

For Sale:

Class A office building located in the heart of the Village of La Jolla



800 SILVERADO STREET, LA JOLLA, CA 92037

Jill Morton

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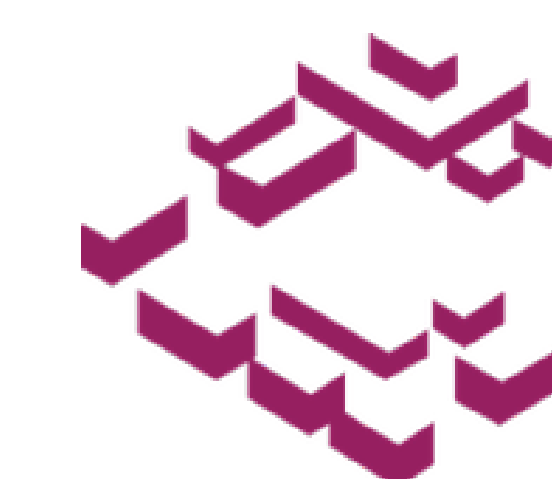
Greg Wagner

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CAPITAL GROWTH
PROPERTIES, INC.

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

OVERVIEW



Capital Growth Properties, Inc. is pleased to offer the opportunity to acquire **800 Silverado Street**, a premier multi-tenant office property located in the heart of the prestigious **Village of La Jolla**. This freestanding building totals approximately **19,129 SF** and is situated on **LEASED LAND**; therefore, the buyer will acquire ownership of the improvements only. The property is currently 89% occupied and is well positioned for either investors and owner-users. This asset presents a unique opportunity for an **owner-user to operate the property at a below-market occupancy cost for approximately the next 22 years**, providing long-term cost certainty and operational efficiency.

800 Silverado Street, La Jolla, CA 92037

Exceptional Owner–User Opportunity

- **Asking Price: \$2MM**
- **Building Size: ±19,129 SF**
- **Land Area: ±11,326 SF**
- **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)**



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GROUND LEASE SUMMARY

Commencement Date	April 1, 1983
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
Rental Income	\$519,740
Parking 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
EXPENSES	
Operanting Expenses	\$275,451
Ground Lease Expense	\$272,800
Total Expenses	\$548,251
NOI	\$75,047

Prime corner in the heart of La Jolla



LA JOLLA

- One of the most desirable investment markets on the West Coast

PRIME LOCATION

- In the heart of the downtown restaurant and shopping district
- Excellent access and visibility

SUPERIOR ON-SITE PARKING

Secured underground parcel and 80 surface spaces

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NATIONALLY RECOGNIZED LEADER IN BIOTECH & LIFE SCIENCES INNOVATION



DEFENSE & FEDERAL RESEARCH HUB ON THE WEST COAST



U.S. METRO FOR ACTIVE-DUTY MILITARY PRESENCE ON THE WEST COAST

With its near-perfect climate, strong economic fundamentals, and exceptional quality of life, San Diego County stands among the most desirable regions in the United States to live, work, and invest. The region continues to attract a highly skilled workforce, global businesses, and millions of visitors each year. Over the past two decades, San Diego has emerged as a premier innovation hub, anchored by leading industries in defense, biotechnology, life sciences, clean energy, telecommunications, and advanced manufacturing.



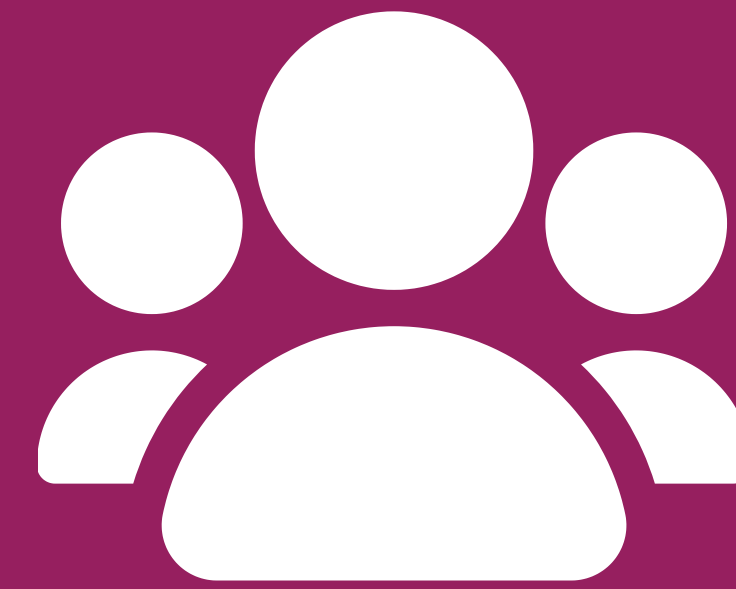
AVERAGE HOME VALUE
\$913,283[1]



HOUSEHOLDS
1,165,877[2]



AVERAGE HOUSEHOLD INCOME
\$102,285[2]



POPULATION
3,298,799[2]

[1] ZILLOW 2025 REPORT [2] UNITED STATES CENSUS BUREAU

#2

LARGEST DEFENSE & MILITARY ECONOMY IN CALIFORNIA

#5

MOST SUPPLY-CONSTRAINED COASTAL MARKETS IN THE U.S.

U.S. Department of Defense; San Diego Military Advisory Council (SDMAC); Bureau of Economic Analysis; CBRE Research; Biocom California



LA JOLLA, CA (2025)



Source: Point2Homes – La Jolla Demographics



Population
Aprox. 34,002



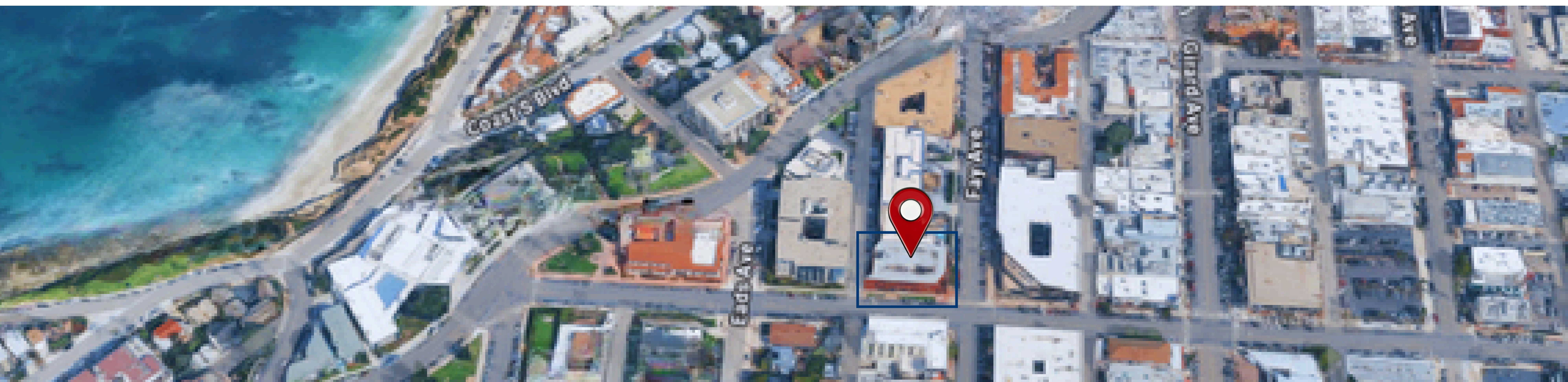
Estimated household
income (avg.)
\$141,822



Self-Employed & Business Owners
3,299 residents



Households
16,989



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PRIME LA JOLLA OPPORTUNITY FOR SALE



For more information, please contact:



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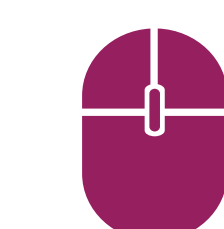


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