# For Sale

**7901, 7979, & 7999 Vickers Street**
**San Diego, CA 92111**

CAPITAL GROWTH PROPERTIES, INC.



## San Diego
Lab/Medical Office Space

## Property Highlights

- **Three Freestanding Buildings on a Single Parcel:** Rare multi-building configuration offering flexibility for owner-users or multi-tenant investment.
- **Office & Lab Improvements:** Each building features a mix of private offices, dedicated lab space, and layouts suitable for R&D, life science, or creative office use.
- **Flexible Use Potential:** Ideal for single-user occupancy, multi-tenant leasing, or repositioning.

## Available Space

**Combined Size of Buildings**

**Approximately 26,201 Square Feet**



# Property Details

| | |
|---|---|
| **Address** | 7901, 7979 & 7999 Vickers St., San Diego, CA 92111 |
| **Parking** | ± 58 Spaces |
| **Description** | The property consists of three (3) free-standing buildings: two (2) two-story buildings and one (1) one-story building |
| **Occupancy** | Vacant |
| **Ownership Type** | Fee-Simple |
| **Lot Size** | ± 54,885 SF (1.26 acres) |
| **Building Size** | 7901 Vickers St: 10,006 SF<br>7979 Vickers St: 9,095 SF<br>7999 Vickers St: 7,100 SF |
| **Year Built** | 1980 |
| **Parcel #** | 356-190-13-00 |
| **Zoning** | Industrial (M Zone)/Commercial |

# Property Details

| | |
|---|---|
| **Address** | 7901 Vickers Street, San Diego, CA 92111 |
| **Size** | 1st Floor: 5,050 SF \| 2nd Floor: 4,956 SF |
| **Offices & Labs** | 9 Offices \| 2 Labs |
| **Restrooms** | 2 Total, One Including Shower |
| **Amenities** | Kitchen, Conference Room, & Archive Room |
| **Extras** | Central Open Work Area, Stair Access, Elevator |

| | |
|---|---|
| **Address** | 7979 Vickers Street, San Diego, CA 92111 |
| **Size** | ±9,095 SF |
| **Offices & Labs** | 16 Offices \| 7 Labs |
| **Restrooms** | 2 total |
| **Amenities** | Surgery Room, Recovery Room, Clean Room, & Wash Room |
| **Extras** | Storage Areas, Central Corridor Layout |

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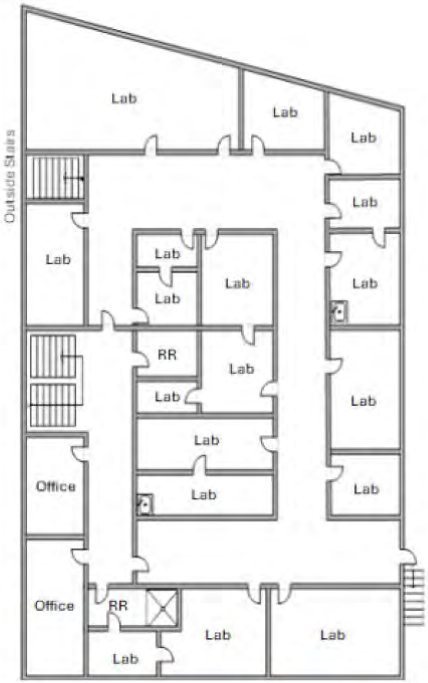
| | |
|---|---|
| **Address** | 7999 Vickers Street, San Diego, CA 92111 |
| **Size** | 1st Floor: 3,611 SF \| 2nd Floor: 3,489 SF |
| **Offices & Labs** | 12 Offices \| 56 Labs |
| **Restrooms** | 2 total |
| **Amenities** | Surgery Room, Cell Culture Room, Clean Room, & Wash Room |
| **Extras** | Dual Vivarium Entrances, Two-Story Layout, Elevator |



# Floor Plan
## 7901 Vickers Street



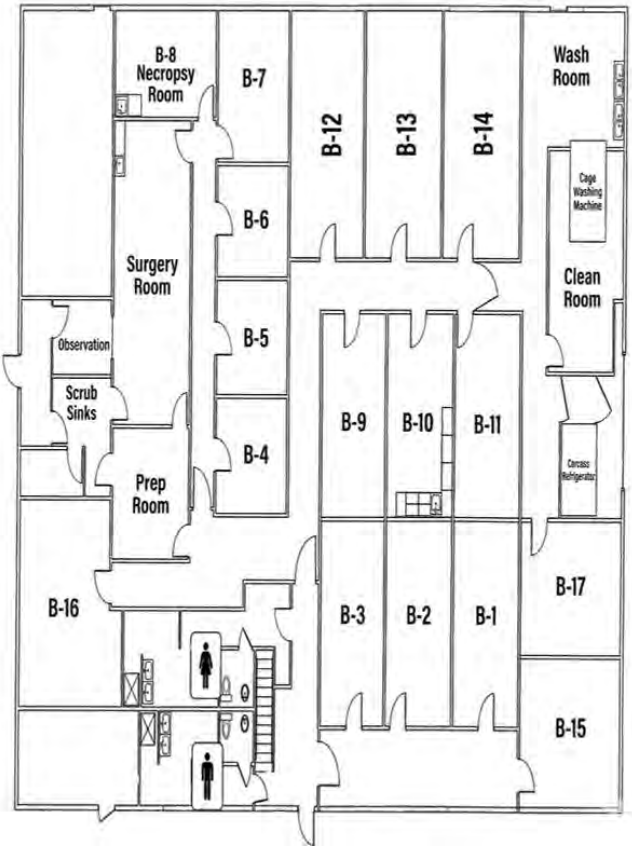

First Floor



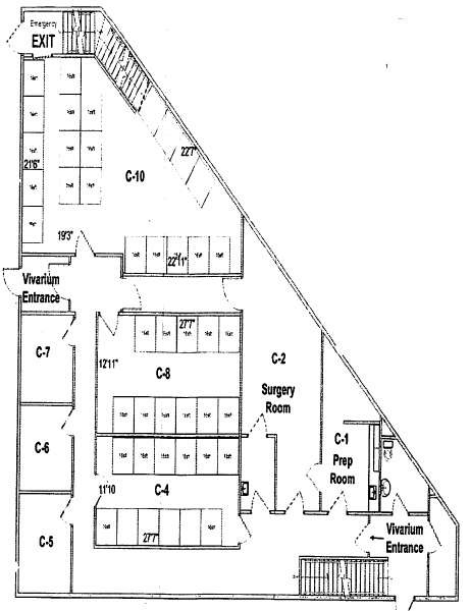

Second Floor

# Floor Plan

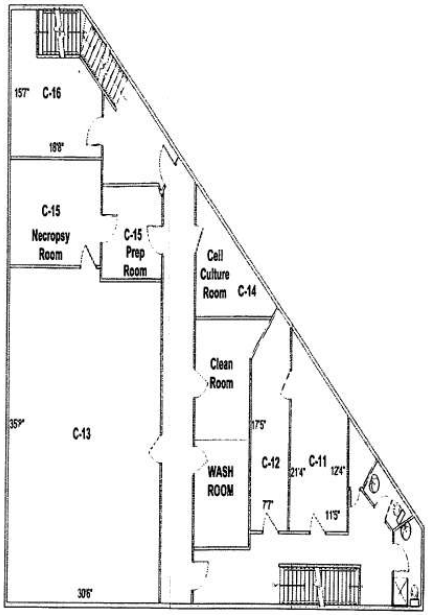
## 7979 Vickers Street



# Floor Plan
## 7999 Vickers Street




First Floor




Second Floor

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# Plat Map



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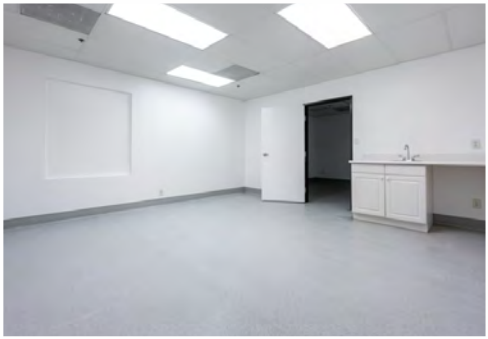


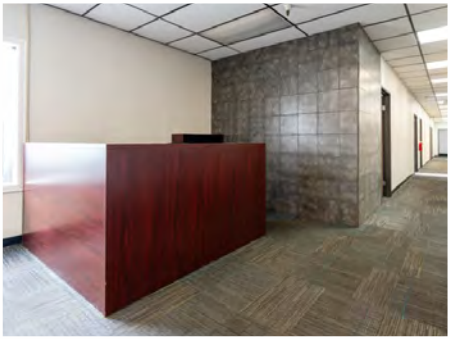


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# Market Overview

**SAN DIEGO MEDICAL OFFICE STATISTICS Q2 2024**

San Diego Medical Office Statistics Q2 2024

| Submarket | Total inventory (s.f.) | Q2 total net absorption (s.f.) | 12-month total net absorption (s.f.) | 12-month net absorption (% of inventory) | Direct vacancy (%) | Prior year vacancy (%) | Average asking rent ($ p.s.f.) | Year-over-year change (%) |
|---|---|---|---|---|---|---|---|---|
| Oceanside/Vista | 1,174,806 | -10,497 | 606 | 0.1% | 11.1% | 11.2% | $3.82 | 6.4% |
| Escondido/San Marcos | 1,190,391 | 676 | 32,455 | 2.7% | 5.4% | 8.1% | $4.45 | 1.1% |
| North County Coastal | 1,525,565 | -763 | 25,302 | 1.7% | 5.5% | 6.9% | $5.10 | -0.6% |
| I-15 Corridor | 1,099,739 | 7,183 | -4,460 | -0.4% | 6.9% | 6.7% | $4.40 | 8.9% |
| La Jolla/UTC/Sorrento | 2,018,539 | 20,208 | -4,460 | -0.7% | 5.2% | 3.7% | $4.83 | 0.2% |
| Kearny Mesa/Mission Valley | 2,156,458 | 2,577 | -24,096 | -1.1% | 6.9% | 5.5% | $4.32 | 2.1% |
| Uptown/Hillcrest | 1,011,130 | 0 | 2,585 | 0.3% | 1.7% | 2.0% | $3.65 | 9.3% |
| East County | 1,856,771 | -16,252 | -34,083 | -1.8% | 6.0% | 4.1% | $3.31 | 3.8% |
| South County | 1,663,215 | -16,196 | -36,882 | -2.2% | 4.7% | 2.4% | $3.32 | 0.0% |
| Other | 427,994 | 2,213 | 8,969 | 2.1% | 2.6% | 4.6% | $3.32 | -1.2% |
| **Market Totals** | **14,124,608** | **-20,416** | **-43,794** | **-0.3%** | **5.9%** | **5.4%** | **$4.14** | **0.0%** |
| On Campus | 2,161,094 | -5,109 | -1,332 | -0.1% | 3.1% | 3.3% | $4.41 | 3.0% |
| Off Campus | 9,433,696 | -9,085 | -15,454 | -0.2% | 5.6% | 5.1% | $4.27 | -0.7% |
| Adjacent to Campus | 2,529,818 | -6,222 | -27,008 | -1.1% | 9.4% | 8.1% | $3.65 | -1.6% |

## San Diego Market Rankings

- **#1 Most Patent-Intense Region in the U.S. | #3 Globally**
  (San Diego Economic Development Corporation)
- **#3 Clean Tech City in America**
  (Clean Tech Leadership Index)
- **#3 U.S. Life Sciences Hub**
- **#4 Venture Capital Dollars per Employee**
  (National Venture Capital Association / U.S. Bureau of Labor Statistics
- **#5 City for Fast Growth Companies**
  (Inc. Magazine)
- **Top 5 U.S. Startup Hub**
  (U.S. Chamber of Commerce Foundation)

## Specialty Demand & Physician Gap | Rancho Bernardo Medical Submarket

Medical office demand in San Diego continues to outpace new supply, with net absorption exceeding deliveries since 2014. During this period, annual completions have averaged less than half the volume delivered between 2005 and 2013.

From 2014 through year-to-date 2024, net demand has surpassed new supply by an average of 78,657 SF annually, reflecting sustained tenant growth amid constrained development.

With only 9,990 SF of ground-up medical office space currently under construction countywide, limited near-term supply relief is expected. Elevated construction costs, land scarcity, and financing conditions continue to restrict new development.

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★★★★★

"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend **Todd Law**!"

- Alan Cox

7901 Vickers Street - San Diego, California 92111




**Todd Law**

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