$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

The Opportunity

Loma Starr is 23,168 SF office project located in the Midway District of San District. 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.

OFFERING SUMMARY

Address	3065 Rosecrans Place, San Diego, CA 92110
Sale Price	~~$7,990,000 ($345/RSF)~~ **$6,999,999 ($302/SF)**
Square Feet	23,168 SF
Occupancy	77% (as of 7/13/26)

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.

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.

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