

# OFFERING MEMORANDUM

± 15,832 Two-Floor Professional Office Building | Scripps Ranch

FOR SALE

9740

Appaloosa Road  
SAN DIEGO, CA 92131



EPSTEIN & WHITE FINANCIAL CENTER

EPSTEIN & WHITE  
PRESIDIO RESIDENTIAL CAPITAL

9740

C.E.G  
ADVISORS  
COMMERCIAL | EQUITY | GROWTH

All information contained herein has been obtained from sources that we deem reliable. We make no representation or warranty as to the accuracy thereof.



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SAN DIEGO, CA 92131

**PAT GEARY**

President & CEO

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LIC #01703782

# OFFERING SUMMARY



PROPERTY TYPE:	Multi-Tenant Office
SUBMARKET:	Scripps Ranch
BUILDING SIZE:	Approximately 15,832 rentable square feet
PARKING:	39 Surface spaces with abundant street parking
YEAR BUILT:	1980
OCCUPANCY:	100%
APN:	363-290-17-00
LOT SIZE:	Approximately 0.95 acres (40,075 square feet)
ZONING:	IP-2-1, General Commercial within the City of San Diego
ASKING PRICE:	\$3,650,000 (\$230/SF)
NOI:	\$237,374
Cap Rate:	6.50%

\*Contact Broker for Rent Roll

\*\*Do not disturb tenants - All tours must be coordinated through Listing Broker

## INVESTMENT SUMMARY

CEG Advisors is pleased to offer for sale a 15,832 square foot office building located in the Scripps Ranch submarket of central San Diego. Completed in 1980, this multi-tenant office building is 100% occupied, consisting of two long term tenants.

This suburban office building has an attractive professional image with quick access to Interstate 15 via Carroll Canyon Road and Pomerado Road.

The property offers an investor an attractive opportunity to acquire a well maintained property in San Diego with seasoned tenants and a predictable income stream. As the Scripps Ranch submarket continues to grow, 9740 Appaloosa Rd. will continue to benefit from the increased tenant and investor demand for the neighborhood.

## PRESIDIO RESIDENTIAL CAPITAL

Suites 200, 210 & 230



Presidio Residential Capital is a real estate investment firm focused on the for-sale housing sector. The firm provides capital in the form of joint ventures for entitlements, development and construction for homebuilding projects throughout the Western United States.

[Website link](#)

ORIGINAL  
COMMENCEMENT:

2011

SQUARE FEET:

4,676

## EPSTEIN & WHITE RETIREMENT INCOME SOLUTIONS

Suites 100, 130, 150 & 250



Epstein & White are a comprehensive wealth management firm who personally guides their clients through a tailored retirement planning process for a financially sound and enjoyable retirement. The firm specifically concentrates on the needs of the pre-retiree and recently retired in the San Diego area.

[Website link](#)

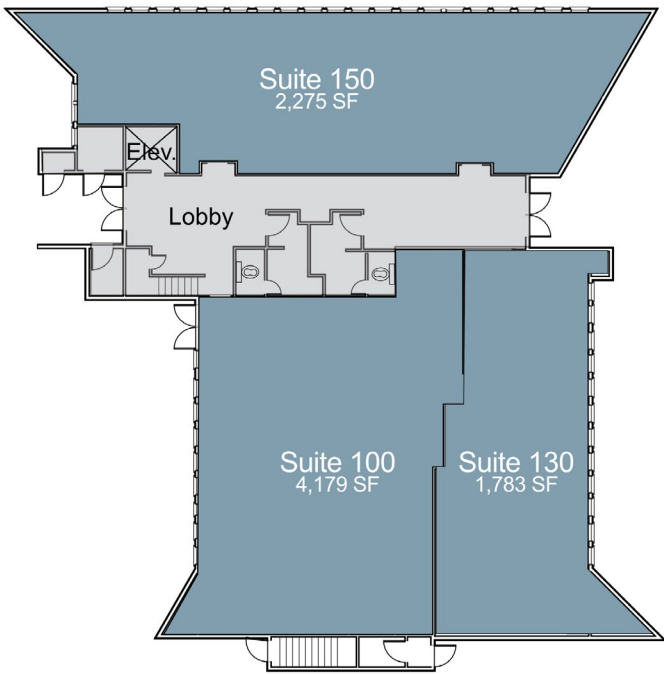
ORIGINAL  
COMMENCEMENT:

2014

SQUARE FEET:

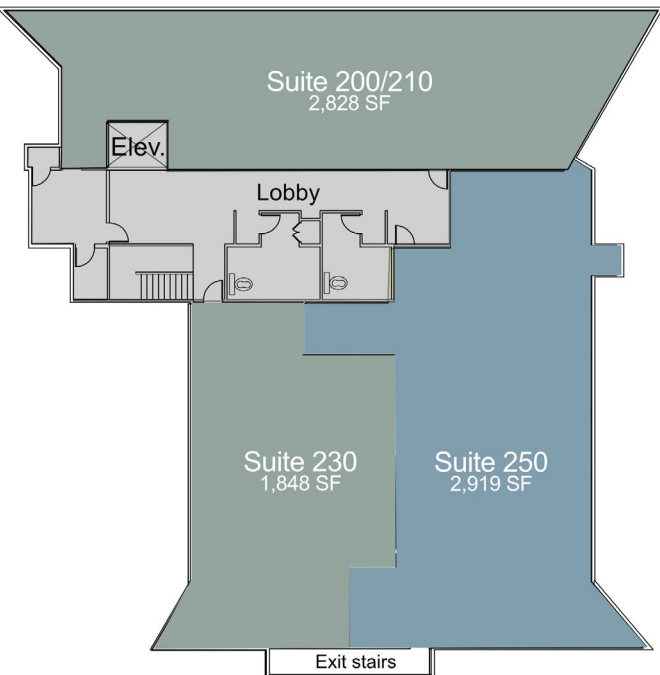
11,156

# SITE & FLOOR PLANS



FIRST FLOOR

Epstein & White



SECOND FLOOR

Presidio Residential Capital

