

2763 CAMINO DEL RIO SOUTH

SAN DIEGO, CA 92108



Quality Claims Management

2763

2763

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FOR SALE: \$4,800,000 (\$187.00 PSF)



2763 CAMINO DEL RIO SOUTH

Strategically located along the highly accessible Camino del Rio South corridor, 2763 Camino del Rio South offers a premier commercial opportunity with immediate connectivity to major freeways and surrounding business hubs. The property combines strong visibility with functional, flexible space, making it well-suited for both investors and owner-users seeking a presence in one of San Diego's most active and well-connected submarkets.

Property Information

- Building SF: ±25,584 RSF, three stories
- Ground Lease: Expires January 31, 2076
- Zoning: CO-2-2
- Construction Type: Steel frame, glass and stucco
- Year Built: 1986
- APN: 438-180-36
- Parcel Size: 0.90 Acres
- Parking Ratio: 3.4/1000 +/-, with a portion being covered reserved

Project Details

- First floor is available for a user
- Excellent views
- Signage visible from the I-8 freeway
- High-end corporate headquarters building
- Rare leasing or purchase opportunity
- Desirable Mission Valley location
- Timeless glass building exterior
- Subterranean parking below the building
- Freeway-visible signage opportunities
- Excellent access to I-8, I-805, and I-15
- Building is in excellent condition

RENT ROLL

| As of 6/1/26 | <i>New Buyer / Available For Lease</i> | <i>Premier Business Support, LLC</i> | <i>Quality Claims Management Corp</i> | <i>IDS Solutions</i> |
|------------------------|---|---|--|-----------------------------|
| Suite | 100 | 200-300 | 350 | Mailroom |
| RSF | 8,287 | 15,297 | 2,000 | 1,300 |
| PSF (\$/mo) | \$2.50 | \$3.17 | \$3.17 | \$1.72 |
| Annual Rent | \$248,610 | \$581,329 | \$76,005 | \$26,832.00 |
| Scenario | New | Current | Current | Current |
| Annual Increase | TBD | 3% | 3% | 3% |
| Type | + Electric | + Electric | + Electric | + Electric |
| Term | TBD | 5-31-29 | 5-31-29 | 5-31-29 |
| Total RSF | 26,884* | | | |

DISCLAIMERS ON THE RENT ROLL

Disclaimer #1

The IDS lease area is not included in the stated building square footage (rather in addition to). This space was constructed from previously existing parking stalls and is considered ancillary to the main building improvements. Accordingly, the rentable square footage associated with IDS should be viewed as additional income-producing area and not part of the core building size.

Disclaimer #2

Pro forma assumes a new tenant or owner-user occupancy of the ground floor commencing June 1, 2026 at a rental rate of \$2.50 per square foot + electric with 3% increases annually until the end of the lease term.

Disclaimer #3

Following acquisition, the new owner shall have the right to provide tenants on the second and third floors with a minimum of 180 days' notice to vacate, in order to occupy more space if needed by buyer.

Disclaimer #4

All suite sizes, square footages, and rental amounts reflected in the rent roll are approximate and provided for general informational purposes only. Square footage figures may include or exclude certain areas and have not been independently verified. Rental rates, reimbursements, and lease terms are summarized and subject to the terms and conditions of the underlying lease agreements. Prospective purchasers are advised to independently verify all information, including measurements, lease terms, and financial data, during their due diligence.

Disclaimer #5

Rent Adjustment Disclaimer (PBS and QCMC)

The projected rental rates for PBS and QCMC are presented on a per square foot (PSF) basis and reflect the following assumed schedule:

Year 1 (6/1/26): \$3.17 PSF

Year 2 (6/1/27): \$3.26 PSF

Year 3 (6/1/28): \$2.00 PSF

Year 4 (6/1/29): \$2.06 PSF

Year 5 (6/1/30): \$2.12 PSF

The adjustment in PSF beginning June 1, 2028 reflects terms outlined in a proposed amendment to lease dated April 1, 2026. All PSF figures, rent projections, and timing of adjustments are estimates only and should not be relied upon as guaranteed income. Actual results may vary based on market conditions, tenant negotiations, lease extensions, or other factors. Prospective buyers are advised to independently verify all lease terms, rollover assumptions, and market rent conclusions.

OPERATING EXPENSES (*ESTIMATED*)

| | |
|--|----------------|
| Base Rent Annualized (as of 6/1/26) | \$932,776.90 |
| Estimated Expense Reimbursements (Electricity and Cam) | \$169,000.00 |
| Estimated Gross Income (Estimated Year 1) | \$1,101,776.90 |
| Estimated Operating Expenses | (\$365,000.00) |
| Estimated Operating Income | \$736,776.00 |
| Estimated Ground Lease Expense | -\$302,000.00 |
| Estimated Net Income | \$434,777.00 |
| Expenses/SF | \$14.27/SF/YR |
| Expense Ratio (%) | 39% |
| Price | \$4,800,000.00 |
| Price/SF | \$187.00 |
| Cap Rate | 9.06% |

Ground Lease Highlights

- Approximately 50 years remaining — well beyond typical hold periods and loan terms
- Scheduled rent adjustments every 3 years; last adjustment occurred in 2025, with the next adjustment in 2028
- Eligible for conventional and SBA financing, expanding buyer pool
- Acquire Mission Valley real estate at a significantly reduced basis vs. fee simple ownership
- Ground lessor holds a right of first refusal (ROFR), requiring notice of a third-party offer and a defined response period to match terms

SBA ANALYSIS

SBA 504 Loan Analysis

Owner Occupied Commercial Bldg.

TOTAL PROJECT COST: \$ 4,800,000

| | | |
|-----------------|--------------|-----|
| Owner Injection | \$ 480,000 | 10% |
| Bank Loan | \$ 2,400,000 | 50% |
| SBA 504 Loan | \$ 1,920,000 | 40% |

TOTAL PROJECT COSTS: \$ 4,800,000 100%

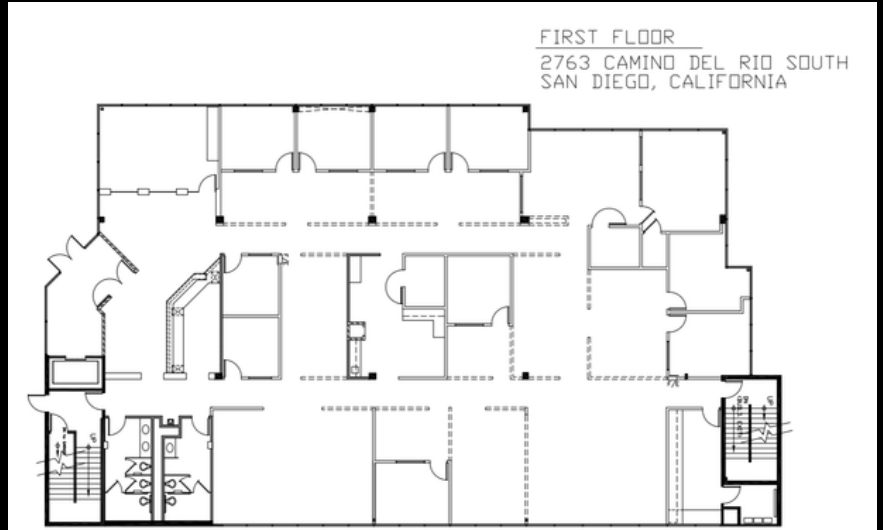
| | Bank 1st | SBA 2nd | Total |
|------------------------------|-----------------|-----------------|------------------------------|
| Loan Amount | \$ 2,400,000 | \$ 1,920,000 | \$ 4,320,000 |
| Interest Rate | 7.45% | 6.51% | |
| Fixed/Variable | 10 year fixed | 25 year fixed | |
| Interest Rate Adjustments | none | none | |
| Points | 1.0% | see below | |
| Years Amortized | 25 | 25 | |
| BANK CHARGES | | | |
| 1 point on each loan | \$ 45,000 | | |
| SBA LOAN CHARGES | | | |
| CDC Processing (1.5%) | \$ - | \$ 28,800 | Charges added to loan amount |
| CDC Attorney | \$ - | \$ 1,000 | |
| Bank Participation Fee (.5%) | \$ - | \$ - | |
| Funding (.25%) | \$ - | \$ 4,800 | |
| Underwriting (.5%) | \$ - | \$ 9,600 | |
| TOTAL CHARGES | \$ 45,000 | \$ 44,200 | \$ 89,200 |
| TOTAL LOAN AMOUNT | \$ 2,400,000 | \$ 1,964,200 | \$ 4,364,200 |
| MONTHLY PAYMENT | \$17,658 | \$13,275 | \$30,933 |

Total project cost is based on the purchase price and tenant improvement cost.
Loan payments may be interest only during the construction phase.

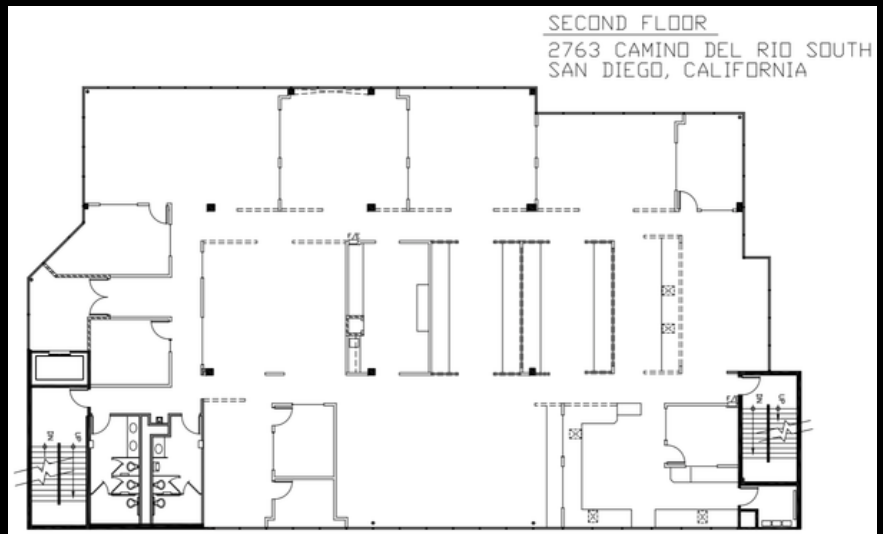
FLOOR PLANS

2ND AND 3RD FLOORS LEASED

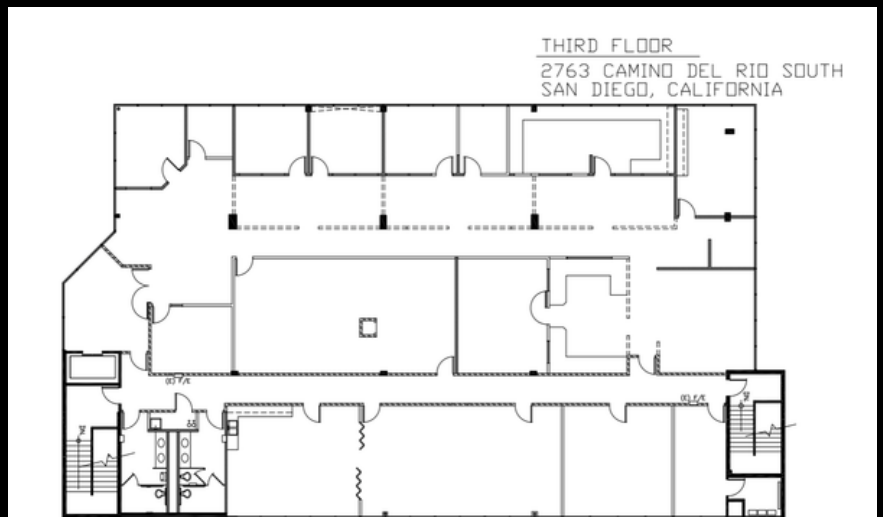
1st Floor
8,287 RSF



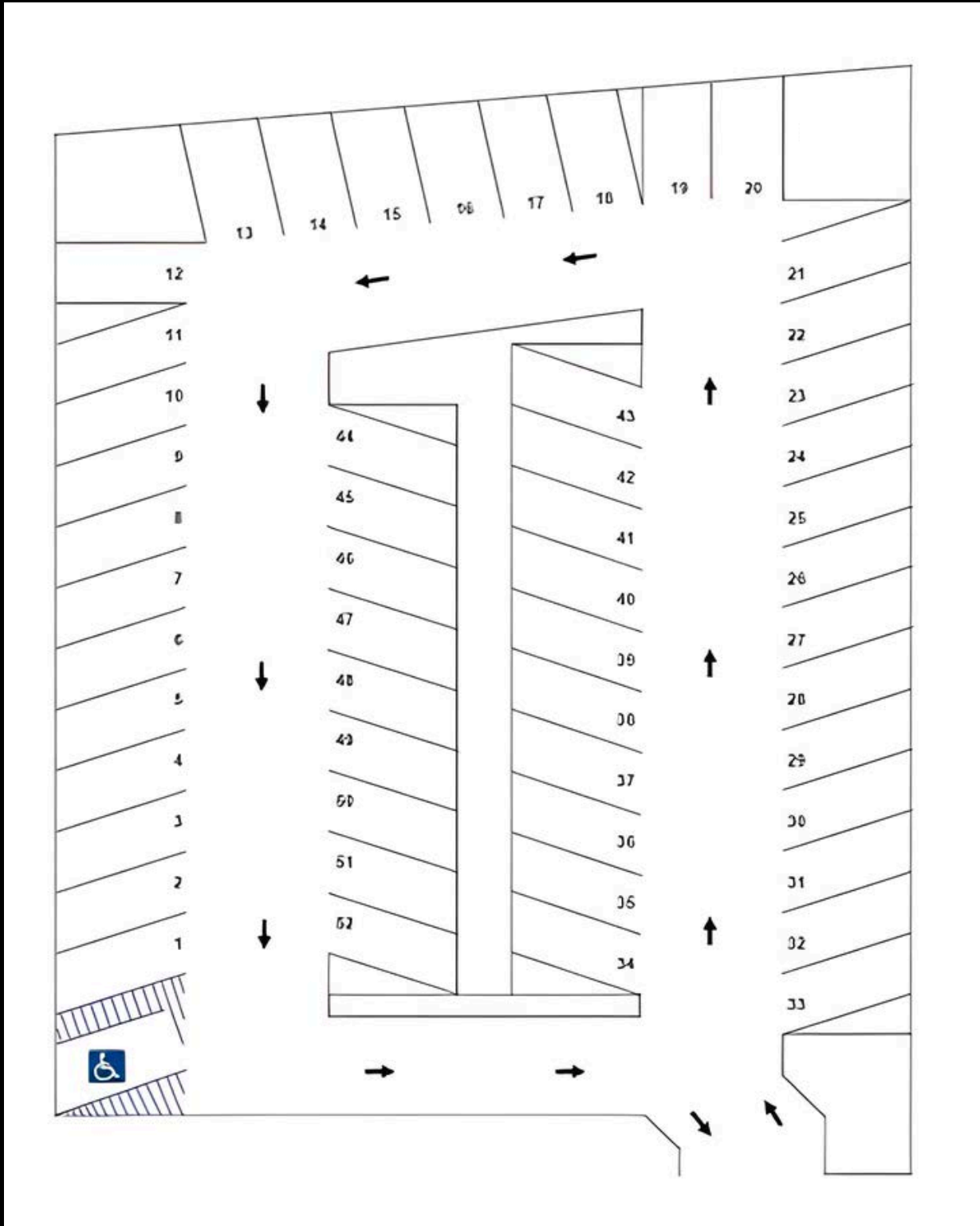
2nd Floor
8,509 RSF
(LEASED)



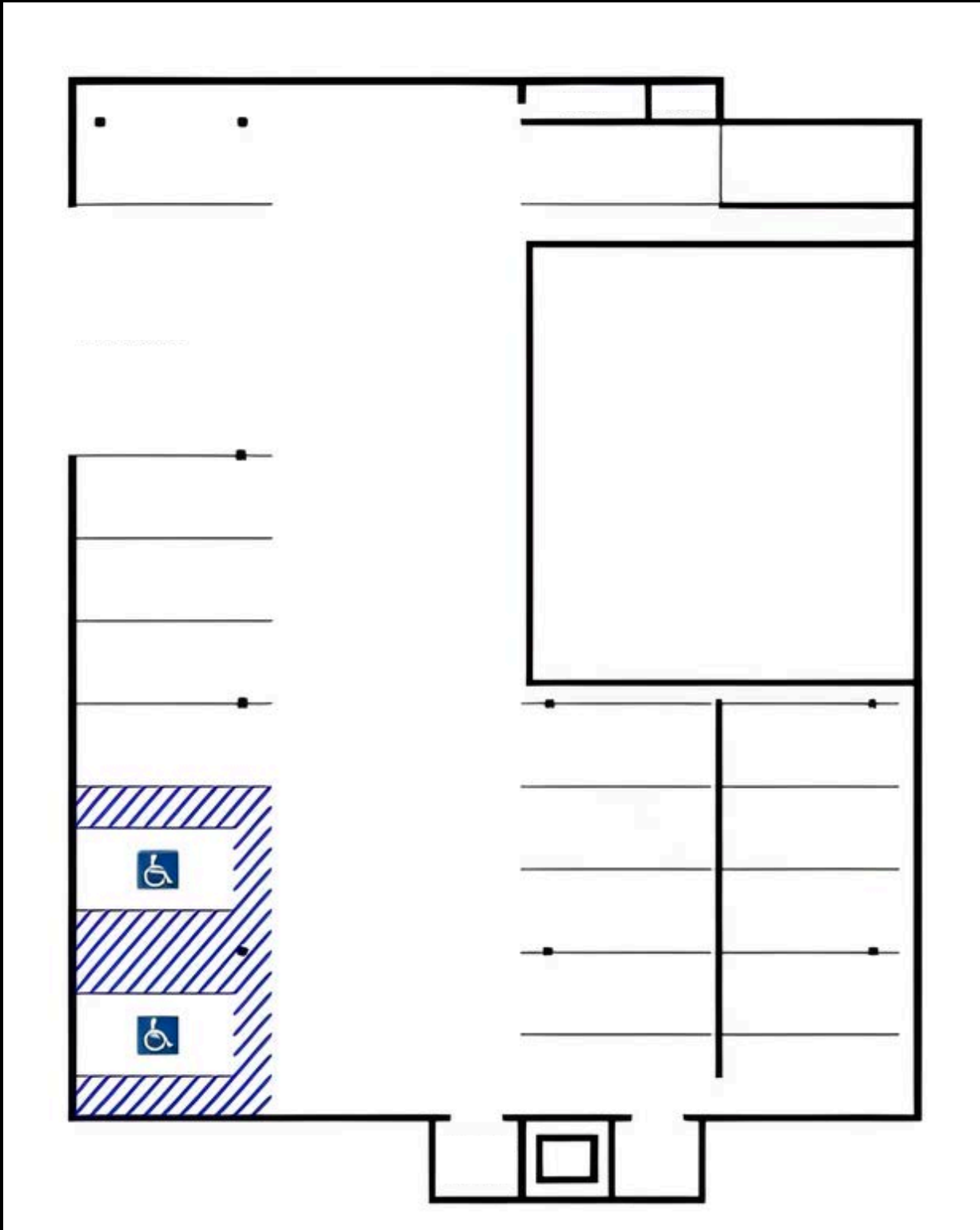
3rd Floor
8,788 RSF
(LEASED)



PARKING AREA (EXTERIOR)



PARKING GARAGE



SALE COMPARABLES

1 3255 Camino Del Rio S - Industrial Indemnity
San Diego, CA 92108 (San Diego County) - Mission Valley Submarket

★★★★☆ Office

| | | | |
|--------------|----------------------------|------------------|--------------------|
| Sold | 12/11/2025 | Land Area | 9.96 AC/433,858 SF |
| Sale Price | \$14,625,500 (\$440.20/SF) | Sale Comp Status | Research Complete |
| RBA | 33,225 SF | Sale Comp ID | 7450102 |
| Price Status | Full Value | Parcel Numbers | 439-080-04 |
| Built | 1969 | | |



2 1650 Hotel Cir N - Hotel Circle Plaza
San Diego, CA 92108 (San Diego County) - Mission Valley Submarket

★★★★☆ Office

| | | | |
|-----------------|---------------------------|------------------|-------------------|
| Sold | 7/28/2025 | Land Area | 1.11 AC/48,352 SF |
| Sale Price | \$8,200,000 (\$282.32/SF) | Sale Comp Status | Research Complete |
| RBA (% Leased) | 29,045 SF (100%) | Sale Comp ID | 7277842 |
| Price Status | Confirmed | Parcel Numbers | 437-350-07 |
| Built/Renovated | 1973/1987 | | |



3 3633 Camino del Rio S - Riverview Center Professional Building
San Diego, CA 92108 (San Diego County) - Mission Valley Submarket

★★★★☆ Office

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 9/30/2024 | Land Area | 2.17 AC/94,525 SF |
| Sale Price | \$5,000,000 (\$190.25/SF) | Sale Comp Status | Research Complete |
| RBA | 26,281 SF | Sale Comp ID | 6868775 |
| Price Status | Full Value | Parcel Numbers | 439-520-10 |
| Built | 1982 | | |



4 2001 Camino Del Rio S
San Diego, CA 92108 (San Diego County) - Mission Valley Submarket

★★★★☆ Office

| | | | |
|--------------|---------------------------|------------------|-----------------------|
| Sold | 1/8/2026 | Land Area | 0.96 AC/41,818 SF |
| Sale Price | \$3,950,000 (\$384.02/SF) | Sale Comp Status | Research Complete |
| RBA | 10,286 SF | Sale Comp ID | 7480732 |
| Price Status | Confirmed | Parcel Numbers | 438-090-23 |
| Built | 1962 | Sale Conditions | High Vacancy Property |



PHOTOS





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