

Property Summary Report

15706-15708 Pomerado Rd - Pomerado Professional Plaza
 Poway, CA 92064 - Poway Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1982; Renov 2017
RBA:	46,083 SF
Floors:	2
Typical Floor:	23,041 SF
Construction:	Steel

LAND

Land Area:	4.07 AC
Zoning:	CO
Parcel	275-461-11

EXPENSES PER SF

Taxes:	\$2.31 (2017)
Opex:	\$6.25 (2009)

LEASING

Available Spaces: 50 - 2,680 SF Available in 11 Spaces

Availability: 33.2% Available; 24.6% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	N-101	Off/Med	Relet	1,436	1,436	1,436	\$2.15/NNN	Vacant	Negotiable
P 1st	N-109	Off/Med	Relet	1,622	1,622	1,622	\$2.15/NNN	Vacant	Negotiable
P 1st	S-102	Off/Med	Relet	1,103	1,103	1,103	\$2.15/NNN	Vacant	Negotiable
P 1st	S-110	Office	Sublet	2,680	2,680	2,680	Withheld	30 Days	Thru Jun 2020
P 2nd	N-203	Off/Med	Relet	1,059	1,059	1,059	\$1.50/NNN	Vacant	Negotiable
P 2nd	S-202	Off/Med	Relet	1,090	1,090	1,090	\$1.50/NNN	Vacant	Negotiable
P 2nd	S-209	Off/Med	Relet	1,185	1,185	1,185	\$1.50/NNN	Vacant	Negotiable
P 2nd	S-206	Off/Med	Relet	1,357	1,357	1,357	\$2.00/NNN	Vacant	Negotiable
P 2nd	N-202	Off/Med	Relet	2,302	2,302	2,302	\$1.50/NNN	Vacant	Negotiable
P 2nd	N-209	Off/Med	Relet	1,255	1,255	1,255	\$1.50/NNN	Vacant	Negotiable
P 2nd	S-210	Off/Med	Relet	50 - 230	230	230	\$2.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Aug 25, 2015 for \$9,300,000 (\$201.81/SF)

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TRANSPORTATION

Parking:	159 Surface Spaces are available; 35 Covered Spaces are available; Ratio of 4.65/1,000 SF
Airport:	30 minute drive to San Diego International Airport
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Some Transit (25)

KEY TENANTS

Dr. Magat	3,670 SF	Center for Autism and Related Disorders	2,790 SF
Pomerado Family Dental	1,500 SF	Balboa Nephrology Medical Group	1,373 SF
Refresh Rx	1,196 SF	North County Eye Center (NCEC)	1,180 SF

PROPERTY CONTACTS

True Owner:	Milan Capital Management	Recorded Owner:	Pomerado Plaza Partners LLC
Prior True Owner:	Carl Investment Corporation	Property Manager:	Charles Dunn Company, Inc.

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Gross Asking Rents Per SF	Current	YOY
Current Building	24.6%	▼ 12.3%	Current Building	\$2.27	▼ 12.0%
Submarket 1-3 Star	3.9%	▼ 2.0%	Submarket 1-3 Star	\$2.04	▼ 6.1%
Market Overall	9.7%	↔ 0.0%	Market Overall	\$2.68	▲ 3.0%

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	105,890	▲ 44.9%	12 Mo. Sales Volume (Mil.)	\$18.6	▲ 275.5%
Months On Market	7.6	▲ 2.5 mo	12 Mo. Price Per SF	\$250	▲ 2.5%