# For Sale

**800 Silverado Street**
**La Jolla, CA 92037**

CAPITAL GROWTH PROPERTIES, INC.




## Property Highlights

- **Freestanding Multi-Tenant Office Asset:** Premier property in the heart of the Village of La Jolla.
- **89% Occupied:** Immediate in-place income with future leasing upside.
- **Owner-User Opportunity:** Ability to operate at a below-market occupancy cost for approximately 22 years.
- **Exceptional Parking:** Approximately 80 secured underground parking spaces.
- **Prime Village Location:** Steps from La Jolla's top restaurants, retail, and coastal amenities.
- **Strong Visibility & Access:** Prominent street frontage in one of Southern California's most desirable investment markets.

## Available Space

| Building Size | Lot Size |
|---|---|
| ±19,129 SF | ±11,326 SF |



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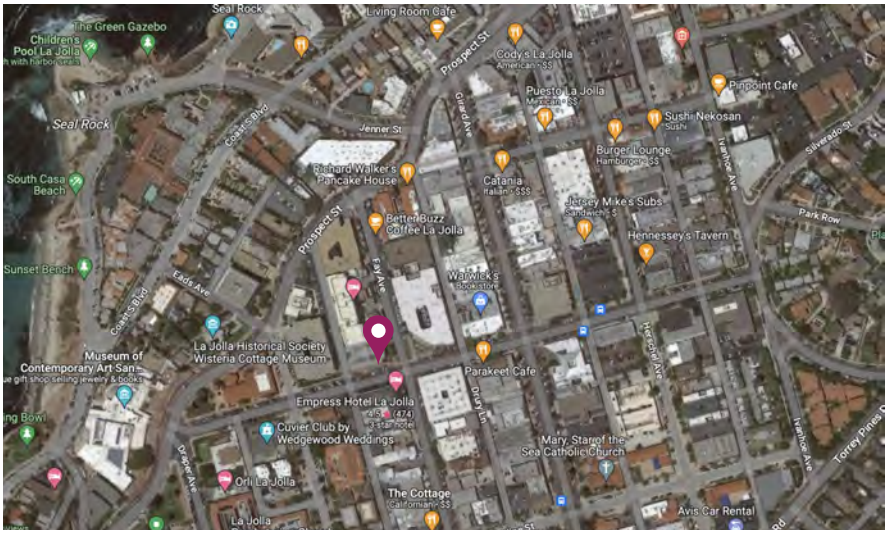












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## Property Highlights

| | |
|---|---|
| **Building Size:** | 19,129 Square Feet |
| **Lot Size:** | 11,326 Square Feet |
| **Parking:** | 80 spaces (4.2 per 1,000 SF); grade and subterranean |
| **Year Built:** | 1986 |
| **APN:** | 350-081-21 |
| **Zoning:** | LJPD-3 (La Jolla Planned District 3) |

## Ground Lease Summary

| | |
|---|---|
| **Expiration Date (Base Lease)** | July 31, 2038 |
| **No. & Term of Options** | 1 (One) 10-Year Option |
| **Current Annual Rent** | $ 272,800 |
| **Next Rent Increase Date** | August 1, 2026, then every 5 years |
| **Formula for Rent Increase** | 8% of fair market value of the land |
| **Expenses** | NNN |






# Current Financial Information

| Income | Current |
|---|---|
| Parking Income | $ 519,740 |
| Rental Income | $ 37,968 |
| Parking Mgmt. Income | $ 14,000 |
| Storage Income | $ 2,400 |
| Internet Income | $ 960 |
| CAM Impound | $ 15,314 |
| Utility Reimbursement | $ 32,916 |
| **Total Income** | **$ 623,298** |
| **Expense** | |
| Operating Expense | $ 275,451 |
| Ground Lease Expense | $ 272,800 |
| **Total Expenses** | **$ 548,251** |
| **NOI** | **$ 75,047** |



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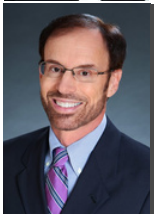


# La Jolla Office Building

## *Prime Location in the Village of La Jolla*




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