

SINGLE TENANT NNN LEASED INVESTMENT OPPORTUNITY

3% ANNUAL RENT INCREASES



7686 MIRAMAR ROAD
SAN DIEGO, CA 92126

FOR SALE

9,879 SF SINGLE-STORY INDUSTRIAL BUILDING IN MIRAMAR

INVESTMENT HIGHLIGHTS

OFFERED AT
\$3,750,000

CAP RATE
5.4%*

NOI
\$196,260

SINGLE TENANT NNN LEASED INVESTMENT

TENANT
24 HOUR DOG DAYCARE

CURRENT MONTHLY RENT
\$16,355

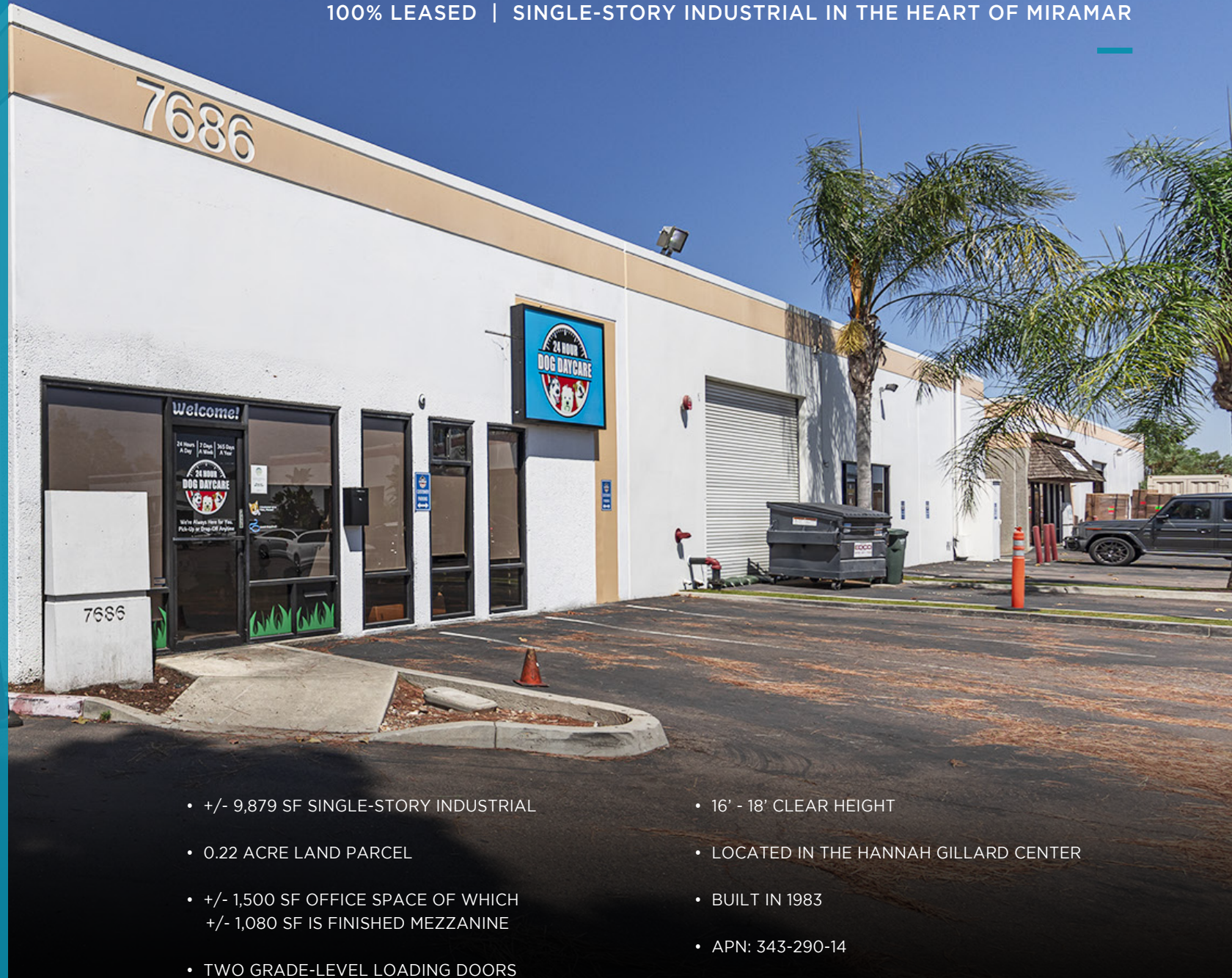
CURRENT LEASE EXPIRATION
JULY 31, 2031

ANNUAL RENT INCREASES (10 YEAR PERSONAL GUARANTEE)
3%

PROPERTY MANAGEMENT FEE FOR BUYER/BUYER-PM
3%

Cap rate commencing August 2024.

100% LEASED | SINGLE-STORY INDUSTRIAL IN THE HEART OF MIRAMAR



- +/- 9,879 SF SINGLE-STORY INDUSTRIAL
- 0.22 ACRE LAND PARCEL
- +/- 1,500 SF OFFICE SPACE OF WHICH +/- 1,080 SF IS FINISHED MEZZANINE
- TWO GRADE-LEVEL LOADING DOORS
- 16' - 18' CLEAR HEIGHT
- LOCATED IN THE HANNAH GILLARD CENTER
- BUILT IN 1983
- APN: 343-290-14

100% FEE SIMPLE INTEREST IN 7686 MIRAMAR ROAD, A SINGLE-STORY INDUSTRIAL BUILDING IN MIRAMAR, SAN DIEGO'S PREMIER INDUSTRIAL SUBMARKET..

Introducing an exceptional investment opportunity in the vibrant city of San Diego: A 100% occupied STNL "Single Tenant Net-leased" industrial building, currently leased by one of San Diego's leading dog daycare providers, 24 Hour Dog Daycare. This tenant offers a unique and in-demand 24-hour service where pet owners can confidently leave their dogs in a safe and nurturing environment, whether they're at work or out of town.

The lease with 24 Hour Dog Daycare commenced in 2016 and has already passed its initial five-year term, demonstrating the tenant's long-standing commitment to the property. In fact, their dedication to the location was reaffirmed in August 2021 when they renewed their lease for an additional ten years, extending the occupancy agreement until July 31, 2031. Furthermore, the lease is personally guaranteed, providing additional reassurance to the investor.

This offering presents a hassle-free investment opportunity, allowing you to enjoy the benefits of a stable tenancy in the heart of San Diego. The property is situated in a low vacancy submarket, meaning you can leverage the strong demand for commercial real estate in the area. Moreover, the submarket has experienced solid rent growth, positioning you to benefit from potential future appreciation. Investing in this property provides numerous advantages, including:

CONSISTENT RENTAL INCOME

With the tenant committed to a long-term lease and a proven track record of occupancy, you can expect a reliable and steady stream of rental income.

LOW MANAGEMENT BURDEN

As a single-tenant property, you'll benefit from a simplified management experience, with the tenant responsible for the property's maintenance and operating expenses.

HIGH-DEMAND LOCATION

San Diego's pet-friendly community, combined with the 24-hour nature of the dog daycare service, ensures consistent demand for this type of facility. Capitalize on the thriving pet care market in a city known for its love of animals.

FAVORABLE MARKET CONDITIONS

Situated in a low vacancy submarket, indicating strong market fundamentals and limited supply of similar investment opportunities, positioning you to potentially enjoy future rent growth and capital appreciation.

In summary, this offering presents an attractive opportunity for qualified buyers seeking a hassle-free investment with a stable tenant in San Diego's thriving real estate market. With the long-term commitment of 24-Hour Dog Daycare, the property's prime location, and the potential for rent growth, now is the time to consider this compelling investment prospect. Don't miss out on the chance to secure your foothold in San Diego's flourishing dog daycare sector.

BUILDING

The 9,879 SF building's exterior facade consists of concrete tilt-up panels supported on concrete foundation. The concrete panel system supports a flat built-up cap sheet roof with package unit HVAC system & skylights.

INTERIOR

The property is 100% climate-controlled and features a 16' drop-ceiling, floor drains, plumbing throughout, 16-18' clear-height, 1,080 SF mezzanine, storage, and sprinklers.

SIZE AND SHAPE

The property is an 11,420 SF rectangular-shaped lot according to the assessors' plat. 100% of the lot is usable and highly-functional.

85% INDUSTRIAL / 15% OFFICE

+/- 8,379 SF industrial, +/-1,500 SF office.

7686



PARKING

Ample parking. Parking lot and driveway areas are asphalt paved.

GRADE AND DOCK LOADING

Dock loading and two grade-level loading doors.

ZONING

The property is zoned IL-2-1 (Industrial - Light) by the City of San Diego. The IL-2-1 zone is intended to provide a mix of light industrial and office uses with limited commercial use.

ACCESS AND LOCATION

The property is just off Miramar Road and can be accessed via Interstates 805 & 15. Centrally located in the heart of Miramar 2.9 miles east of I-805 and 2.3 miles west of I-15.



THE INTERIOR

OVER 10 YEARS OF OPERATING HISTORY!

24 HOUR DOG DAYCARE

At 24 Hour Dog Daycare, we prioritize your dog's comfort and well-being. That's why we've carefully designed our facility to provide ample space for play and relaxation. Each play group has its dedicated section, allowing your furry friend to enjoy endless running and frolicking throughout the day if they wish. Unlike traditional facilities, we refrain from confining our canine guests in cages or kennels during nighttime. Instead, social dogs share a spacious room filled with cozy dog beds, while private dogs have their own comfortable suite for privacy.

We understand that dogs can be sensitive creatures. Although they may bark frequently, they can still experience stress from various sources, such as airplanes flying overhead, noisy trucks passing by, or the sound of thunder. To ensure a serene environment for our four-legged guests, we have taken extra measures by soundproofing our entire dog daycare and boarding areas. Both of our locations boast this feature, allowing your dog to relax and unwind without unnecessary distractions.

At 24 Hour Dog Daycare, your dog's happiness and tranquility are our top priorities. We strive to create a nurturing and stress-free environment where your furry companion can enjoy their time to the fullest. Join us at our soundproofed facility and experience the difference we make in your dog's well-being.

**7686 MIRAMAR ROAD | SAN DIEGO
1150 SIMPSON WAY | ESCONDIDO**



24HOURDOGDAYCARE.COM

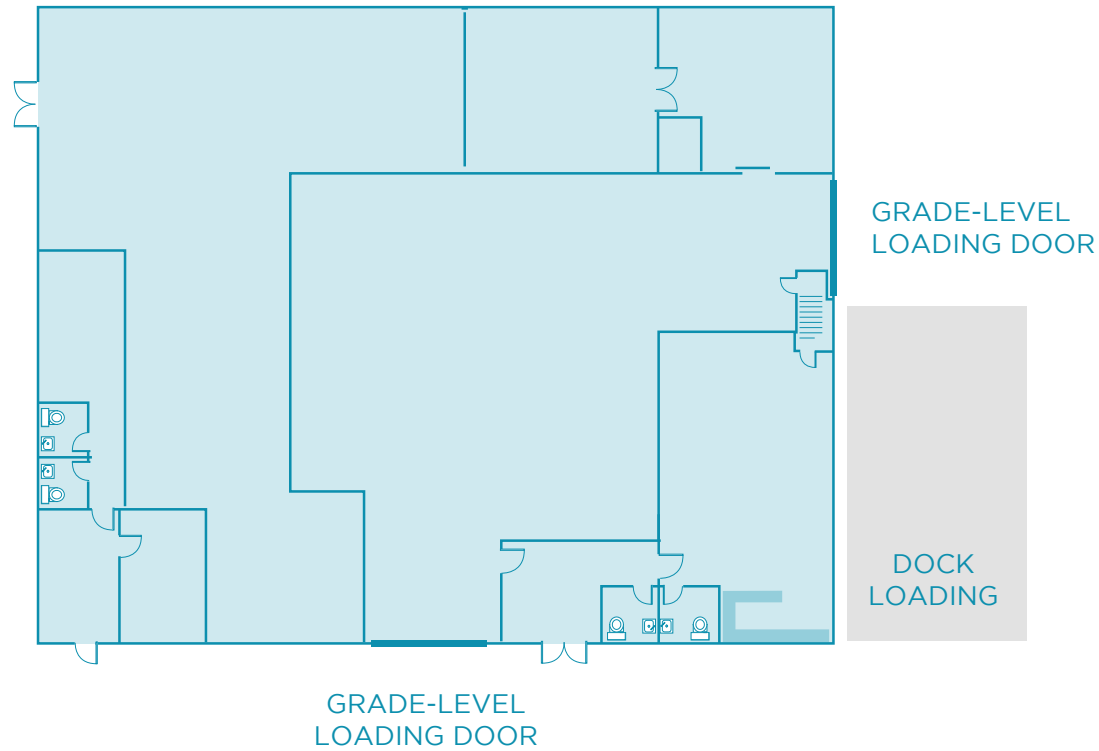


LONG-TERM LEASE EXPIRES JULY 31, 2031

EIGHT YEARS REMAINING ON LEASE, LONG-TERM LEASE EXPIRES JULY 31, 2024
 ANNUAL NET OPERATING INCOME OF \$196,260
 3% ANNUAL RENT INCREASES



LEASE YEARS	LEASE DATES	MONTHLY RENT	NOI
YEAR 1	AUGUST 1, 2021 - JULY 31, 2022	\$15,417	
YEAR 2	AUGUST 1, 2022 - JULY 31, 2023	\$15,879	
YEAR 3	AUGUST 1, 2023 - JULY 31, 2024	\$16,355	\$196,260
YEAR 4	AUGUST 1, 2024 - JULY 31, 2025	\$16,845	
YEAR 5	AUGUST 1, 2025 - JULY 31, 2026	\$17,350	
YEAR 6	AUGUST 1, 2026 - JULY 31, 2027	\$17,870	
YEAR 7	AUGUST 1, 2027 - JULY 31, 2028	\$18,407	
YEAR 8	AUGUST 1, 2028 - JULY 31, 2029	\$18,959	
YEAR 9	AUGUST 1, 2029 - JULY 31, 2030	\$19,527	
YEAR 10	AUGUST 1, 2030 - JULY 31, 2031	\$20,113	



Floorplan not to scale. For reference only.

7686 MIRAMAR ROAD

RENTABLE AREA
+/- 9,879 SF

LAND AREA
0.22 AC

LOADING DOORS
2 GRADE-LEVEL

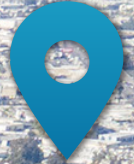
CLEAR-HEIGHT
16' - 18'

OFFICE SPACE
+/- 1,500 SF

24 HOUR DOG DAYCARE
100% LEASED



7686 MIRAMAR ROAD



• Dixieline Lumber

• Taco Bell

• McDonald's
• Sima's Grill & Deli
• Chung Hing
• Tony's Fresh Mexican
• Bunny Chow

• Supernatural Sandwiches
• Rigoberto's Taco Shop
• The Pizza Joint
• Lee's Haircut

• Starbucks
• Natsumi Sushi & Seafood
• Kebashi
• San Diego Beer & Wine Co.
• Replica Print & Copy

• Jack in the Box

• Sotos Mexican Food
• Sotos Fruteria
• Abbey's Real Texas BBQ
• Pho Ha Noi Asian Cuisine

• Better Buzz Coffee

• Denny's

• Jersey Mikes Subs
• The UPS Store

• Carl's Jr

• Donatos Taco Shop
• Gyrogrill
• Virsa Indian Cuisine
• Tenkatori
• Pauly's Pizza Joint

• Cutwater Tasting Room

• Ballast Point Brewing
• Pure Project
• Duck Foot Brewing
• Thyme for Lunch Cafe

• Embolden Beer Co.

• Salt and Butter Bakery

CARROLL ROAD

PRODUCTION ROAD

COMMERCE AVENUE

CAMINO SANTA FE

MIRAMAR ROAD

MIRAMAR

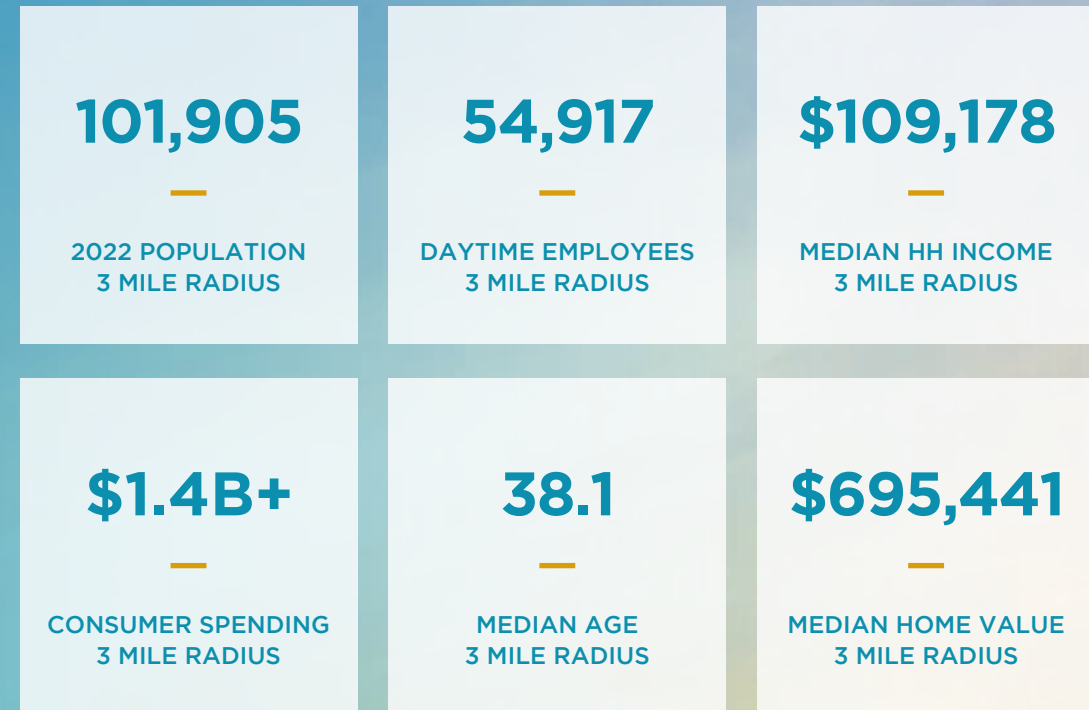
INDUSTRIAL SUBMARKET

Mira Mesa/Miramar is one of San Diego's largest industrial submarkets, buttressed by one of the largest concentrations of specialized industrial inventory in the region. The diverse set of tenants in Mira Mesa are attracted to the central location with arterial freeway access amid a huge concentration of households. The flex inventory that does exist, about 4.9 million SF, has begun being targeted by investors to reposition into lab space to attract spillover demand from tenants in the Sorrento Mesa area, particularly along Interstate 805 where the two submarkets share a border.

Demand has been steady with net absorption that has tallied 160,000 SF compared to the five-year average of 120,000 SF, and the vacancy rate has changed by -0.9% year over year to 2.2%, which is trending near an all-time low. However, net absorption was only marginal during the past two quarters as available space has dwindled.

Ground-up development has not taken hold here in recent years, and most activity takes the form of renovations into higher-end space that might accommodate expansions from biotech firms or repositioning dated buildings into more modern facilities.

Buildings trade with regularity in the submarket, and given the breadth of inventory, both local and national investors show interest here when opportunities arise.



MIRAMAR | AT A GLANCE

9,879 SF SINGLE-STORY INDUSTRIAL BUILDING IN MIRAMAR

Please do not disturb tenant.



For more information or tours, please contact:

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