

A two-story commercial building with a light-colored stucco finish and blue metal railings on the upper level. The building has a red-tiled roof and a set of stairs leading to the second floor. Several cars are parked in the lot in front of the building. A sign in the foreground identifies the property as Plaza Dolores Business Center, 9966 Dolores Street. A white van and a silver car are partially visible on the right side of the image. The sky is overcast with grey clouds.

OFFERING MEMORANDUM

Plaza Dolores Business Center

9966 Dolores Street
Spring Valley, CA 91777

\$900K
PRICE

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Plaza Dolores Business Center

9966 Dolores Street
Spring Valley, CA 91777

PRICE

\$900,000

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Executive Summary

9966 Dolores Street • Spring Valley, CA 91977

 ASKING PRICE

\$900,000

 PRICE/SF

\$430.00

 OCCUPANCY

100%

 BASE RENT

\$30,467

Top Gun CRE, Inc. is pleased to present a unique portfolio investment opportunity — (5) contiguous 2nd-floor office condos offered for sale individually or as a portfolio. Each unit averages ~419 SF, is currently leased to a business tenant month-to-month, and has been recently upgraded with vinyl flooring or carpet, fresh paint, lighting, and ceiling fans. Each unit includes a wall AC unit and most feature partitioned interior offices plus a reception area.

The units are part of a 19-unit office condo complex with 18 off-street parking spaces. The businesses that operate at the property include engineering, insurance, real estate, construction, and more. HOA dues of ~\$65–\$75/month per unit cover water, sewer, trash, landscaping, common-area maintenance, and exterior security lighting. Gas and electric are separately metered and paid directly by tenants. Common-area restrooms are located on each floor; building access is via stairwell only (no elevator).

The Seller's preferred exit is a two-party simultaneous 1031 exchange into a 4+ unit multifamily property, but is also open to outright sale — individually or as a portfolio — and will consider seller financing at 5–5.5% interest on a 10-year term.

PROPERTY DATA

Building SqFt	2,093
Year Built	1982
Lot Size (SF)	11,816
Parcel ID	5012430931
Zoning	Commercial
County	San Diego
Units	5
Subdivision	Casa De Oro - Mount Helix
Property Type	Office Condo
Building Class	B
Parking Spaces	18

Investment Highlights

- (5) contiguous 2nd-floor office condos offered individually or as a portfolio.
- Each units is currently rented at ~\$500/month to a month-month business tenant.
- HOA dues ~\$65-\$75/month and include water, sewer, trash, common-area maintenance, landscaping/janitorial, and security lighting.
- Ample off-street parking in common-area lot.
- Desirable, Casa De Oro location near various retail, dining, and with easy freeway access.

Asking Price	\$900,000
Price/SF	\$430.00
Occupancy	100%
Base Rent	\$30,467
EGI	\$30,467
Building SF	2,093
Year Built	1982

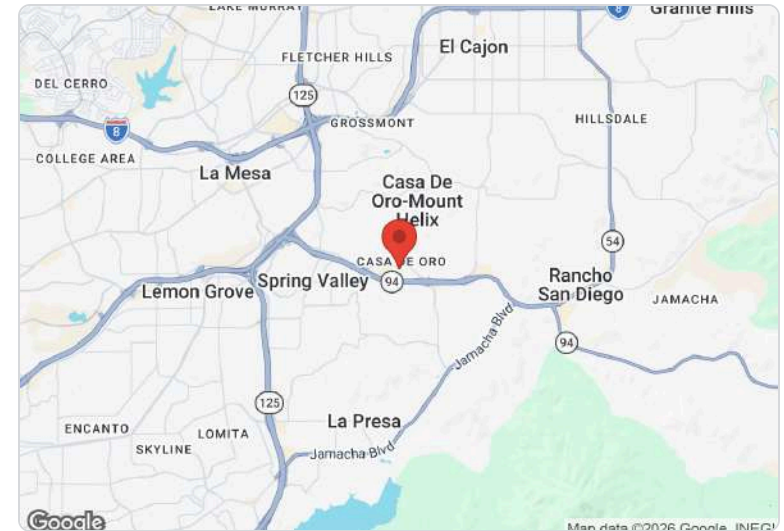
Location Highlights

The property is situated in the Casa de Oro – Mount Helix neighborhood, an established, amenity-rich submarket in East County San Diego approximately 12 miles from Downtown. The community benefits from convenient freeway access via SR-94, SR-125, SR-54, and I-8, making it easily accessible to tenants and clients throughout the region.

The submarket benefits from a stable base of local small businesses, healthcare providers, and service professionals — the core tenant profile for small-bay office condos. San Diego's suburban office market has demonstrated relative resilience compared to larger urban cores, supported by a tenant base of local businesses and healthcare firms that continue to require physical space. Limited new office supply in the submarket further supports occupancy and rental rates for well-located, affordably priced office product.

Casa de Oro – Mount Helix is home to approximately 19,800 residents with a median household income of \$125,107 — well above both the Spring Valley and San Diego County medians. The homeownership rate stands at 78.5%, and the median property value is \$952,400, reflecting a stable, owner-occupied community with strong economic fundamentals. Only 1.8% of families live in poverty — a notably low figure compared to state and national averages.

White-collar workers make up over 83% of the working population, supporting steady demand for professional office services such as healthcare, legal, financial, and personal services — the core tenant base for small-suite office product like this. The neighborhood's median real estate price of over \$1,000,000 places it in the top 9% of all U.S. neighborhoods by home value, underscoring the affluence and stability of the surrounding customer base.



LOCATION

Address	9966 Dolores Street
City	Spring Valley
State	California
Zip Code	91977
County	San Diego
APN / Parcel #	5012430931
Coordinates	32.747323,-116.981343



TRANSIT

Campo Rd & Barcelona St	78 ft
Campo Rd & Granada Av	0.1 mi
Campo Rd & Bonita St	0.2 mi



AIRPORTS

Montgomery-Gibbs Executive Airport	10.3 mi
Gillespie Field	5.4 mi
Tijuana International Airport	14.3 mi

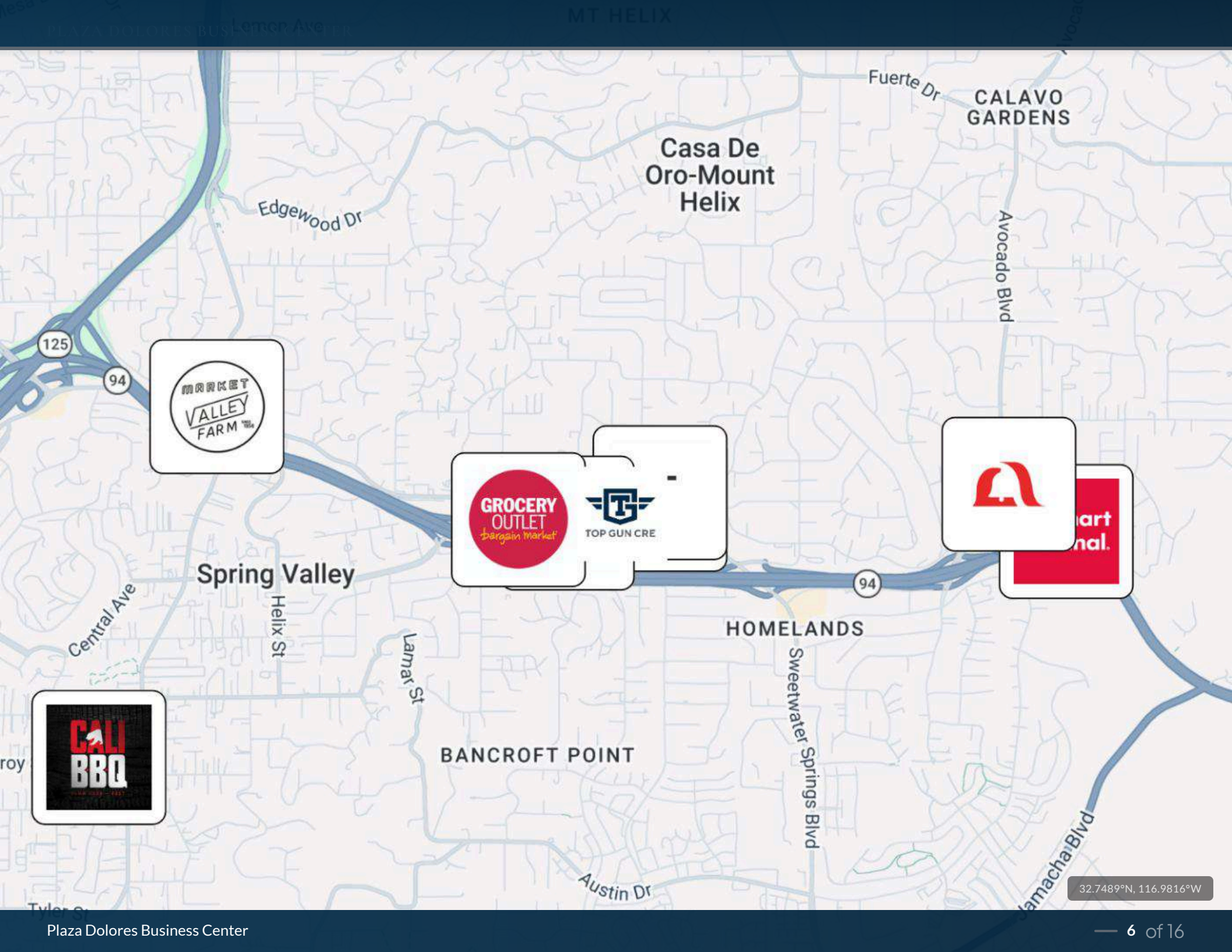


Photo Gallery

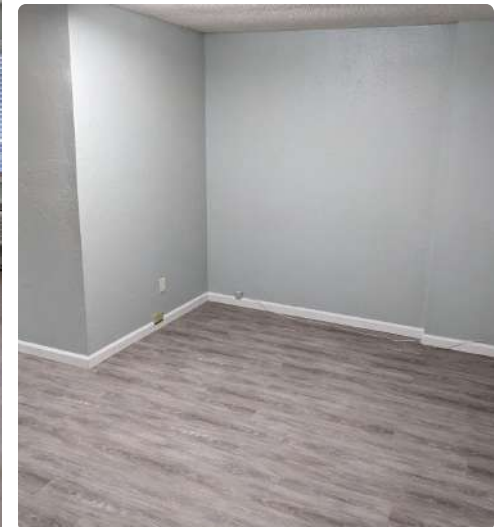
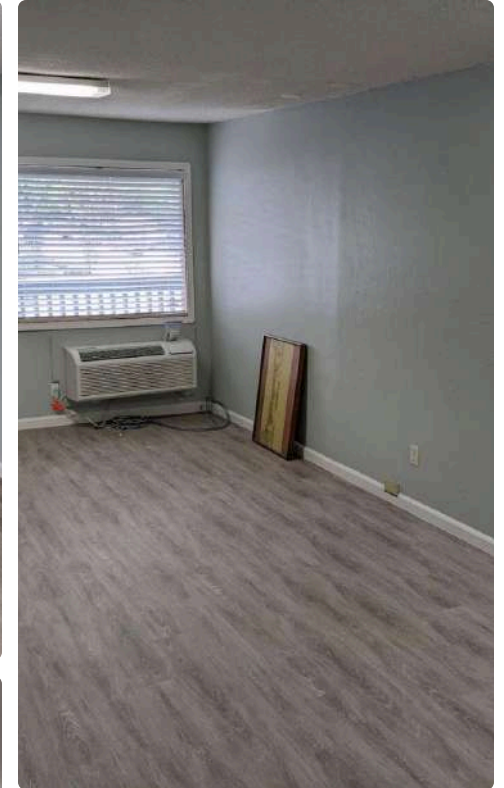


Photo Gallery

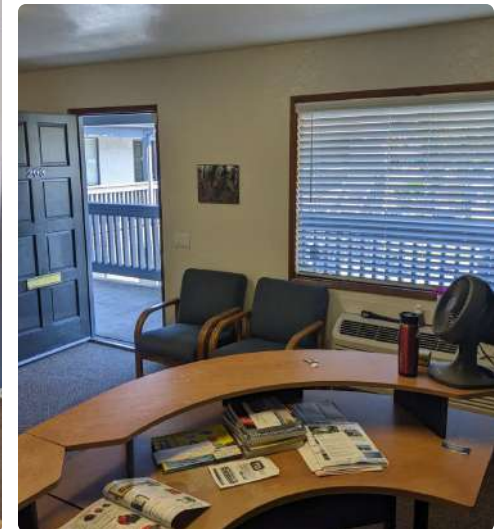
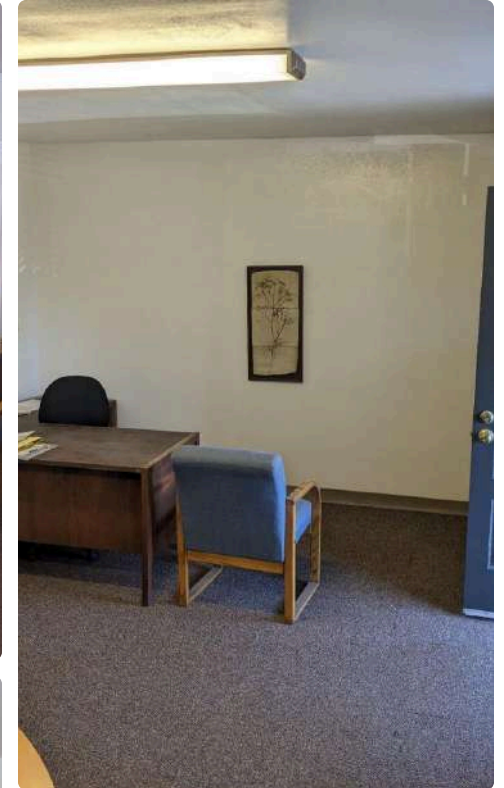


Photo Gallery



Rent Roll

Suite	Tenant	SF	% of Bldg	Rent/SF	Monthly	Annual Rent	Pro-Forma / SF	Pro-Forma / Mo	Pro-Forma / Yr
201	—	437	20.9%	\$11.31	\$411.99	\$4,943.88	\$16.48	\$600.00	\$7,200.00
202	—	414	19.8%	\$14.84	\$511.99	\$6,143.88	\$17.39	\$600.00	\$7,200.00
203	—	414	19.8%	\$15.22	\$525.00	\$6,300.00	\$0.00	\$0.00	\$0.00
204	—	414	19.8%	\$14.49	\$500.00	\$6,000.00	\$0.00	\$0.00	\$0.00
205	—	414	19.8%	\$17.10	\$589.95	\$7,079.40	\$17.39	\$600.00	\$7,200.00
Total		2,093	100.0%	\$14.56	\$2,538.93	\$30,467.16	\$10.32	\$1,800.00	\$21,600.00

GLA 2,093 SF

% LEASED 100.0%

AVG RENT/SF \$14.56

TENANTS 5

Sales Comparables

Comparable

9966 Dolores St #209, Spring Valley, CA

SALE PRICE
\$204,900

BUILDING SF
391

PRICE/SF
\$524.04

YEAR BUILT
1982

SALE DATE
Apr 2026

Unit at same address as subject. Sold off-market (tax sale). Unit condition unknown.

Comparable

4950 Waring Rd #9, San Diego, CA



SALE PRICE
\$325,000

BUILDING SF
966

PRICE/SF
\$336.44

YEAR BUILT
1979

SALE DATE
Apr 2026

Office condo just off I-8 just East of Mission Valley. Seldom available, upstairs space, with a common entry area shared with 4 others. Plenty of parking, common shared men/woman's restrooms, handicapped friendly.

Comparable

3618 El Cajon Blvd #11, San Diego, CA



SALE PRICE
\$450,000

BUILDING SF
1,190

PRICE/SF
\$378.15

YEAR BUILT
1932

SALE DATE
Jun 2026

Small retail/office location

Sales Comparables (continued)

Comparable

4473 30th St #102, San Diego, CA



SALE PRICE
\$680,000

BUILDING SF
3,992

PRICE/SF
\$170.34

YEAR BUILT
2024

SALE DATE
Apr 2026

(4) new construction, commercial retail condominium units for sale ranging from 763 SF to 1,233 SF. Some units are contiguous and can be combined to form larger units at ~1,442 or 2,005 SF, and each commercial condominium space comes with two parking spaces in a gated garage.

Comparable

9849 Campo Rd, Spring Valley, CA



SALE PRICE
\$545,000

BUILDING SF
1,836

PRICE/SF
\$296.84

SALE DATE
Jun 2026

Small, renovated, office/retail unit.

Comparable

1174 Broadway #102, El Cajon, CA



SALE PRICE
\$400,000

BUILDING SF
1,060

PRICE/SF
\$377.36

YEAR BUILT
1970

SALE DATE
Jun 2026

COMMERCIAL CONDO FOR SALE IN EL CAJON. PERFECT FOR SMALL BUSINESS WITH GREAT VISABILITY AND PARKING. THESE ARE RARELY AVAILABLE AND A GREAT OPPORTUNITY. THE BUILDING FEATURES 1060 SQ FT AND HAS A 1/2 BATH.

Sales Comparables (continued)

Comparable

505 N Mollison Ave #202, El Cajon, CA



SALE PRICE	BUILDING SF	PRICE/SF	YEAR BUILT	SALE DATE
\$649,000	1,500	\$432.67	1964	Jun 2026

Small office/retail condo, appears to be in similar condition to subject.

Market Overview



STATE
California

Market Overview: Spring Valley, CA

Spring Valley is an unincorporated community in San Diego County, strategically situated between Downtown San Diego, El Cajon, and La Mesa, offering convenient access to SR-94 and I-8. The community has a 2026 population of approximately 33,140, growing at a rate of nearly 1% annually, with a median household income of \$109,110. The median property value stands at \$714,700, with a homeownership rate of 64.3%.

The submarket benefits from a stable base of local small businesses, healthcare providers, and service professionals — the core tenant profile for small-bay office condos. San Diego's suburban office market has demonstrated relative resilience compared to larger urban cores, supported by a tenant base of local businesses and healthcare firms that continue to require physical space. Limited new office supply in the submarket further supports occupancy and rental rates for well-located, affordably priced office product.

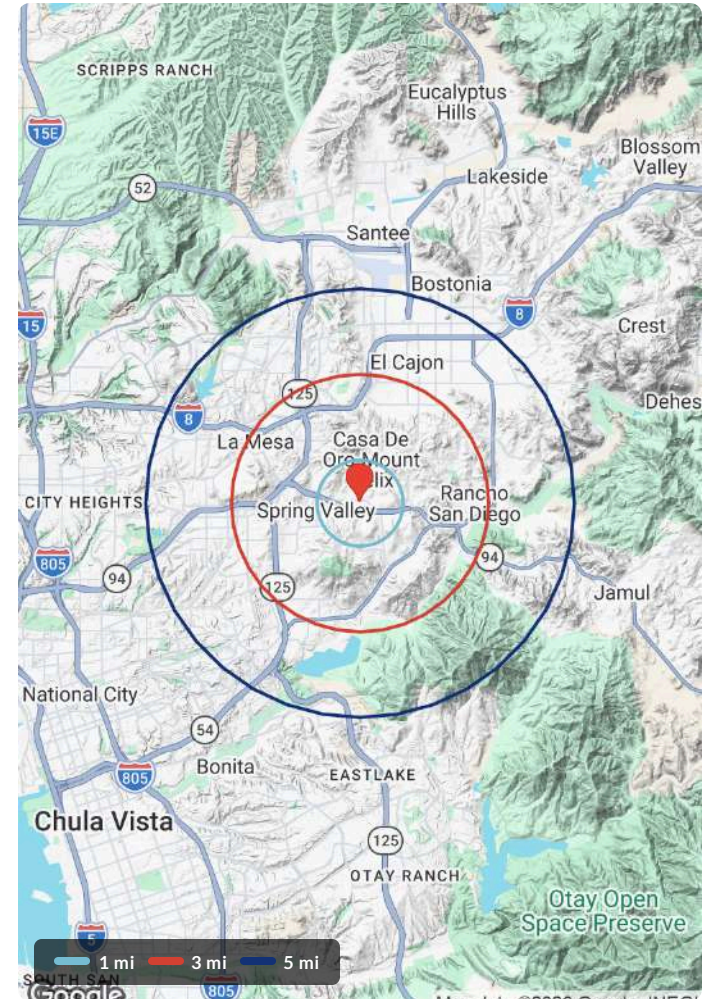
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	13,929	Population	123,146	Population	368,755
Median HH Income	\$111,242	Median HH Income	\$101,352	Median HH Income	\$92,881
Households	4,894	Households	43,202	Households	129,636

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,852	112,289	341,742
2010 Population	13,592	116,927	352,948
2025 Population	13,929	123,146	368,755
2030 Population	13,620	122,777	365,418
2025-2030 Growth Rate	-0.45 %	-0.06 %	-0.18 %
2025 Daytime Population	9,912	106,609	304,295
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,904	39,785	123,519
2010 Total Households	4,810	40,785	124,241
2025 Total Households	4,894	43,202	129,636
2030 Total Households	4,837	43,599	129,988
2025 Avg. Household Size	2.83	2.82	2.81
2025 Owner Occupied Housing	2,951	24,693	68,116
2030 Owner Occupied Housing	2,974	25,247	69,122
2025 Renter Occupied Housing	1,943	18,509	61,520
2030 Renter Occupied Housing	1,863	18,352	60,866
2025 Vacant Housing	181	1,612	4,882
2025 Total Housing	5,075	44,814	134,518
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	235	1,984	7,809
\$15,000-\$24,999	121	1,796	6,640
\$25,000-\$34,999	134	2,085	6,340
\$35,000-\$49,999	351	3,528	11,605
\$50,000-\$74,999	593	6,181	19,121
\$75,000-\$99,999	691	5,691	17,348
\$100,000-\$149,999	998	8,355	24,714
\$150,000-\$199,999	731	5,523	15,514
\$200,000 or greater	1,038	8,058	20,544
Median HH Income	\$111,242	\$101,352	\$92,881
Average HH Income	\$138,664	\$131,233	\$121,180



\$111,242
MEDIAN HH INCOME (1-MI)

\$138,664
AVG HH INCOME (1-MI)

60.3%
OWNER OCCUPIED (1-MI)

39.7%
RENTER OCCUPIED (1-MI)

3.6%
VACANCY RATE (1-MI)

-0.45 %
2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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