

3900 HARNEY STREET

SAN DIEGO, CA 92110



Old Town Office for Sale or Lease

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OFFERING SUMMARY

Pacific Coast Commercial is pleased to present this opportunity to purchase or lease a 19,423 square foot office building, located at 3900 Harney Street in Old Town, the historic heart of San Diego.

Old Town features acres of Mexican heritage, historical sites, colorful shops, eclectic restaurants and tons more to explore. This building is situated on a 27,442 square foot lot across the freeway from the Marine Corps Recruit Depot (MCRD), NAVWAR and a short drive from most San Diego destinations. The property also benefits from being surrounded by future development sites in the submarkets of Sports Arena/Midway, Morena, and Mission Valley.

Property Type	Two-Story Freestanding Office Building
Building Area	+/- 19,423 RSF (+/- 17,888 SF Per Title)
Lot Size	+/- 27,442 SF
Year Built	1980
Parking	44 Secured Spaces (18 Covered)
Zoning	OTCC-2-3 (Link)
Lease Rate	Contact Agent
Sale Price	Contact Agent



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3900 HARNEY STREET

INVESTMENT HIGHLIGHTS



Convenient Freeway Access to I-5 and I-8. Located in the Heart of San Diego's Abundant Amenities. Just a Short Drive to Downtown, Mission Valley & Beaches



Within Walking Distance of Old Town Transit Station with the UCSD Blue Line light rail extension to the UTC Transit Center opening Fall 2021



Close Proximity to Numerous Restaurants in the Historic Old Town Neighborhood



Surrounded by Transformational Redevelopment Projects in the Recently Re-Zoned Sports Arena, Morena, and Mission Valley Neighborhoods



Located in the HUB Zone ([Link](#))



Rare Opportunity: Owner/User to Occupy Up to 19,423 SF with Flexible Options to Divide and Generate Income

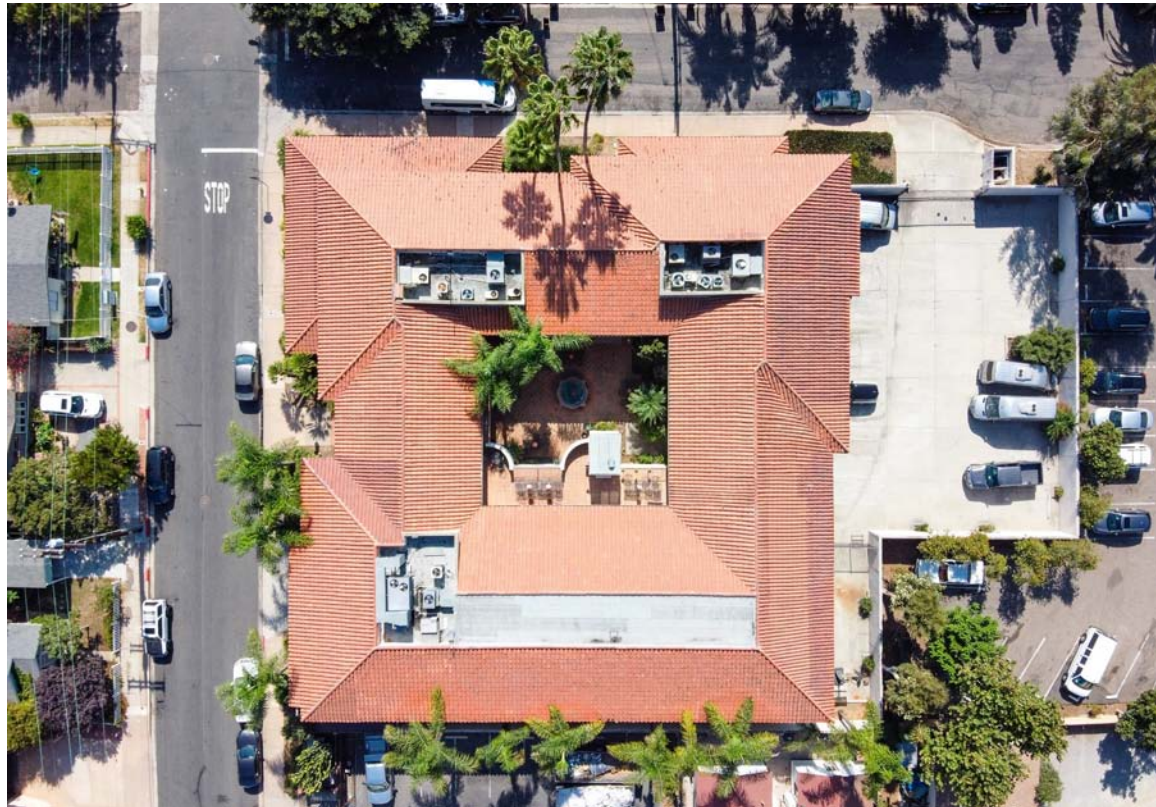


Multiple Outdoor Patios and Balconies with Operable Windows and Doors for Improved Ventilation



PROPERTY DESCRIPTION

Building Area	+/- 19,423 RSF (+/- 17,888 SF Per Title)
Land Area	+/- 27,442 SF
APN	442-570-65-00
Number of Floors	Two (2)
Elevator Served	Yes
Current Use	Educational Facility
Historical Uses	Law, Insurance, Real Estate Business/ Professional Offices
Zoning	OTCC-2-3 (Link)
Divisibility	1st Floor Suite 100: +/- 6,121 RSF 2nd Floor Suite 200: +/- 6,196 RSF Suite 201: +/- 2,566 RSF Suite 202: +/- 4,540 RSF Contiguous to +/-13,302 RSF
Available	+/- 19,423 RSF
HVAC	Package Units (15)
Internet Access	Cox - 1GB Service Available
Roof	Low Maintenance Tile



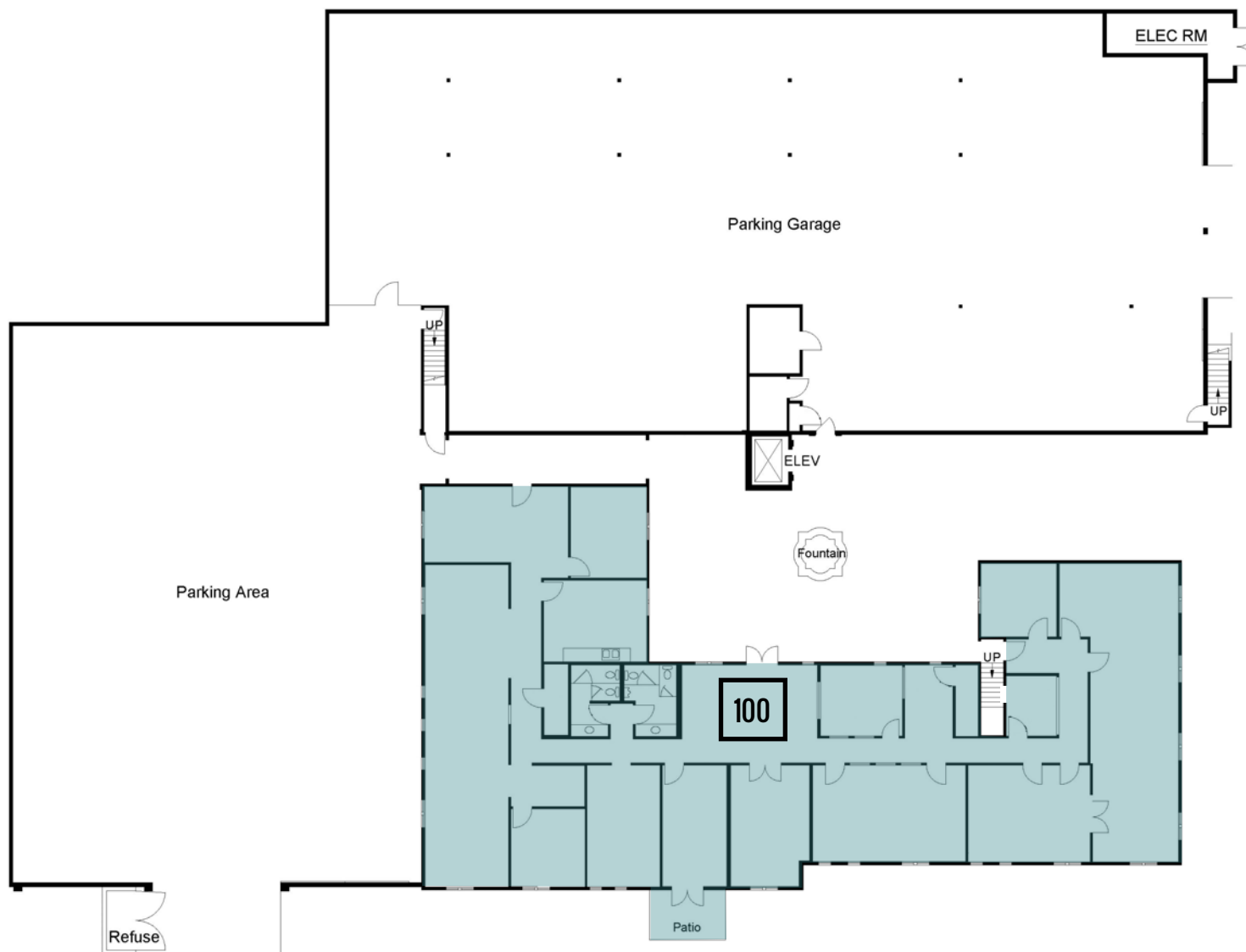
FIRST FLOOR

Suite 100

+/- 6,121 RSF

Features

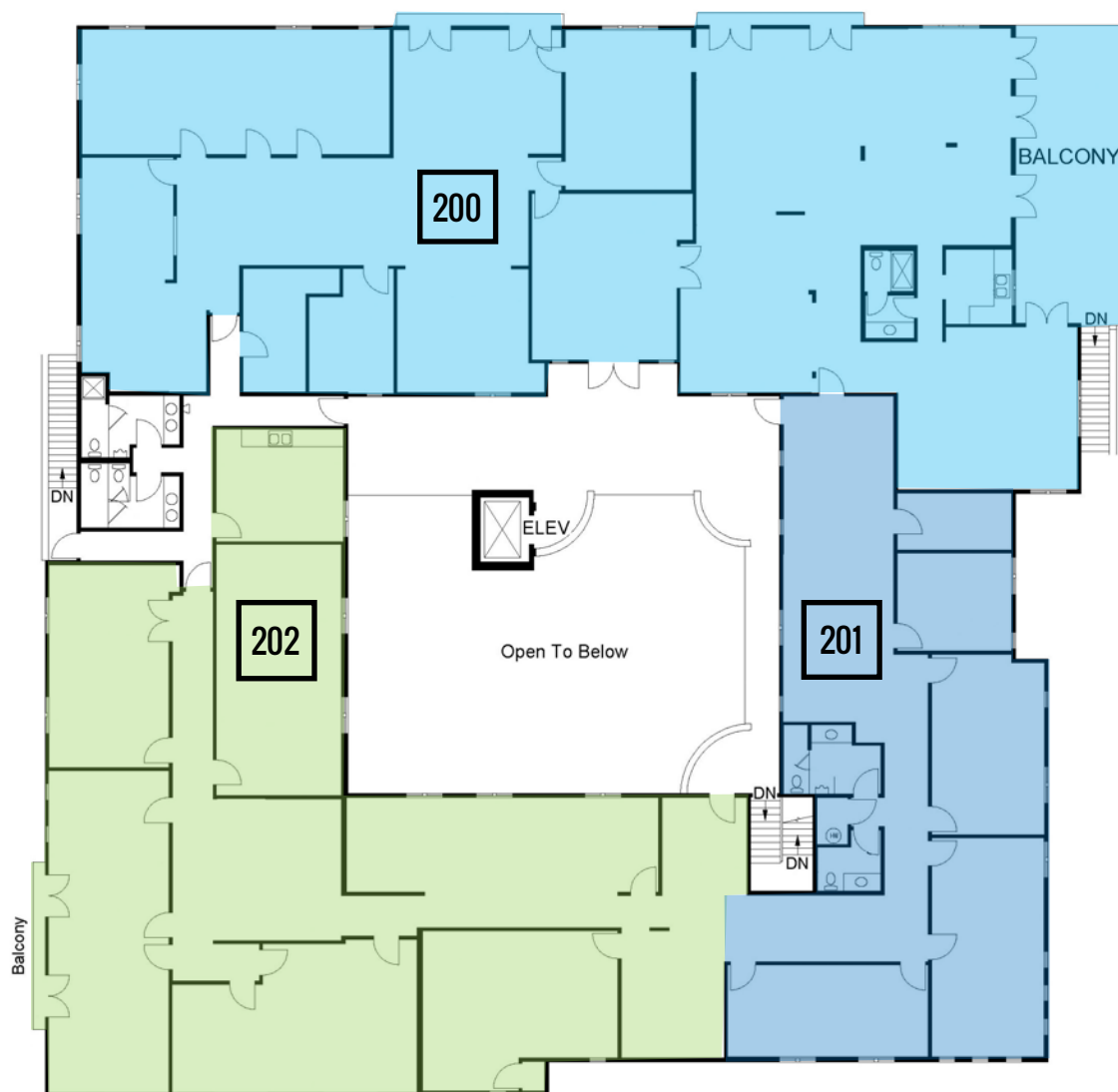
Window Lined for Plenty of Natural Light, 3 Conference Rooms, Reception/Waiting Area, 5 Private Offices, Break Room/Kitchenette, Bull Pen/Open Office, 4 Storage Rooms, 2 Copy Areas, 2 Private Restrooms, Private Patio



Floor Plan Not Fit to Scale; for Reference Purposes Only.

SECOND FLOOR

Suite	200	201	202	200-202
Size	+/- 6,196 RSF	+/- 2,566 RSF	+/- 4,540 RSF	+/-13,302 RSF
Features	4 Offices, 2 Open Office/Bull Pen Areas, Conference Room, Reception, 3 Storage Rooms, Breakroom, Private Restroom, Server Room	3 Offices, 2 Storage Rooms, Reception/Open Office,	5 Offices, Conference Room, Reception, Break Room, 4 Storage Rooms	



Floor Plan Not Fit to Scale; for
Reference Purposes Only.

LEASE COMPARABLES

LEASED





					
Address	3900 Harney Street San Diego, CA 92110	3990 Old Town Avenue San Diego, CA 92110	2251 San Diego Avenue San Diego, CA 92110	2356 Moore Street San Diego, CA 92110	814 Morena Boulevard San Diego, CA 92110
Submarket	Old Town	Old Town	Old Town	Old Town	Morena
Rentable Building Area	19,423 Sq. Ft.	35,000 Sq. Ft.	36,812 Sq. Ft.	12,046 Sq. Ft.	22,188 Sq. Ft.
Leased	-	2,370 Sq. Ft.	3,509 Sq. Ft.	1,113 Sq. Ft.	1,936 Sq. Ft.
Lease Rate (Per Sq. Ft.)	-	\$2.29 FSG	\$2.88 MG	\$2.25 FSG	\$2.20 + Utilities
Commencement Date	-	October 1, 2020	December 1, 2019	December 1, 2019	April 1, 2020
Tenant	-	Ausgar Technologies	Knox Attorney Services	Ayres Land Company Inc	Mortgage Alliance Gr.
Year Built	1980	1980	1974	1977	1982
Parking Ratio (1,000 Sq. Ft.)	2.21	4.00	3.20	3.98	3.30
Notes	-	Lease Renewal	Market Deal	Market Deal	Market Deal

ACTIVE

					
Address	2320 5th Avenue San Diego, CA 92101	1899 McKee Street San Diego, CA 92110	411 Ivy Street San Diego, CA 92110	3990 Old Town Avenue San Diego, CA 92110	2251 San Diego Avenue San Diego, CA 92110
Submarket	Uptown West	Old Town	Uptown West	Old Town	Old Town
Rentable Building Area	36,976 Sq. Ft.	11,298 Sq. Ft.	14,511 Sq. Ft.	35,000 Sq. Ft.	36,812 Sq. Ft.
Total Available	34,278 Sq. Ft.	5,500 Sq. Ft.	14,511 Sq. Ft.	3,920 Sq. Ft.	11,431 Sq. Ft.
Lease Rate (Per Sq. Ft.)	\$2.50 - \$2.95 FSG	\$2.15 + Elec & Jan	\$2.85/SF Net	\$2.30 + Utilities	\$2.15 - 3.25 FSG
Year Built	1969	1987	1965	1983	1974
Parking Ratio (1,000 Sq. Ft.)	1.69	3.63	2.07	4.00	3.20
Notes	Buyer Purchased the Building with the Intension to Lease it to a Single Tenant. Suites Available Ranging from 1,998-11,140 SF	Recently Renovated; Ample Free Parking Available	Entire Building is Available for Lease or for Sale. Includes 30 Onsite Gated Parking Spaces	Building A of 3 Buildings	\$3.25 FSG for Window Line Suites & \$2.15 FSG for Interior Units

SOLD COMPARABLES

				
Address	3900 Harney Street San Diego, CA 92110	2505 Congress Street San Diego, CA 92110	1899 McKee Street San Diego, CA 92110	444 W Beech Street San Diego, CA 92101
Submarket	Old Town	Old Town	Old Town	Downtown
Sale Type	Investment / Owner-User	Owner/User	Owner/User	Investment
Rentable Building Area	19,423 Sq. Ft.	9,620 Sq. Ft.	11,298 Sq. Ft.	28,275 Sq. Ft.
Sold Price	-	\$3,700,000	\$5,000,000	\$12,950,000
Price/Sq. Ft.	-	\$385	\$443	\$458
Land Area	27,442 Sq. Ft.	15,002 Sq. Ft.	22,651 Sq. Ft.	20,000 Sq. Ft.
Date Sold	-	December 19, 2019	July 16, 2019	December 3, 2020
Year Built	1980	1981	1987	1982
Parking Ratio (1,000 Sq. Ft.)	2.21	2.60	3.63	2.55
Notes	-	Purchased in all cash. Buyer plans to occupy entire building	Building was sold vacant. Buyer plans to occupy 1st floor once renovations are complete	Building was 66% occupied at close of escrow. Buyer was interested in the building for future development potential

				
Address	527-545 F Street San Diego, CA 92101	3580 5th Avenue San Diego, CA 92103	2870 5th Avenue San Diego, CA 92103	701 Island Avenue San Diego, CA 92101
Submarket	Downtown	Uptown West	Uptown West	Downtown
Sale Type	Investment	Owner/User	Investment	Owner/User
Rentable Building Area	15,639 Sq. Ft.	13,253 Sq. Ft.	7,865 Sq. Ft.	20,000 Sq. Ft.
Sold Price	\$6,275,000	\$4,800,000	\$3,050,000	\$7,400,000
Price/Sq. Ft.	\$401	\$362	\$388	\$370
Land Area	5,001 Sq. Ft.	10,145 Sq. Ft.	4,792 Sq. Ft.	10,019 Sq. Ft.
Date Sold	June 20, 2019	March 18, 2019	February 1, 2019	February 7, 2020
Year Built	1897	1963	1983	1925
Parking Ratio (1,000 Sq. Ft.)	-	1.13	-	-
Notes	Building was sold as an investment and is currently marketing suites for lease at \$2.45/SF + E to \$2.50/SF FS	Building was purchased by an Owner/User. Buyer plans to occupy the 2nd floor and lease out the 1st floor	Creative office/retail building at the time of sale. Currently being marketed for lease at \$2.35/SF MG	Building was 27% occupied at close of escrow. Buyer plans to occupy 2nd & 3rd floors while leasing the rest

MISSION HILLS

DOWNTOWN



CORONADO

SAN DIEGO AVE

OLD TOWN AVE



PROPOSED MTS TRANSIT HUB



189,241
Vehicles Per Day



HARNEY ST



3900
HARNEY STREET

09

3900 HARNEY STREET

10

3900 HARNEY STREET

NEARBY DEVELOPMENTS



NAVWAR REDEVELOPMENT NAVY + SANDAG

70-Acre Airport Serving Transportation Hub
Navy Facilities, Housing
Retail and Private-Sector Office Space



MIDWAY COMMUNITY PLAN UPDATE

Approved by City Council September 2018
Extensive Mobility & Infrastructure Updates
Only 300K of Commercial Development Planned
Proposed Density Inc. of 10,155 Residential Units



SPORTS ARENA REDEVELOPMENT BROOKFIELD + ASM GLOBAL

48-Acre SF Development
5 Acres of Public Parks
2,100 Housing Units
600,000 SF Commercial Space



MORENA SPECIFIC PLAN

280-Acre Mixed-Use Village Enhancement
Pedestrian, Retail & Residential Oriented
Future Tecolote Trolley Station
Proposed Density Increase of 6,050 Residential Units



RIVERWALK MISSION VALLEY

200-Acre Development Project
4,300 Apartments and Condos
152,000 SF Retail, 1 Million SF Office Space
New Transit Station, 97-Acre Parks

NEARBY AMENITIES

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3900 HARNEY STREET



3900
HARNEY STREET

sears outlet petco
Jerome's Furniture ELEVEN Jamba Juice
FedEx Pita Pit

University of San Diego

bloomingdale's FOREVER 21
BANANA REPUBLIC GUESS? MK Neiman Marcus
NORDSTROM P.F. CHANG'S WHITE HOUSE BLACK MARKET WILLIAMS SONOMA The Cheesecake Factory
JCPenney ZARA GUCCI macy's

WOOD RANCH BBQ & GRILL yogurtland
WHICH WICH? smashburger
BJ'S RESTAURANT BREWHOUSE STARBUCKS COFFEE BARNES & NOBLE

TRADER JOE'S Lazy DOG KINGS FISH HOUSE GOLF GALAXY
Marshall's BevMo! west elm DSW

BAFFIN WORKS BUFFALO WILD WINGS ZALES THE DIAMOND STORE OUTBACK STEAKHOUSE
Papaya Clothing Michaels
GameStop Yard House TILLYS
VICTORIA'S SECRET NORDSTROM rack macy's TARGET

SPROUTS FARMERS MARKET Smart & Final Michaels TJ-maxx
CVS Health DOLLAR TREE ULTA BEAUTY corepower YOGA
HomeGoods GameStop

WHOLE FOODS MARKET COMMUNAL COFFEE GREAT MAPLE
RAJA DELI HILL CREST FARMERS MARKET SPROUTS FARMERS MARKET

Round Table PIZZA Ralph's DICK'S SPORTING GOODS petco ROSS DRESS FOR LESS
CVS Health Starbucks CHIPOTLE MEXICAN GRILL Walgreens HOME DEPOT TARGET TACO BELL

SANDIEGO INTERNATIONAL AIRPORT
LET'S GO

NEARBY AMENITIES

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3900 HARNEY STREET



PRESIDIO PARK

PRESIDIO HILLS GOLF COURSE

OLD TOWN PARK



PARK UNDER CONSTRUCTION
Pathways, Stage, Open Areas,
Seating, 20-40 Vehicle
Parking Spaces



OLD TOWN STATION

JUAN STREET

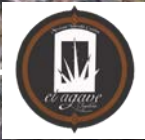


**Living Room
Cafe & Bistro**

**3900
HARNEY STREET**



SAN DIEGO AVE



13

3900 HARNEY STREET



14

3900 HARNEY STREET

LOCATION

**7 MINUTES**

Downtown

**10 MINUTES**

Mission Valley

**16 MINUTES**

Westfield UTC

**30 MINUTES**

North County

**10 MINUTES**

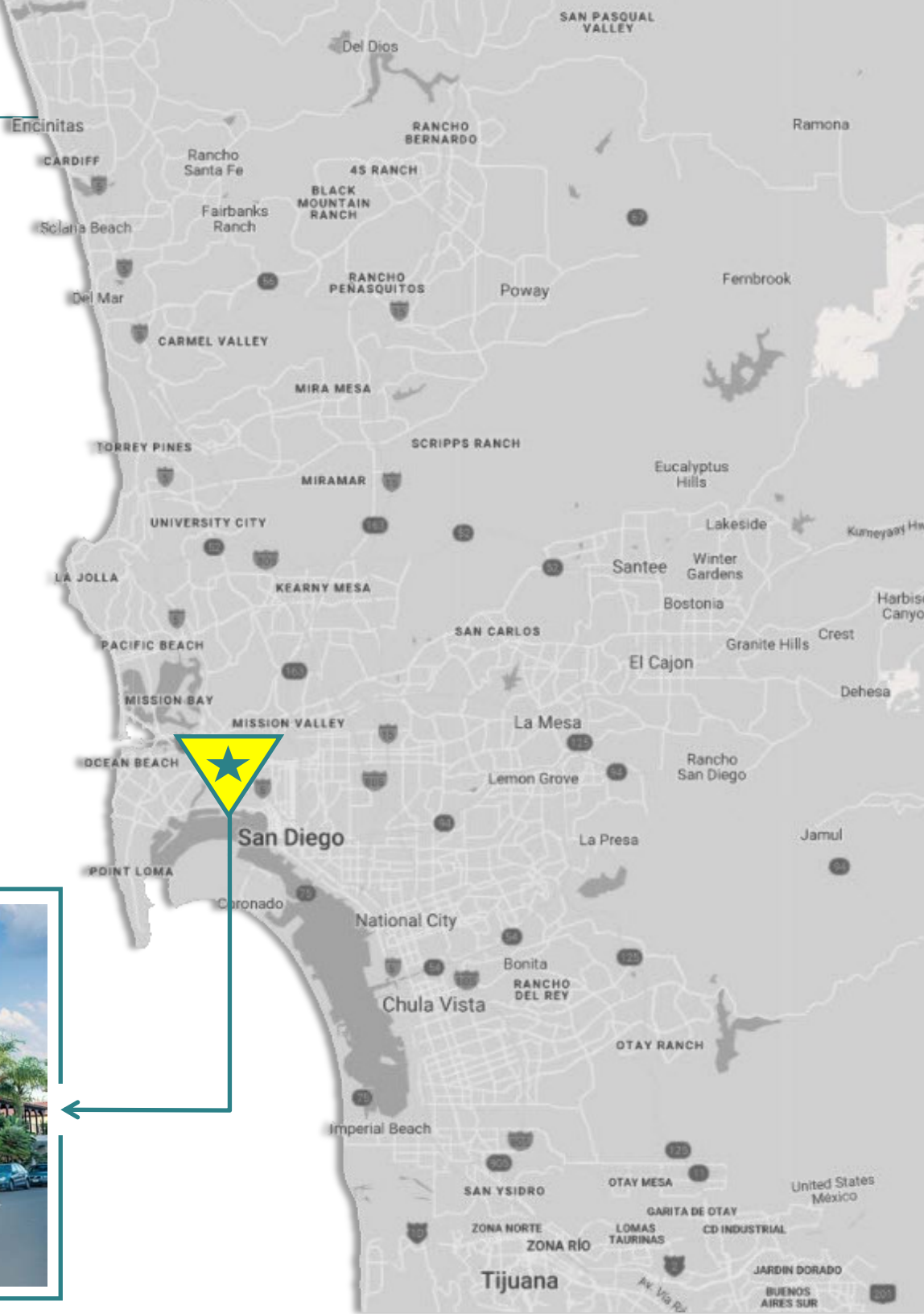
San Diego Intl. Airport

**16 MINUTES**

La Jolla Shores

**20 MINUTES**

Sorrento Mesa



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