

# For Sale

9968 Hibert Street  
San Diego, CA 92131



commercial  
facilities  
incorporated



**+/-19,223 SF Multi-Tenant Office Property  
100% Occupied | Fully Leased Investment**

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9968 Hibert Street, San Diego, CA 92131



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For more information, please contact:

**Rich Lee**

Senior Vice President  
Lic. #01389755  
T: (858) 200-4265  
[rlee@cfisandiego.com](mailto:rlee@cfisandiego.com)

**Mike Paeske**

Executive VP/Principal  
Lic. #01422680  
T: (858) 200-4264  
[mikep@cfisandiego.com](mailto:mikep@cfisandiego.com)

# Property Description

9968 Hibert Street, San Diego, CA 92131

## Property Overview

Sale Price:	\$4,200,000 (\$218/SF)
APN:	319-180-53-00
Building Size:	± 19,223 SF
Lot Area:	± 0.75 AC
Year Built:	1982
Zoning:	CC-1-3
Current Occupancy:	100%
2018 Projected NOI:	\$324,166
Proforma Cap Rate:	7.7%

This property has enjoyed stabilized tenancy for years. Well positioned in Scripps Ranch with convenient access to Interstate 15 serving affluent communities. Footsteps to numerous retail amenities and Miramar Lake.

## Aerial Plan



# Executive Summary

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## PROPERTY OVERVIEW

9968 Hibert Street is located in the highly desirable community of Scripps Ranch conveniently positioned along the Interstate 15 FWY. This 2-story, elevator served, multi-tenant office property sits at the midpoint of Hibert Street, central to numerous retail amenities, restaurants and the ever popular Miramar Lake. The great mix of professionals that occupy the property (including engineering, surveyors, real estate management firm, software engineers, etc.) enjoy prime location and convenience of nearby retailers. Scripps Ranch is home to notable employers such as: US Bank Corp Offices, UCSD Healthcare, WD-40, Ballast Point, Lockheed Martin, LG Electronics, Apria Healthcare, Teledyne Impulse, Navy Federal Credit Union, and National University to name just a few. The affluent community includes a diverse population of over 33,000 residents where the median household income was over \$144,000. Many of the tenants at 9968 Hibert Street are also residents of Scripps Ranch.

- Superior location with unmatched backdrop of Miramar Lake
- Stabilized rent roll with historically low vacancy
- Seller occupied 2<sup>nd</sup> floor to lease-back (strong credit-worthy profile)



# Property Aerial

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# Location Overview

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## Other Area Businesses:

- H Mart Supermarket
- Shozen Manpo
- Mongolian Hot Pot
- Trader Joe's
- Loving Hut
- In N Out Burgers
- Nail/Hair Salons
- O's Kitchen
- Tilly's
- Old Navy
- Ross
- Manila Sunset
- Buca di Beppo
- Kappa Sushi
- And many more



# Offering Procedures

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## OFFERING

CFI is offering 9968 Hibert Street, San Diego, CA to buyers in its existing condition. The site is zoned CC-1-3.

## SITE TOURS

This is an investment opportunity. Site visits will be arranged after receipt of an agreed to offer on the property and opening of escrow. Please do not disturb the existing tenants on the site.

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