$990K PRICE REDUCTION

Loma Starr

OFFERING MEMORANDUM

FOR SALE OFFICE/MEDICAL

3065 ROSECRANS PLACE, SAN DIEGO, CA 92110

CAST
CAPITAL PARTNERS

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EXECUTIVE SUMMARY

OFFERING SUMMARY

Address	3065 Rosecrans Place, San Diego, CA 92110
Sale Price	~~$7,990,000 ($345/SF)~~ **$6,999,999 ($302/SF)**
Square Feet	23,168 SF
Occupancy	77% (as of 3/9/26)

Evolving Submarket
The Village is poised for significant growth, driven by the upcoming redevelopments of the Sports Arena, Post Office, and NAVWAR sites, as well as pending updates to the community plan. These projects are expected to transform the area into a dynamic, mixed-use hub.

Redevelopment Opportunity
Expansive CN-1-6 zoning allows for a variety of uses, including medical office and residential development—providing flexibility for investors and developers looking to capitalize on the area's momentum.

Strong Fundamentals & Desirable Location
Point Loma offers a rare balance of coastal accessibility, walkable amenities, and proximity to major employment centers, including Downtown, Mission Valley, and the airport. Its stable tenant base and limited office supply create long-term demand and insulation from oversaturation seen in other submarkets.

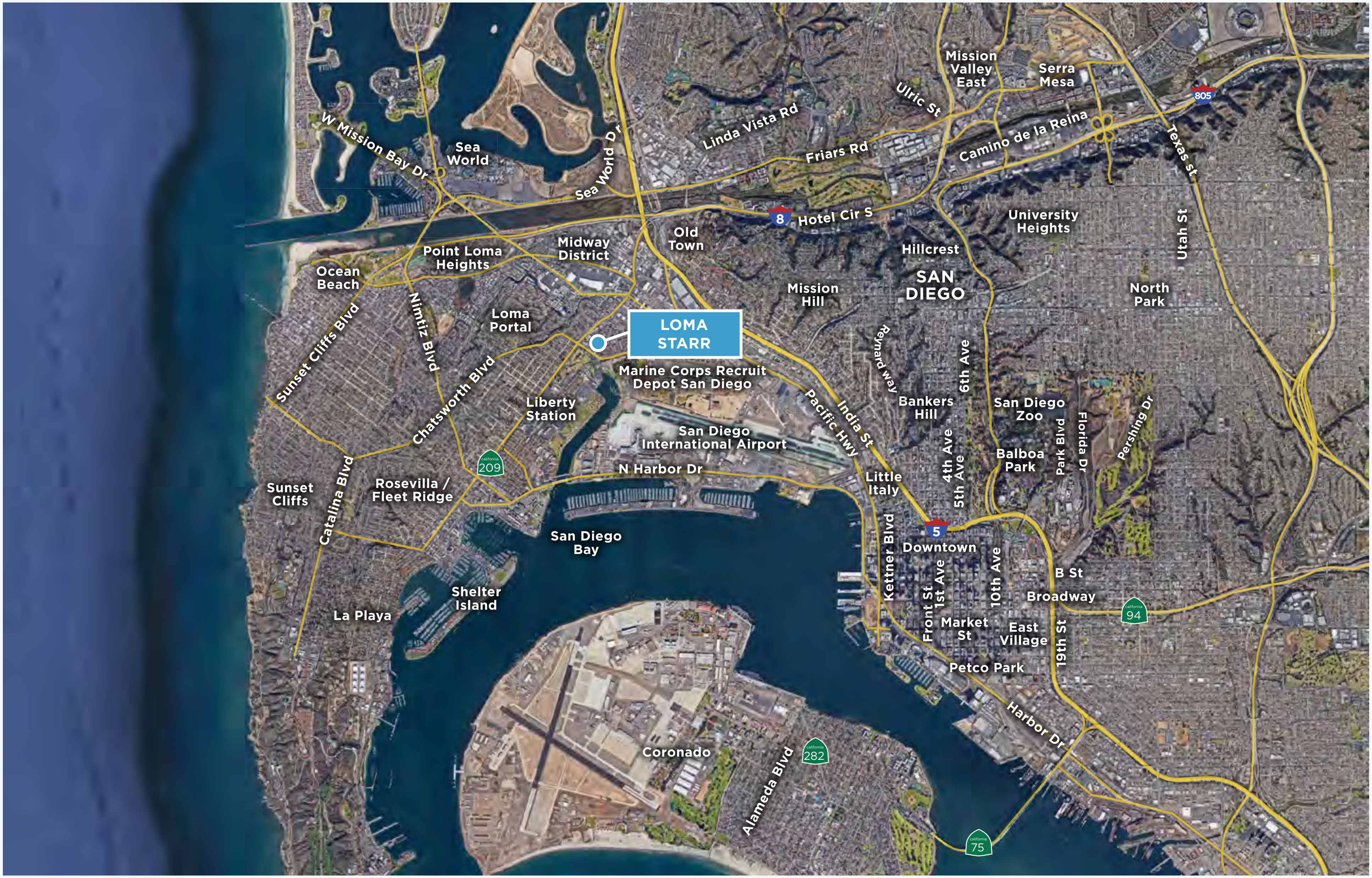
The Opportunity

Loma Starr is 23,168 SF office project located in the Midway District of San Diego. The project is strategically located along Rosecrans Street at the entrance to one of San Diego's busiest developments, Liberty Station. In the coming years, the Midway District is poised to see exponential growth with the future redevelopment of the famed San Diego Sports Arena into one of the most vibrant mixed-use communities in all of Southern California.

PROPERTY DESCRIPTION

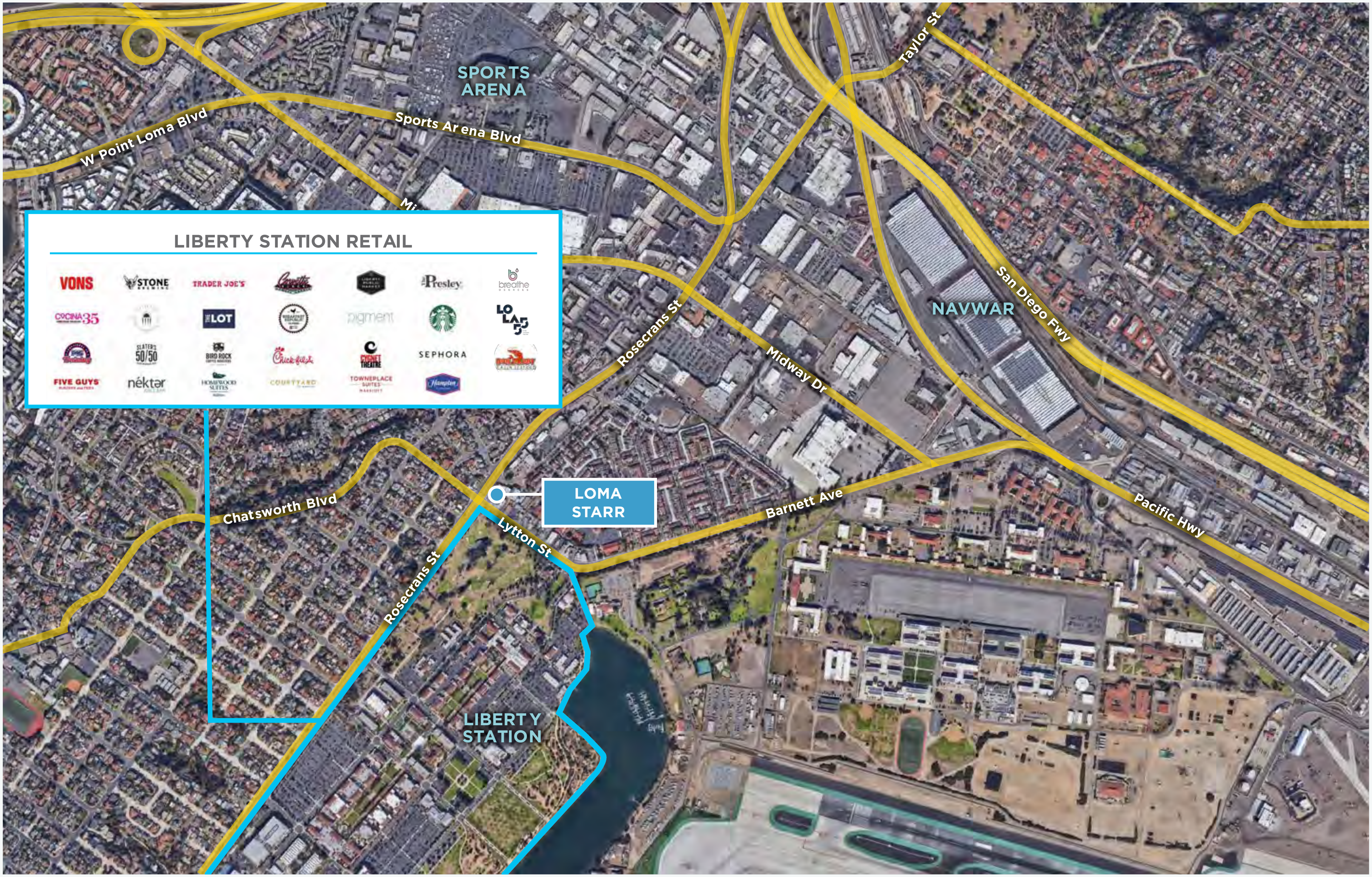
Address	3065 Rosecrans Place, San Diego, CA 92110
APN	450-412-19-00
Submarket	Point Loma/Sports Arena
Square Feet	23,168 SF
Land Square Feet	20,038 SF (0.43 AC)
Year Built / Renovated	1960 / 2018
Elevator Served	Yes
Zoning	CN-1-6 (Allows Medical)
Floors	2
Parking	37 underground and secured stalls
Tenancy	Multi-tenant (20 suites)
Recent Capital Improvements	The property has undergone significant upgrades, including the installation of a new roof, the addition of an ADA-compliant ramp to the 3065 building, and the replacement of multiple HVAC systems. A new elevator was installed, and all exterior recessed lighting was updated to energy-efficient LED fixtures. The terrazzo flooring throughout the property has been repaired, all restrooms in the 3065 building have been fully remodeled, and the sewer system has been upgraded.

AERIAL MAP



Mission Valley East
Serra Mesa
805
W Mission Bay Dr
Sea World
Linda Vista Rd
Ulric St
Sea World Dr
Friars Rd
Camino de la Reina
Texas st
8
Hotel Cir S
University Heights
Utah St
Old Town
Midway District
Point Loma Heights
Ocean Beach
Hillcrest
SAN DIEGO
Mission Hill
North Park
Loma Portal
LOMA STARR
Sunset Cliffs Blvd
Nimitz Blvd
Reynard way
6th Ave
Marine Corps Recruit Depot San Diego
Chatsworth Blvd
Liberty Station
Pacific Hwy
India St
Bankers Hill
San Diego Zoo
Florida Dr
Pershing Dr
Park Blvd
San Diego International Airport
Balboa Park
4th Ave
5th Ave
209
N Harbor Dr
Little Italy
Sunset Cliffs
Catalina Blvd
Rosevilla / Fleet Ridge
5
Kettner Blvd
Downtown
San Diego Bay
10th Ave
1st Ave
B St
Broadway
94
Front St
Market St
East Village
Shelter Island
La Playa
19th St
Petco Park
Harbor Dr
Coronado
Alameda Blvd
282
75

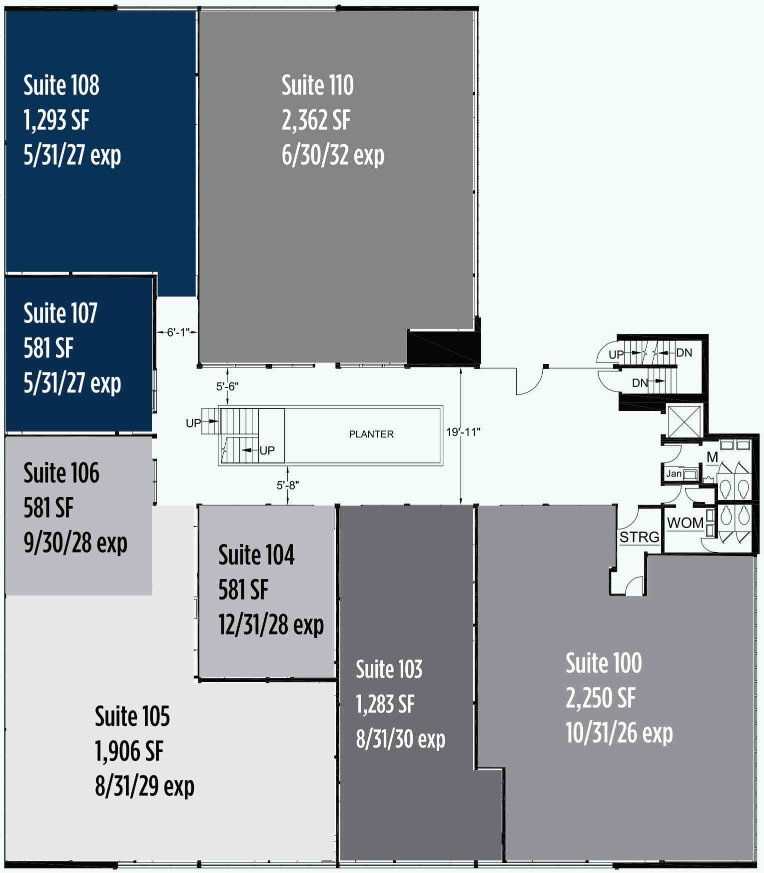
AERIAL MAP

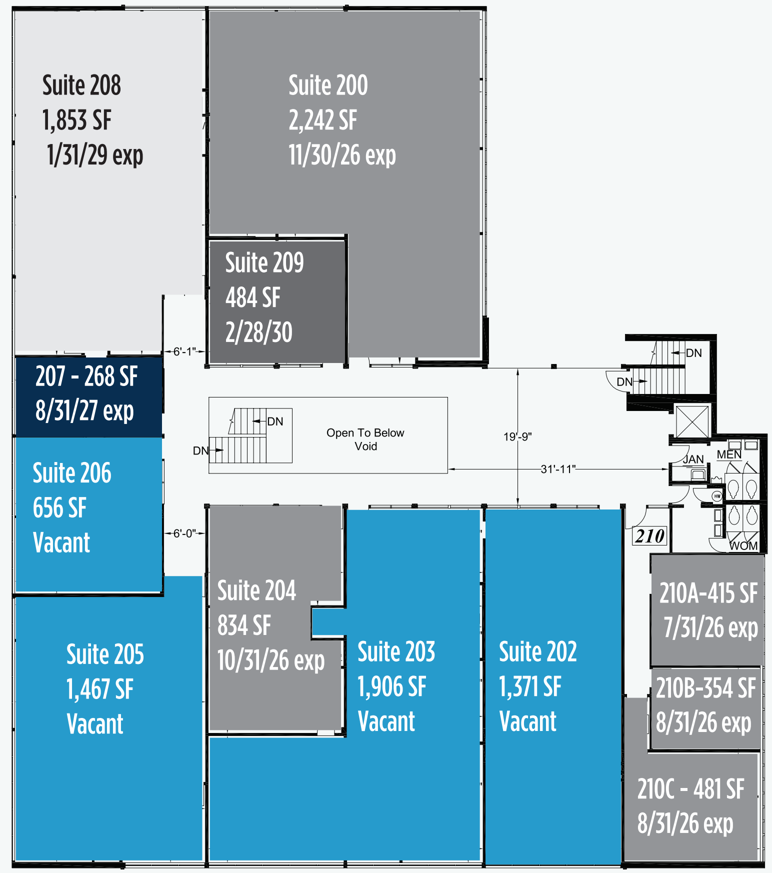


SPORTS ARENA
W Point Loma Blvd
Sports Arena Blvd
Taylor St
San Diego Fwy
NAVWAR
Rosecrans St
Midway Dr
LIBERTY STATION RETAIL
VONS
STONE
TRADER JOE'S
Presley
breathe
pigment
THE LOT
SEPHORA
FIVE GUYS
nékter
TOWNEPLACE SUITES
Chatsworth Blvd
LOMA STARR
Lytton St
Barnett Ave
Pacific Hwy
Rosecrans St
LIBERTY STATION

STACKING PLANS

3065 BUILDING
23,168 SF TOTAL SF





Vacant | 2026 | 2027 | 2028 | 2029 | 2030 | 2032

MARKET OVERVIEW

The Point Loma/Sports Arena area, situated on a peninsula accessible via Interstates 5 and 8, is a popular destination for both tourists and locals drawn to its coastal lifestyle—offering activities such as sailing, paddle boarding, surfing, and more. The submarket also benefits from its proximity to major attractions like SeaWorld, located just to the north in Pacific Beach.

Ocean Beach is known for its vibrant retail corridor along Newport Avenue, lined with eclectic shops, craft breweries, tattoo parlors, and oceanfront dining options. On the Point Loma side of the peninsula, Liberty Station has emerged as one of San Diego's premier entertainment hubs, featuring expansive parks, a variety of restaurants and breweries, and direct coastal access—just across San Diego Bay from Downtown.

The Sports Arena district itself includes Sports Arena Plaza, a major power center anchored by Home Depot and Target, surrounded by an array of autobody shops, local retailers, and quick-service restaurants. The area is characterized by a more industrial atmosphere compared to its neighboring coastal communities.

POINT LOMA/SPORTS ARENA OFFICE

The Point Loma / Sports Arena office market is a relatively small but strategically located submarket within San Diego, offering a mix of low- to mid-rise office properties. While not traditionally viewed as a core office hub like Downtown or UTC, the area appeals to tenants seeking more affordable rents, convenient freeway access, and proximity to the coastal lifestyle. Office users in this submarket typically include professional services, creative firms, medical users, and government contractors—many of whom value its accessibility to both central San Diego and the airport.

The Sports Arena area, in particular, has historically been more utilitarian and industrial in character, with a limited but consistent supply of office inventory. However, recent redevelopment efforts—including the proposed revitalization of the Sports Arena site—are expected to drive long-term demand and investment in the area. On the Point Loma side, office space is often integrated into mixed-use environments such as Liberty Station, which has evolved into an attractive campus-style alternative for companies seeking a more lifestyle-oriented setting.

With its blend of coastal charm, redevelopment momentum, and accessibility, the Point Loma / Sports Arena office market presents a compelling value proposition for small to mid-sized tenants looking for space outside of San Diego's traditional office cores.

AREA DEVELOPMENT

SPORTS ARENA:

• Redevelopment of the 48-acre San Diego Sports Arena site

• The City of San Diego is currently deciding between five proposals: Discover Midway, Midway Rising, Midway Village+, Hometown SD, and Neighborhood Next

ALL REDEVELOPMENT PROJECTS WILL INCLUDE:

• Entertainment Venues

• Multi-Family (market rate and affordable)

• Commercial office and retail spaces

• Hospitality

• Public Parks

THE POST:

• Redevelopment of the former Midway Post Office site

• Proposed 230,000 SF office building

• Entitled for 699 multi-family units

NAVWAR:

• Public/Private redevelopment of the 70.5-acre NAVWAR Old Town site

• Draft Environmental Impact Statement sent out for public comment on 5/14/21

• The current preferred alternative will be developed over 30 years and includes the following:

  • 1.7 million SF for NAVWAR

  • 2 million SF of commercial space

  • 10,000 residential units

  • 2 hotels with 450 rooms


ROSECRANS ST
BARNETT AVE
LOMA STARR
BARNETT AVE
PACIFIC HWY
Proposed Office Buildings Renderings
Renderings from Discover Midway
Renderings from Midway Rising
NAVWAR
5
8

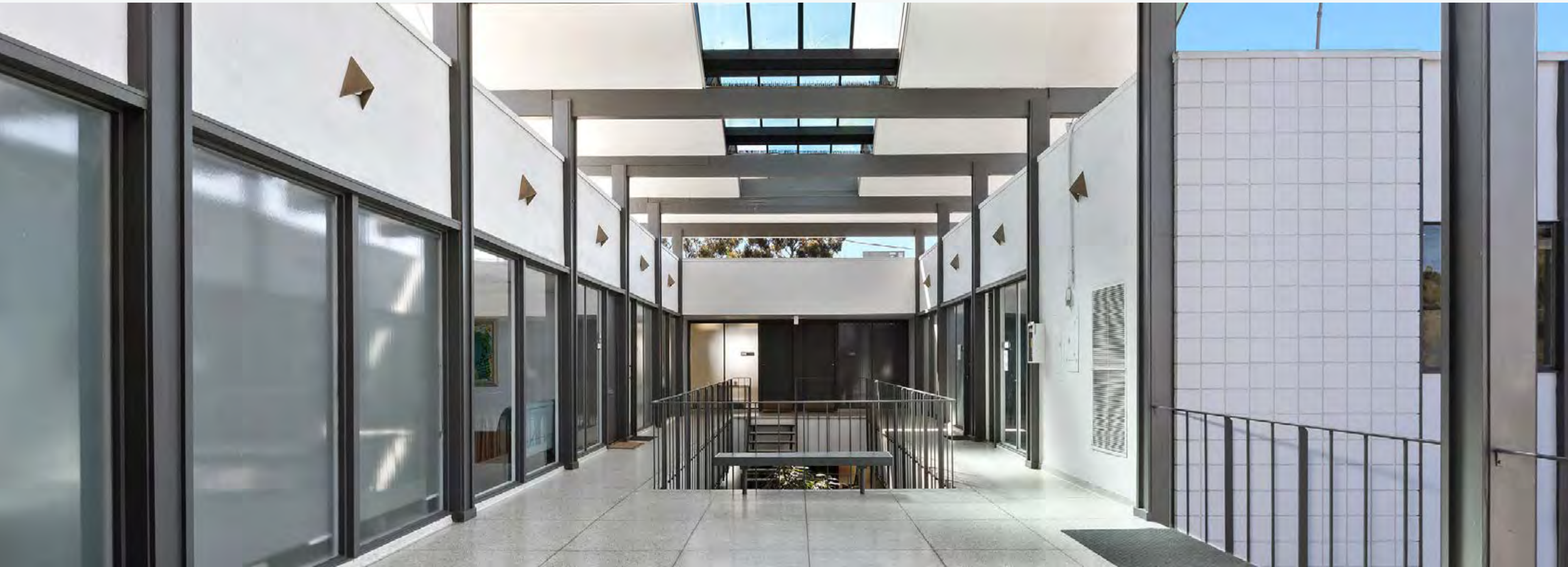
SALES COMPARABLES

Property Address	2811 Nimitz Blvd	7808 Clairemont Mesa Blvd	2254 San Diego Ave
Sale Date	5/7/2025	8/9/2024	12/9/2024
Building SF	9,722 SF	11,794 SF	7,207 SF
Sale Price	$4,500,000	$5,700,000	$2,450,000
Price Per SF	$463/SF	$483/SF	$340/SF
Year Built/Renovated	1978	1980	1986
Land Area	14,793 SF/0.34 AC	23,087 SF/0.53 AC	11,456 SF/0.26 AC

SALES COMPARABLES

Property Address	5787 Chesapeake Ct	3636 4th Ave - Tucker Professional Bldg	3043 4th Ave
Sale Date	11/13/2023	7/24/2023	10/25/2023
Building SF	23,288 SF	13,485 SF	17,300 SF
Sale Price	$7,250,000	$6,675,500	$9,440,000
Price Per SF	$311/SF	$495/SF	$546/SF
Year Built	1982	1984	1968
Land Area	65,340 SF/1.50 AC	13,504 SF/0.31 AC	14,810 SF/0.34 AC
	AVERAGE $/SF: $410		

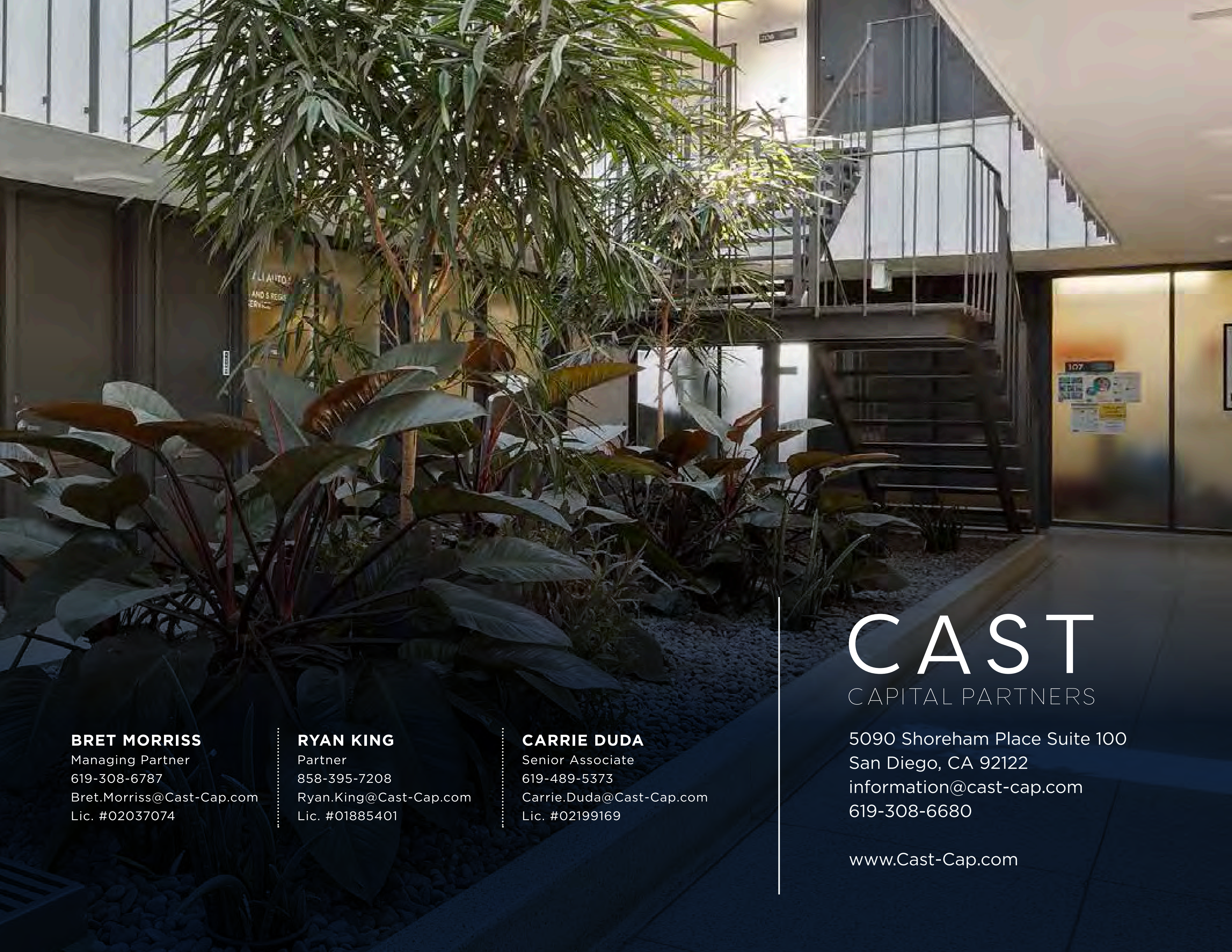

Loma Starr
3065



RENT ROLL

Unit	Size	Rent	Lease From	Lease To
100	2,250 SF	$4,184	11/1/21	10/31/26
103	1,283 SF	$2,495	9/1/25	8/31/30
104	581 SF	$995	1/1/26	12/31/28
105	1,906 SF	$3,528	9/1/19	8/31/29
106	581 SF	$1,055	10/1/23	9/30/28
107	581 SF	$1,400	7/1/23	5/31/27
108	1,293 SF	$2,434	4/1/20	5/31/27
110	2,362 SF	$5,635	7/1/25	6/30/32
200	2,242 SF	$3,997	12/1/23	11/30/26
202	1,371 SF			
203	1,906 SF			
204	834 SF	$1,942	11/1/21	10/31/26
205	1,467 SF			
206	656 SF			
207	268 SF	$557	9/16/19	8/31/27
208	1,853 SF	$2,650	12/1/23	1/31/29
209	484 SF	$995	3/1/26	2/28/30
210A	415 SF	$795	2/1/26	7/31/26
210B/C	835 SF	$1,730	9/1/23	8/31/26
TOTAL	**23,168 SF**	**$34,994**		

Number of Units	% Leased	Leased SF
Occupied (16 units)	77%	17,768 SF
Vacant (4 units)	23%	5,400 SF
Total (20 Units)	**100%**	**23,168 SF**



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