



3706 RUFFIN ROAD | INVESTMENT OPPORTUNITY
San Diego, CA 92123



STROM | COMMERCIAL

SUMMARY

8,345 SF Class A office building being offered as a NNN lease investment with 100% securitized lease payments. Tenant to put 10 years of lease payments in dedicated escrow account. The building was built in 2007 with new improvements implemented in 2014.

Sale Price
\$4,000,000

Tenant Lease Information

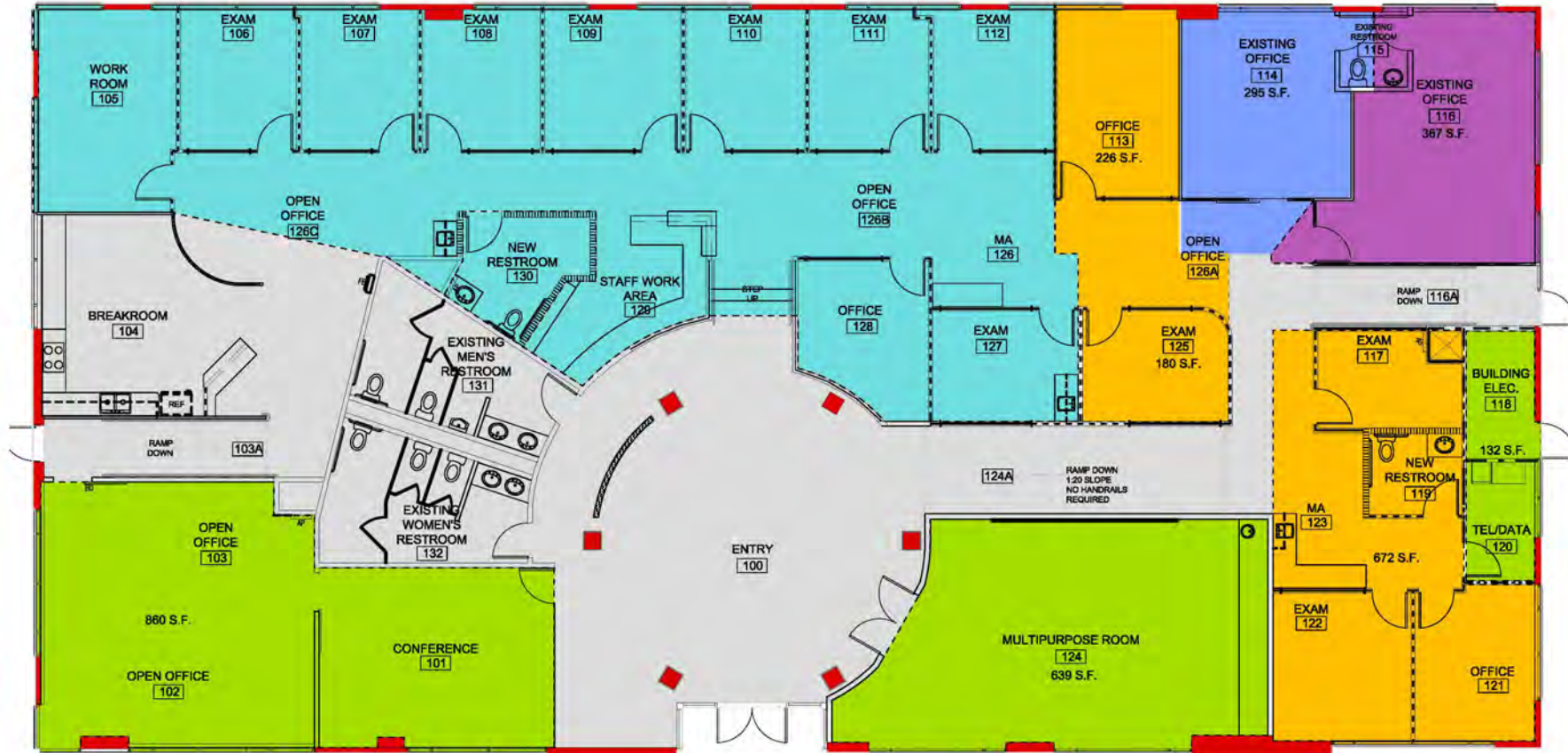
- 1.75 SF NNN
- 3% annual increases
- 2 additional 5 year options
- Average NOI over 10 years \$200,892
- CAP Rate: 5%



STROM | COMMERCIAL



BUILDING LAYOUT MAP



**OSTEOPATHIC
MEDICAL CENTER**
3706 RUFFIN ROAD
SAN DIEGO, CA 92123

LEGEND:

- NET RENTABLE SQUARE FEET: 5,714 S.F.
- TOTAL SQUARE FEET: 8,345 S.F.
- AREA ONE: 2,343 S.F.
- AREA TWO: 1,631 S.F.
- AREA THREE: 1,078 S.F.
- AREA FOUR: 367 S.F.
- ROOM 114: 295 S.F.
- COMMON AREA: 2,631 S.F.

BUILDING LAYOUT MAP

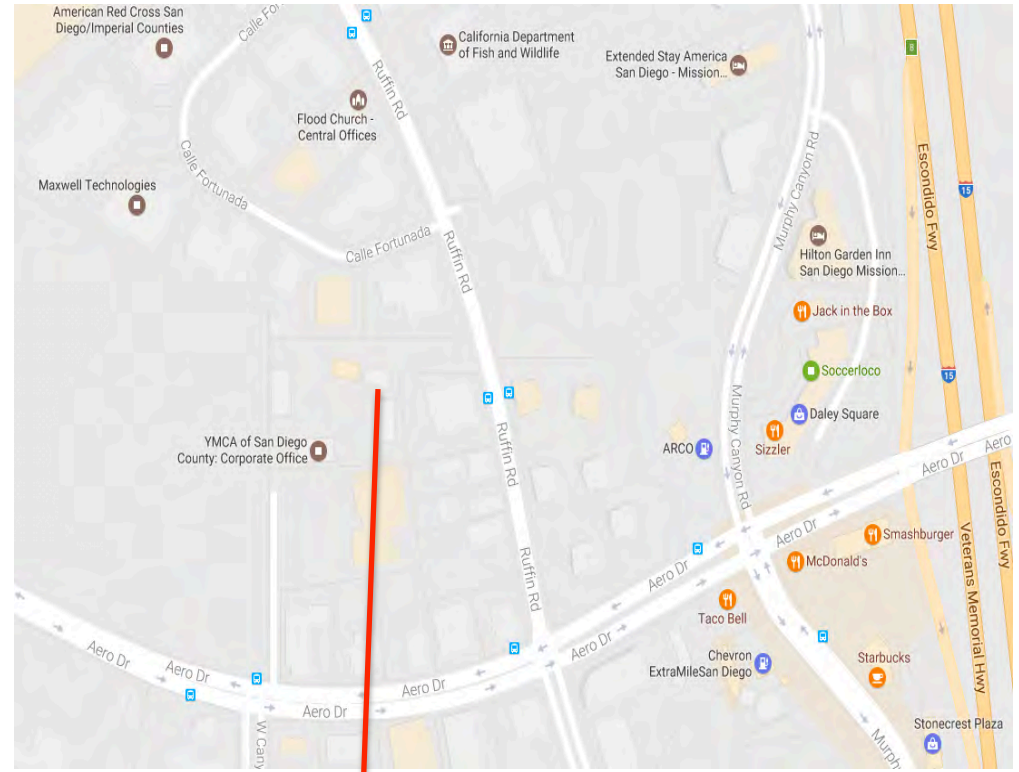


Revised: 07.29.16
Scale: 1/8"=1'-0"

OSTEOPATHY'S PROMISE TO CHILDREN
EXHIBIT A



STROM COMMERCIAL



LOCATION

- Assessor Parcel Number 421-350-01-03
- Located blocks away from I-15 Freeway
- Serene views
- MTS bus stops near
- Kearny Mesa Submarket

TENANT

Osteopathy's Promise to Children

("OPC") is a domestic nonprofit corporation organized for charitable purposes to promote and advance osteopathic education, research, treatment, and clinical experience. While OPC is not an organization of medical providers and does not provide medical treatment, OPC accomplishes its mission through the ownership and maintenance of a first-rate facility, the Osteopathic Center San Diego, as well as monetary, organizational, and administration of osteopathic education, research, and clinical experience programs. OPC activities focus on the field of osteopathy as it relates to children and in the internationally recognized and renowned techniques of Viola M. Frymann, DO.



STROM | COMMERCIAL





Joe Virgilio Lic#01879307
joe@stromcommercial.com
M: 619.750.8909

www.stromcommercial.com

Hans Strom Lic#01222709
hans@stromcommercial.com
M: 619.459.0357

619.243.1244



STROM | COMMERCIAL