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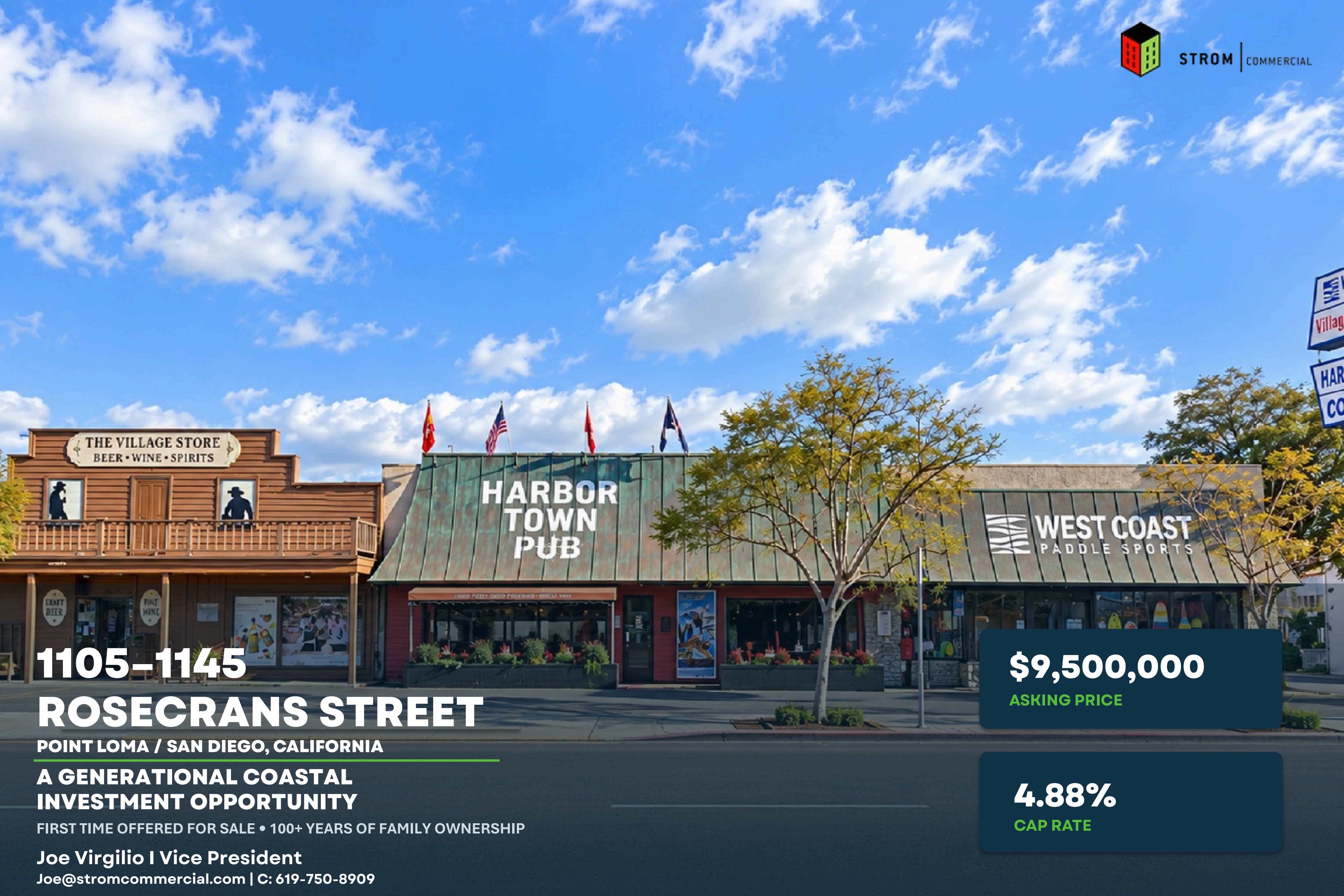

1105–1145 ROSECRANS STREET

POINT LOMA / SAN DIEGO, CALIFORNIA

A GENERATIONAL COASTAL INVESTMENT OPPORTUNITY

FIRST TIME OFFERED FOR SALE • 100+ YEARS OF FAMILY OWNERSHIP

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$9,500,000
ASKING PRICE

4.88%
CAP RATE

PROPERTY HIGHLIGHTS

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THE ASSET AT A GLANCE

PROPERTY	DETAIL
ADDRESS	1105–1145 Rosecrans Street, San Diego, CA 92106
ASKING PRICE	$9,500,000
CAP RATE	4.88%
BUILDING AREA	±11,659 SF (est.)
LAND AREA	±29,728 SF / 0.68 acres
PARCELS	3
ZONING	CC-4-2 (Coastal Overlay)
OCCUPANCY	100% (retail + garage/parking users)
PARKING	25 spaces + 3 garages/storage units
OWNERSHIP	Family owned 100+ years

PROPERTY OVERVIEW

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A rare Point Loma corner.
A century in the making.

1105–1145 Rosecrans Street combines established cash flow with a substantial land position at one of Point Loma Village's most visible intersections.

- First time on the market
- Family owned for more than 100 years
- Rosecrans & Canon corner visibility
- ±0.68 acres across three parcels
- Four established retail tenants
- ±$504K current annualized base rent + parking/garage income

AERIAL VIEW

THREE PARCELS • ±29,728 SF LAND

PRIME POINT LOMA LOCATION

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AT THE CENTER OF IT ALL

1105 ROSECRANS ST.

POINT LOMA | SAN DIEGO, CA

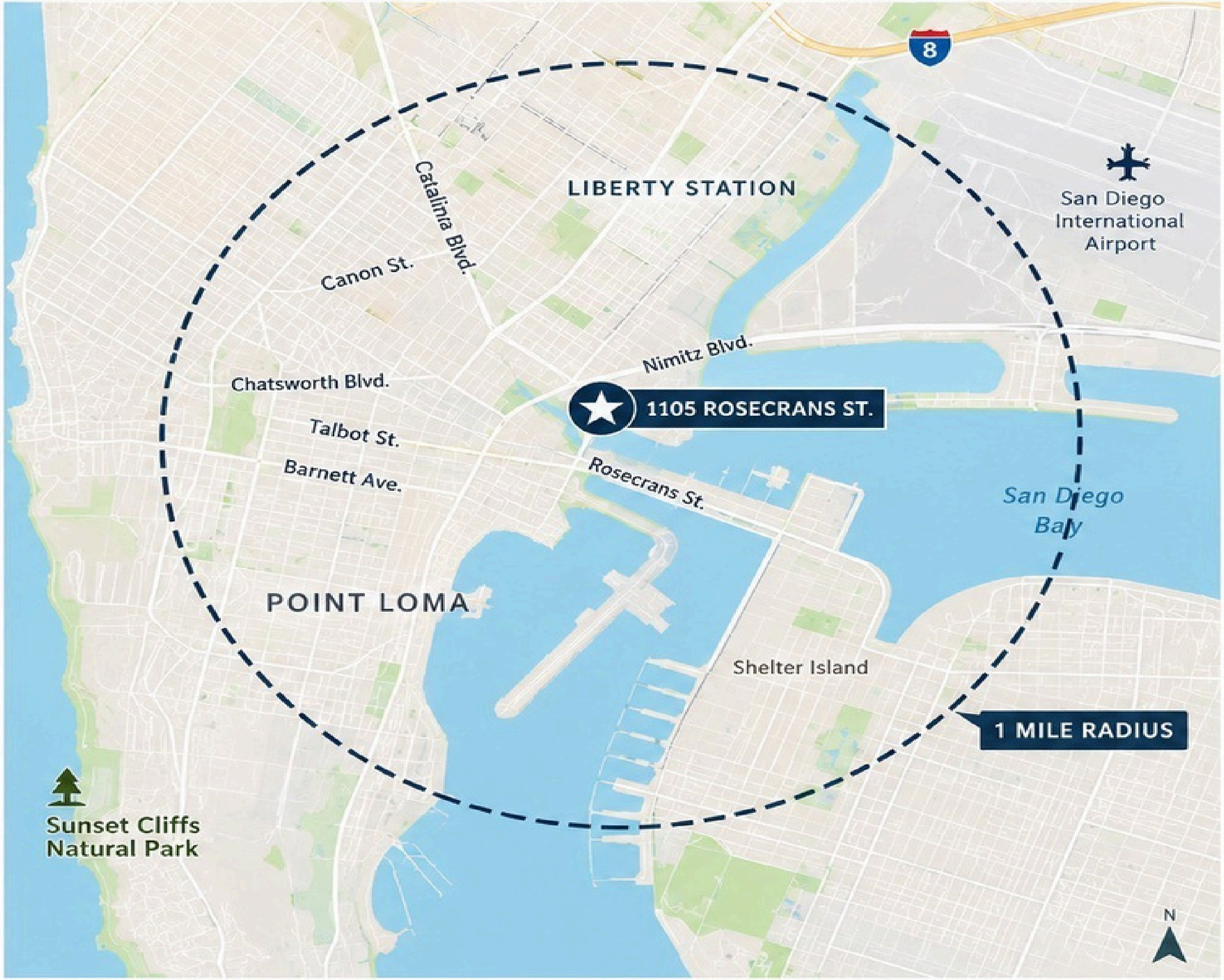
NEARBY RESTAURANTS & BUSINESSES WITHIN 1 MILE

RESTAURANTS & CAFÉS

- TRADER JOE'S
- VONS
- Starbucks
- Better Buzz Coffee Roasters
- Jersey Mike's Subs
- Panera Bread
- The Wooden Spoon
- Olive Garden Italian Kitchen
- Mitch's Seafood
- Hodad's
- Point Loma Seafoods
- The Fish Shop

BARS & BREWERIES

- Ballast Point Brewing Company
- Liberty Public Market
- The Holding Company
- Pizza Port Brewing Co.



GROCERY & SHOPPING

- TRADER JOE'S
- VONS
- Ralphs
- CVS pharmacy
- Sprouts Farmers Market
- Target

FITNESS & WELLNESS

- 24 Hour Fitness
- Orangetheory Fitness
- pure barre
- F45

HOTELS & SERVICES

- Courtyard by Marriott
- Homewood Suites by Hilton
- UPS
- FedEx
- United States Postal Service

OTHER MAJOR BUSINESSES

- Liberty Station
- Point Loma Nazarene University
- Kaiser Permanente
- SDGE

COASTAL CONVENIENCE. COMMUNITY CONNECTIONS.

INVESTMENT SUMMARY

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$9.50M
ASKING PRICE

~ $464K
NORMALIZED NOI

4.88%
CAP RATE

$320
PRICE / LAND SF

WHY THIS ASSET STANDS OUT

- Rare generational offering in Point Loma Village
- Existing income with long-term land optionality
- Three-parcel assemblage totaling nearly 0.68 acres
- High-visibility commercial corner near San Diego Bay
- Tenant reimbursements offset taxes, insurance, utilities and waste

RENT ROLL

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TENANT	EST. RSF	MONTHLY	ANNUAL	$/SF/MO	EXP.
Harbor Town Pub*	3,323	$12,667.68	$152,012	$3.81	12/2030
Village Store / Liquor	3,886	$11,742.00	$140,904	$3.02	12/2044
Canon Street Laundry	1,306	$4,409.75	$52,917	$3.38	12/2031
West Coast Surf & SUP*	3,148	$9,870.38	$118,445	$3.14	12/2028
Other garage + parking		$3,300.00	$39,600		M2M
TOTAL CURRENT INCOME		$41,989.81	$503,878		
TOTAL W/ PARKING		$41,082.84	$492,995		

Estimated tenant RSF is derived from contractual pro-rata shares applied to the reported 11,659 SF building area. *Harbor Town Pub and West Coast Surf stated rents include one garage each. Other garage/parking income includes Old Venice ($2,100/mo) and listed parking users ($1,200/mo). Individual RSF and whether the reported building area includes storage garages have not been independently verified.

FINANCIAL SUMMARY

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NORMALIZED OPERATING SNAPSHOT

INCOME	ANNUAL
CURRENT BASE RENT + GARAGE/PARKING	$503,878
TENANT REIMBURSEMENTS	Pass-through / offset
NORMALIZED EXPENSES	
PROPERTY MANAGEMENT (5%)	($25,194)
REPAIRS & MAINTENANCE	($10,387)
LANDSCAPING	($2,813)
STORAGE	($1,625)
NORMALIZED NOI (EST.)	~$464,000
STORAGE	($1,625)
NORMALIZED NOI (EST.)	~$454,000

$9.50M
ASKING PRICE

4.88%
CAP RATE

Taxes, insurance, utilities and waste are substantially reimbursed by tenants. Reimbursements are treated as expense offsets; figures are subject to final CAM/ledger reconciliation.

2026 INCOME DETAIL

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JANUARY–AUGUST 2026 • BASE RENT + REIMBURSEMENTS

MONTH	BASE RENT	UTILITIES	INSURANCE	PROPERTY TAX	TOTAL BILLED
January	$41,689.81	$7,694.69	$9,709.77	—	$59,094.27
February	$41,689.81	—	—	—	$41,689.81
March	$41,689.81	$7,811.79	—	—	$49,501.60
April	$41,689.81	—	—	$15,709.75	$57,399.56
May	$42,127.61	$7,722.41	—	—	$49,850.02
June	$41,989.81	—	—	—	$41,989.81
July	$41,989.81	$8,121.17	—	—	$50,110.98
August	$41,989.81	—	—	—	$41,989.81
YTD	$335,018.48	$31,350.06	$9,709.77	$15,709.75	$391,788.06

Source: owner-provided 2026 tenant income statement. Amounts reflect billed/expected monthly income, not strictly cash-receipt timing. Subject to ledger and CAM reconciliation.

YTD RECONCILIATION

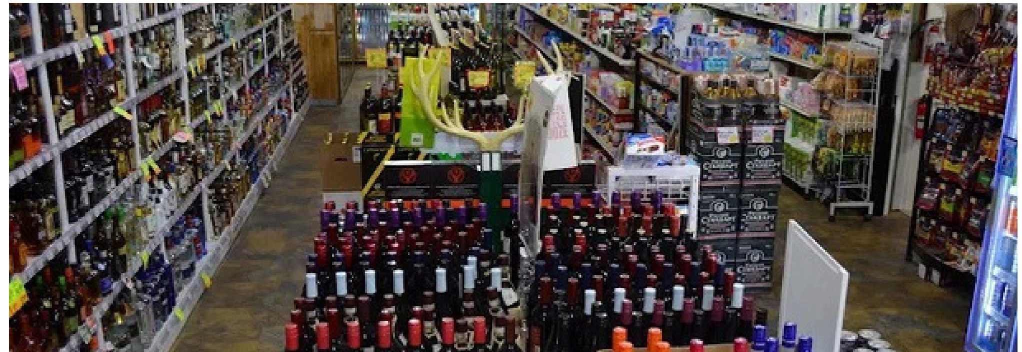
$391,788
Reconstructed billed income
$374,523
QuickBooks Rental Income through Aug. 28
$17,265 difference

- **Reimbursements identified YTD: $56,770**
- Timing differences exist because several tenant payment
- Use contractual/billed income for underwriting; reconcile to

TENANT PROFILES

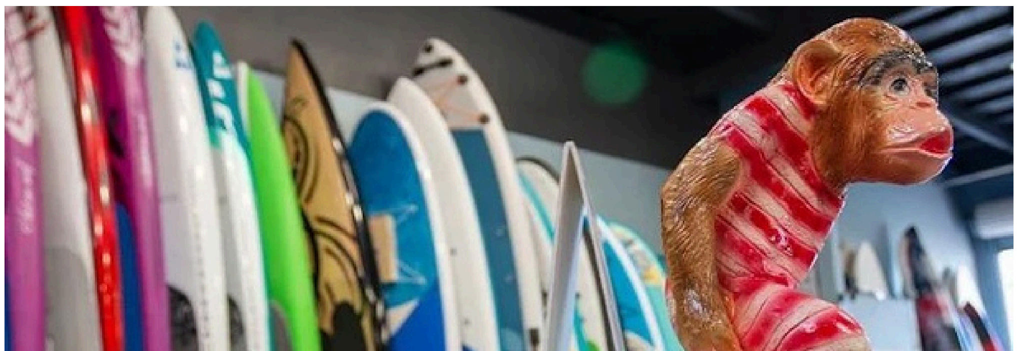
HARBOR TOWN PUB

Point Loma’s neighborhood pub



THE VILLAGE STORE

Beer•Wine •Spirits•Groceries



WEST COAST SURF & SUP

Paddle sports • outdoor lifestyle

CANON STREET LAUNDRY

Long-standing neighborhood service

LEASE PROFILE

TENANT	LEASE EXP.	OPTIONS	2026 BASE RENT	STRUCTURE
Harbor Town Pub	12/31/2030	None	$152,012	NNN; stated rent includes 1 garage
Village Store / Liquor	12/31/2044	None remaining	$140,904	NNN
Canon Street Laundry	12/31/2031	2 x 5 years	$52,917	NNN
West Coast Surf & SUP	12/31/2028	1 x 5 years	$118,445	Modified gross; pro-rata taxes, insurance, utilities & waste; stated rent includes 1 garage

RECENT SALES COMPARABLES

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PROPERTY	PRICE	BLDG SF	LAND SF	$/LAND SF
2802–2832 Canon St	$8.20M	20,302	24,276	$338
1101–1111 Scott St	$2.22M	3,848	7,501	$296
3164–3194 Midway Dr	$12.50M	33,406	47,045	$266
SUBJECT ASK	$9.50M	11,659	29,728	$320

LAND VALUE IS THE STORY

At approximately $320 per land SF, the subject sits within the range established by nearby sales while offering a larger assemblage and a rare Point Loma Village corner.

±0.68 ACRES
SUBJECT LAND

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LONG-TERM OPTIONALITY WITHOUT GIVING UP TODAY'S INCOME

The site's scale, three-parcel configuration and CC-4-2 zoning create a compelling land component in a supply-constrained coastal market.

- ±29,728 SF of land across three parcels
- CC-4-2 zoning / Coastal Overlay
- Above-average residential rents and continued rent growth support the long-term economics of future residential development
- Potential mixed-use or expanded commercial concept, subject to approvals
- Premium Point Loma Location

DISCLAIMER

CONFIDENTIAL OFFERING MEMORANDUM

This Offering Memorandum has been prepared by Strom Commercial for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy securities or real estate interests. The information contained herein is believed to be reliable but is not guaranteed. Prospective buyers are encouraged to conduct their own due diligence and consult with their legal, tax and financial advisors.

All property information, including financial data, lease information, square footage and zoning, should be independently verified. Strom Commercial makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein.

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