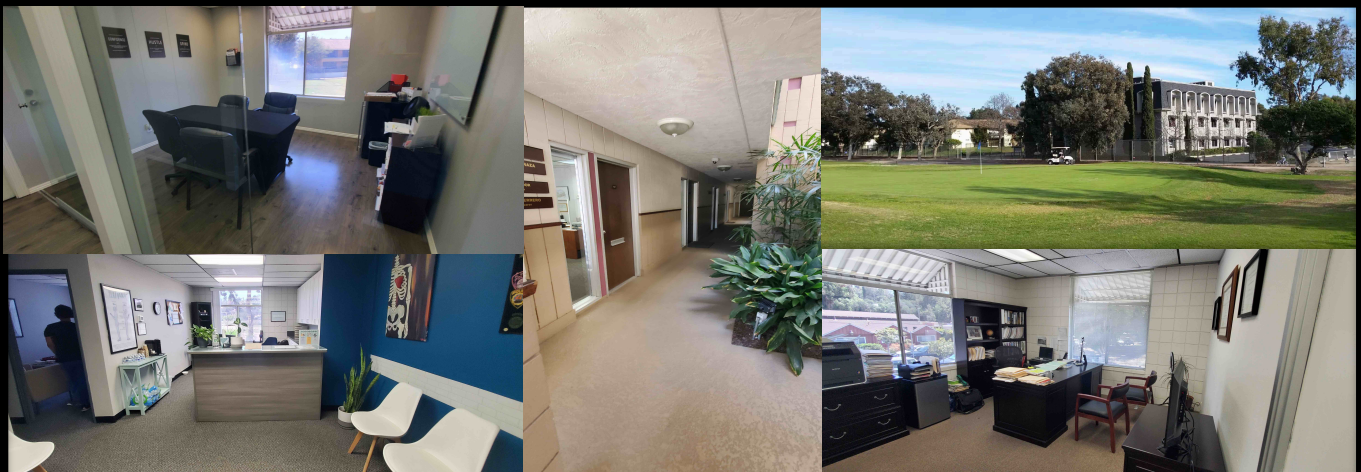


**NEW TO MARKET – PRIME REAL ESTATE**  
**4045 BONITA ROAD, BONITA, CALIFORNIA**  
**\$6,950,000**



**New to Market** – Prime San Diego Real Estate - A Unique & Rare Asset 100% Leased Office Building, Excellent Credit Tenants **Verizon, T-Mobile & AT&T**, Priced to Sell @ **\$6,950,000**, 6.3% Overall Cap, 3 Story 23,400 sf building lies on 31,671 sf (.73 Ac.), Solid Demos - Avg. HH \$161,861 (1 mi), dense Population 491,836 (5 mi), Avg. Daily Traffic 45,791, **New** \$500,000+ Upgrades incl. 4 **New** HVAC Units, **New** 3% Annual Tenant Rent Increases, **New** Tenant CAM sharing program, 24 Hour Access, Contiguous to Beautiful Golf Course, Freeway Access - ADT 270,000 @ Int. 805 & 128,000 @ Hwy 54



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**Agent: John Rapp DRE # 01380453 – (949) 306-8800 Broker: NRC Realty Advisors of CA Inc. DRE # 1524855, Agent: CJ Rapp DRE # 02077372 (949) 235-4094 Dillon Rapp DRE # 02101978 (949) 426-1497 - Broker: Lopez DRE # 01838751**