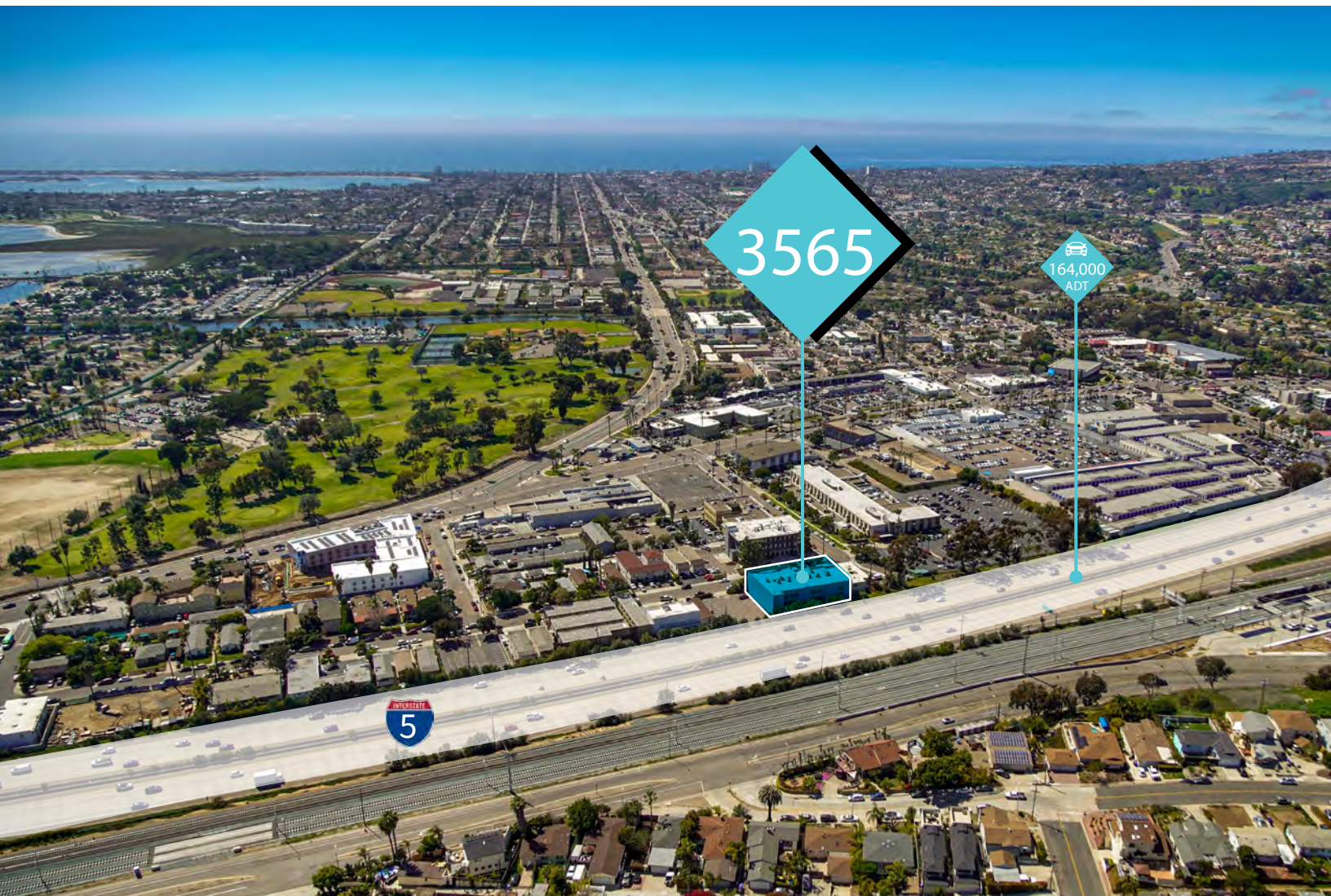


3565 DEL REY STREET PACIFIC BEACH



Owner | User Opportunity

18,200 SF Office Building

the offering



± 18,200 SF
on two floors of
multi-tenant office
space with short-
term leases in place



location
excellent location
off of I-5 and
minutes to I-8 and
Hwy 52



walkable
walking distance to
restaurants, cafes,
shopping and
trolley



parking
54 total marked park-
ing spaces; 21 surface
spaces and 33 spaces
in a parking garage



Available to occupy with short term leases in place offering income or further expansion.

±24,715 lot size (0.57 acres)

±18,200 s.f. building with a 3/1,000 parking ratio

Assessor's parcel number: Parcel 1:424-323-37-02 | Parcel 2: 424-323-37-03

Zoned CC-4-2 (Commercial) & RM-4-10 (Multi-family)

Located along Interstate 5 with 164,000 car trips per day, minutes to Interstate 8, Hwy 52 and the soon to be completed Balboa Avenue Trolley Station

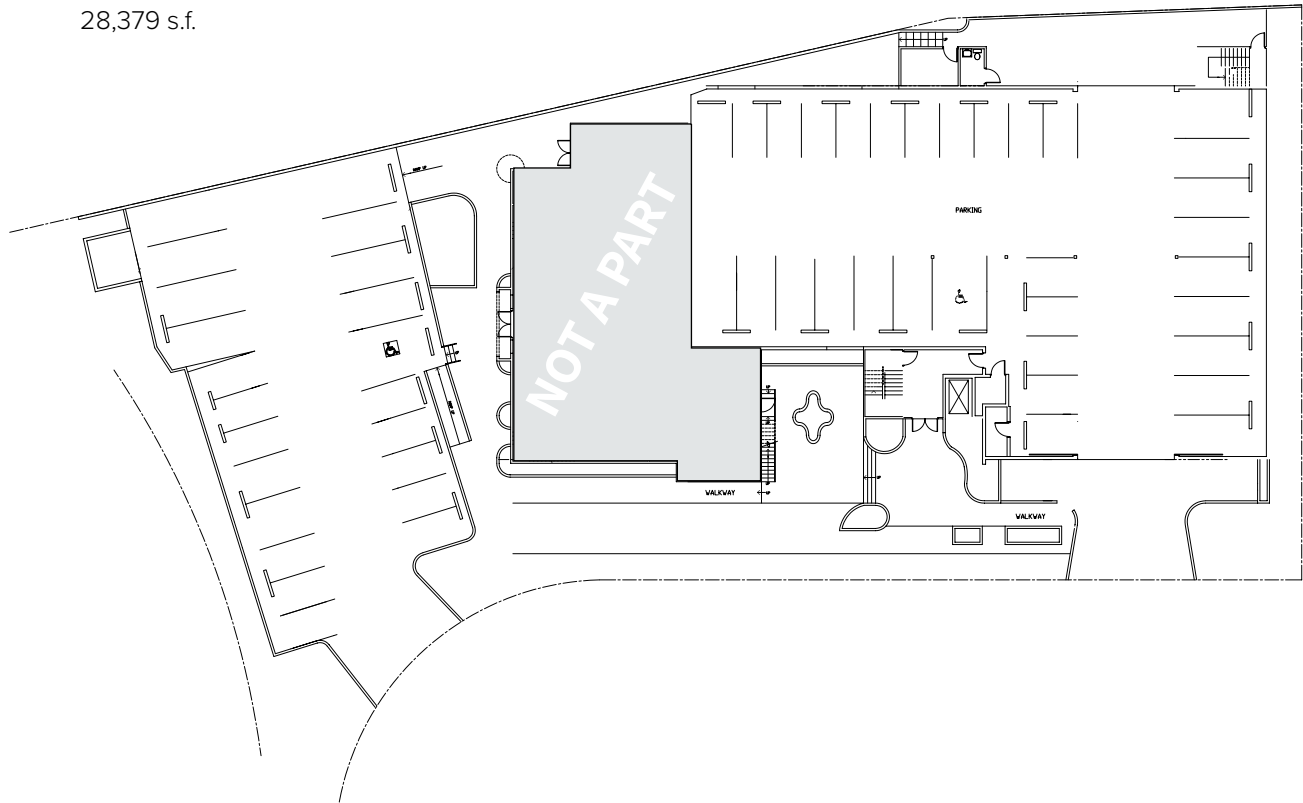
Asking Price: \$5,250,000 (288.46/SF)

3565 Del Rey Street . San Diego, CA 92109

floor & site plans

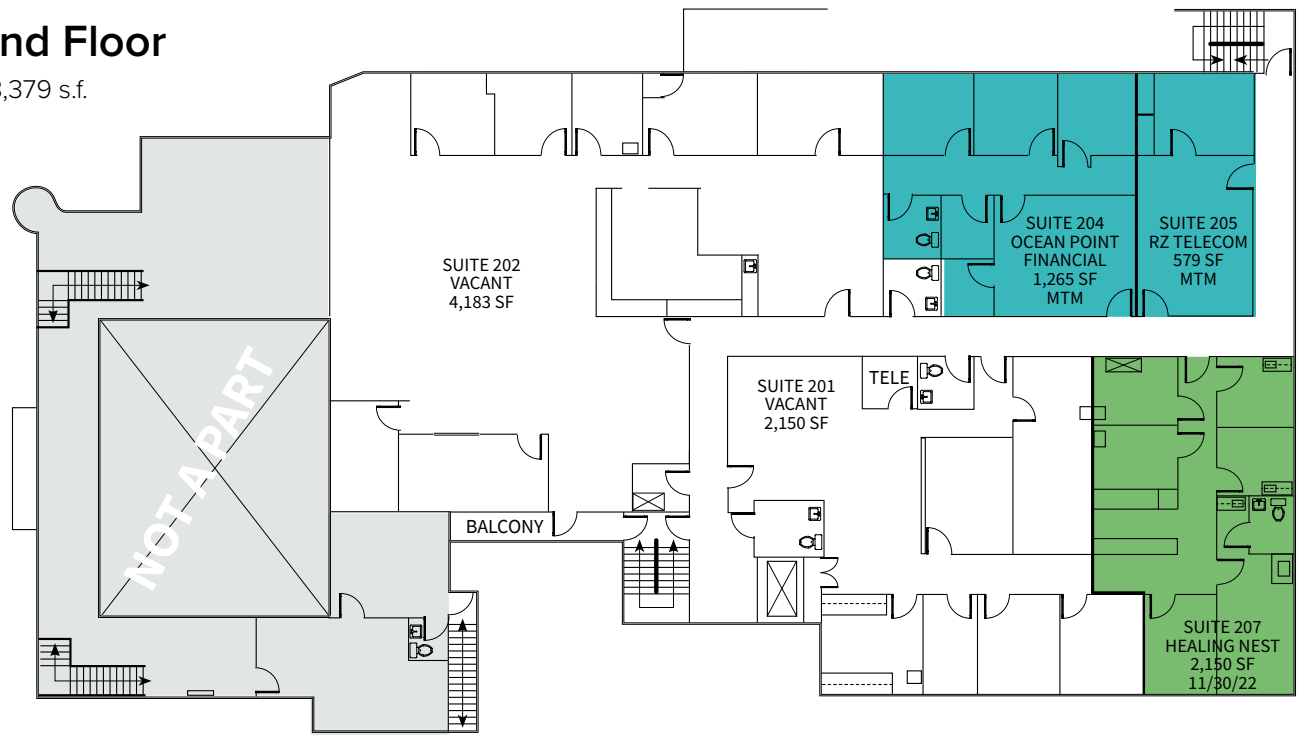
1st Floor

28,379 s.f.



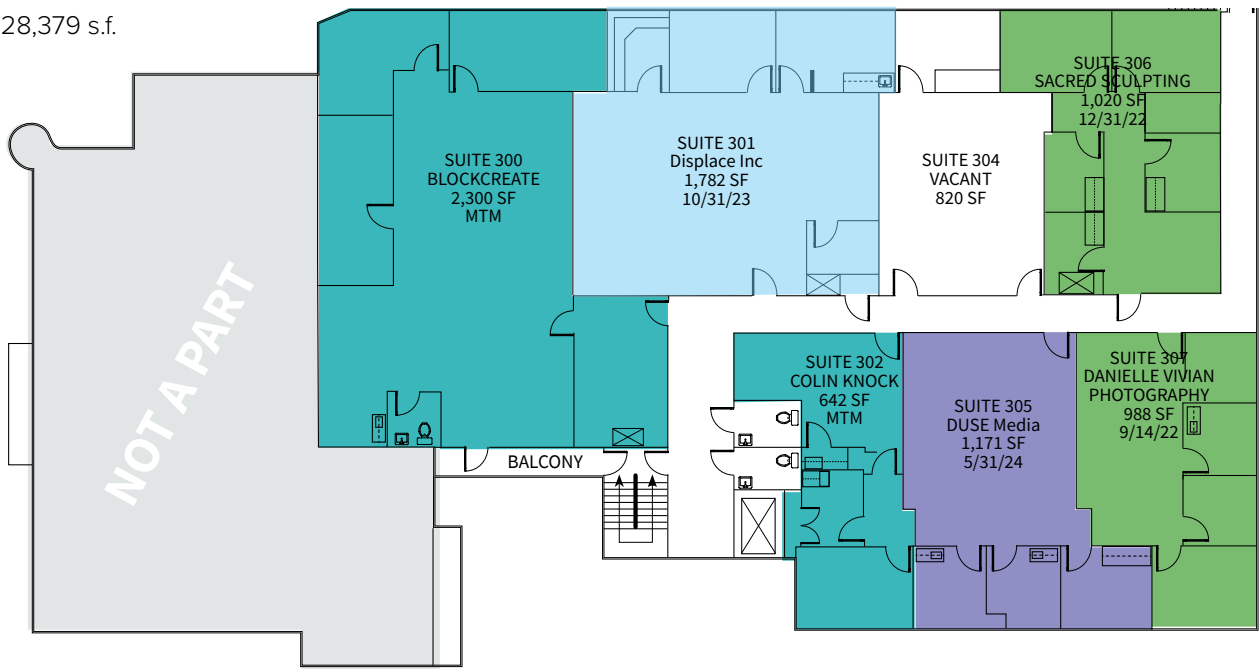
2nd Floor

28,379 s.f.



3rd Floor

28,379 s.f.



VACANT
MTM
2022
2023
2024
2025
2026+

location highlights

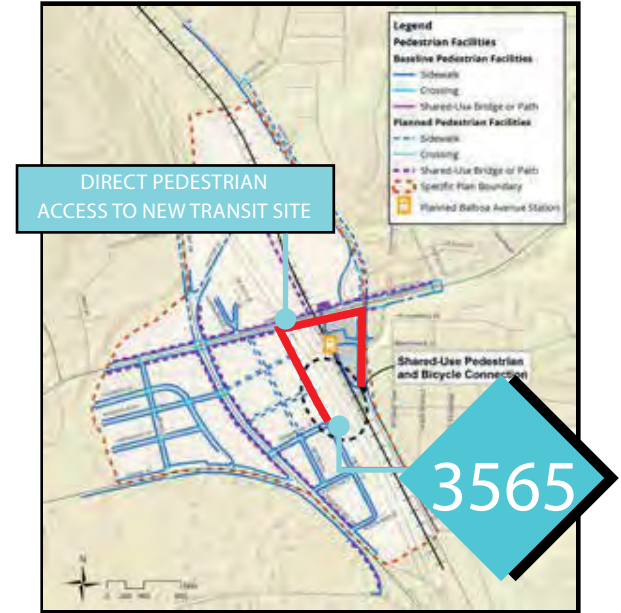
Proximity to the new trolley line extension

3565 Del Rey Street is a hyper-central location to transit options and housing. The site features excellent proximity to transit, approximately 1.0 mile from the new Balboa Avenue transit station, interstate 5, and interstate 8, as well as a short 10-minute drive to San Diego international airport.

Employees will benefit from a pedestrian path that will allow quick and easy access to the Balboa Avenue transit station. San Diego's beaches, shopping, and housing are within a 5 to 20-minute drive, heavily concentrated within Downtown San Diego, UTC, Sorrento Mesa, Torrey Pines, Mission Valley and Kearny Mesa. Approximately, 261,000 jobs are located within a 5-mile radius of Project.

Walkability

There are countless restaurants and retail amenities within a short walking or biking distance from the site. The option to surf at lujnch, grab a bite to eat, or hit happy hour after work will appeal to the targeted workforce. The walkability and variety of amenities epitomizes the quality of life pacific beach offers to future employees in this project.



There are over **460+** bars and restaurants
within a 3-mile radius of the property

Proximity to lifestyle amenities

Pacific Beach is recognized as one of San Diego's primary recreational hubs. With over 460 bars and restaurants within a 3-mile radius of the property, it is no surprise that this neighborhood is one of the most sought-after locations in all of San Diego county. This vibrant, laidback beach community features 3-miles of coastline shared with the pacific ocean and over 27 miles of meandering shoreline around mission bay park, both offering residents and employees a myriad of outdoor activities to enjoy in the year-round summer weather.

LOCAL ATTRACTIONS



pacific beach



Downtown Pacific Beach is 16 square blocks lined with an abundance of casual cafes, trendy restaurants and laid back bars that draws in young adults and professionals to the area. Garnet Avenue is always buzzing with bar hopping and beach goers alike, with a plethora of over **120+** options appealing to any kind of crowd.

The Property is located by
460+
bars and restaurants
within 3 miles

In addition to being well situated in one of San Diego's largest employment hubs, Pacific Beach is within close proximity to all other major San Diego employment centers and attractions such as:

UTC / La Jolla

5 Miles

Sorrento Mesa

9.5 Miles

Mission Valley

6 Miles

Downtown

7.6 Miles

Montgomery Field

6.5 Miles

San Diego Int'l Airport

7.2 Miles

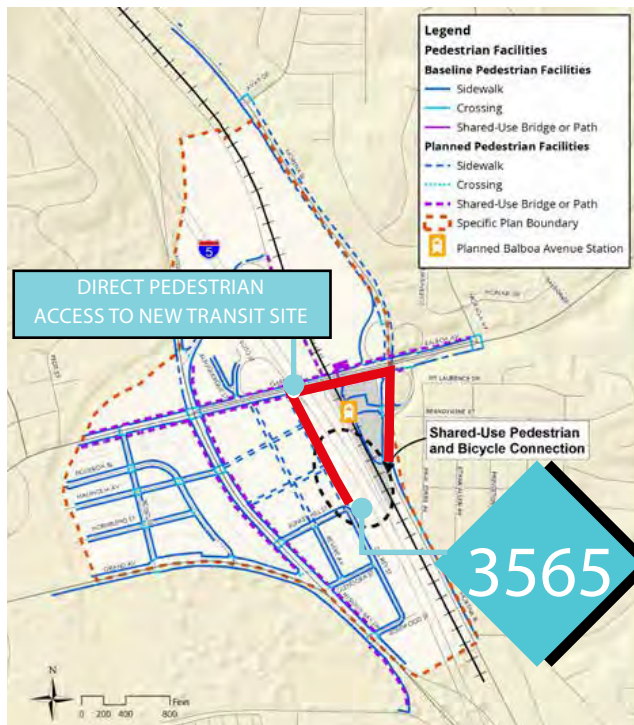


specific plan overview

Balboa avenue station area specific plan

The Balboa Avenue Station area specific plan provides a policy framework to guide transit-oriented public and private development and multi-modal improvements adjacent to the Balboa Avenue trolley station consistent with the general plan city of villages strategy.

The specific plan helps implement the goals and objectives of the city's climate action plan by increasing employment and housing opportunities near transit; promoting walking and bicycle use as viable travel choices; and improving transit access and frequency.







Contact information

Richard Gonor

Executive Vice President

JLL Agency Leasing

+1 858 410 1243

richard.gonor@am.jll.com

RE license #01142178

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.