

INVESTMENT OFFERING · EXCLUSIVELY LISTED FOR SALE

# The Pyramid

## *at Miramar*

*San Diego Innovation Center*

7310 Miramar Road · San Diego, CA 92126 · Miramar Submarket

128,310 SF

Class A Office

6 Stories

Built 1992

732 Parking

EXCLUSIVE LISTING BROKER



Confidential · For Qualified Principals Only



TOTAL AREA

**128,310 SF**

Class A Office

OCCUPANCY

**65.9%**

84,618 SF leased

IN-PLACE INCOME

**\$2.30M**

Annual Base Rent

ASKING PRICE

**Call Broker**

For Pricing

CE Corporation is pleased to present the exclusive offering of **The Pyramid at Miramar** — one of San Diego's most architecturally distinctive and recognizable commercial office buildings. Located at 7310 Miramar Road, this iconic six-story, 128,310 SF Class A asset anchors one of the county's most traveled commercial corridors.

The building features a signature 150-foot glass pyramid space frame enclosing a dramatic multi-story atrium, designed by architect N. Charles Slert and completed in 1992. The property presents a **rare value-add opportunity** anchored by a long-term NNN tenant covenant, with meaningful lease-up upside across 43,692 SF of available space in a recovering San Diego market.

**AN ICONIC SAN DIEGO LANDMARK**

Miramar Submarket · 128,310 SF · Class A · 6 Stories

**01**

**Institutional NNN Anchor**

Global Equity Finance holds 20,702 SF through 12/31/2031. Sunrun Inc. holds 18,741 SF through 12/31/2027. Two large covenant tenants provide income stability.

**02**

**Significant Upside**

43,692 SF of vacancy at Miramar Class A asking rents of \$27/SF+ represents potential \$1.18M+ of recoverable annual income at stabilization.

**03**

**Active Lease Momentum**

24 active tenants. Multiple new leases executed in 2025–2026. Babylon Mgmt, Chugach Solutions, Rentokil, and others recently signed.

**04**

**Irreplaceable Architecture**

No comparable product exists in Miramar. The 150-ft glass pyramid is a San Diego cultural landmark — featured in the 1993 film Demolition Man.

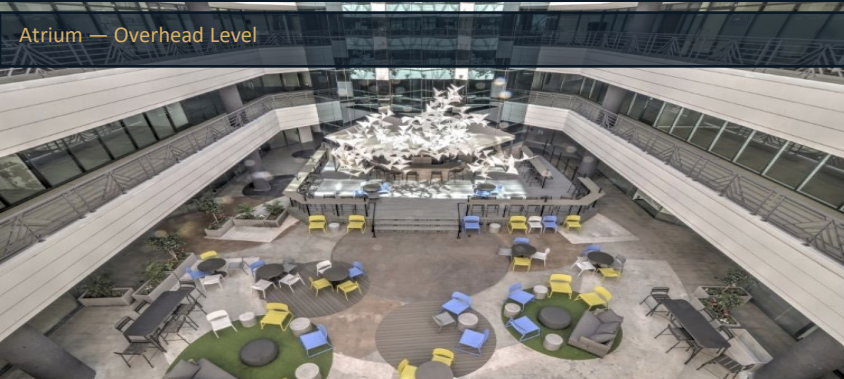


PROPERTY DETAILS

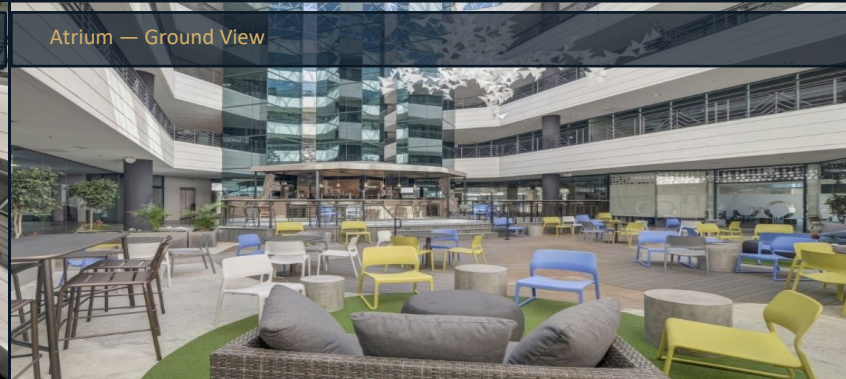
Property Name	The Pyramid at Miramar – San Diego Innovation Center
Address	7310 Miramar Road, SD 92126
Submarket	Miramar / I-15 Corridor
Building Class	Class A Office + Industrial
Year Built	1992 (Architect: N.C. Slert)
Stories / Total SF	6 above grade · 128,310 SF
Parking	732 spaces · 5.5 / 1,000 SF
Lot Size	+/-2.8 acres
EV Charging	Tesla Supercharger (NNN, 2034)
Assessor Value	\$32.37M (San Diego County)

BUILDING AMENITIES

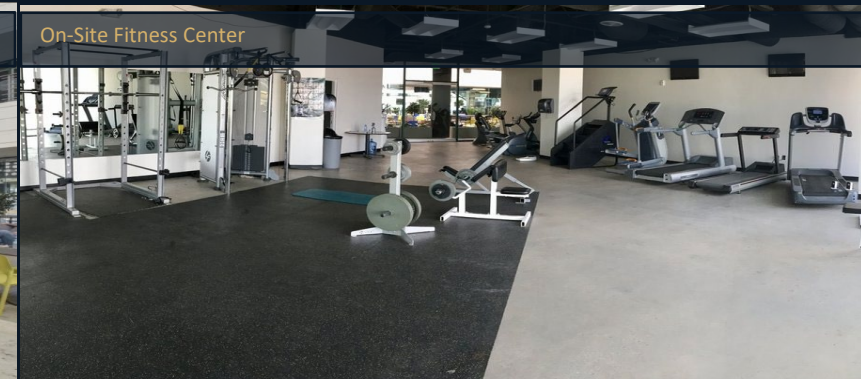
- Signature glass pyramid — 150-ft landmark space frame
- Full-service fitness center with showers
- Campus café, bakery & Thai restaurant
- Conference & training facilities, multi-floor



Atrium — Overhead Level



Atrium — Ground View



On-Site Fitness Center

CURRENT INCOME SUMMARY · APRIL 2026 RENT ROLL

Income Component	Note	Annual
In-place annual base rent (24 tenants)	April 2026 rent roll	\$2,300,049
GEF (NNN, 500/510) — 20,702 SF	Expires 12/31/2031	\$544,049
Sunrun (600/650) — 18,741 SF	Expires 12/31/2027	\$395,520
All other tenants — 45,175 SF	Gross + NNN	\$1,360,480
Tesla EV charging license (NNN)	Expires 12/31/2034	\$49,440
SkySafe rooftop license	Expires 8/31/2028	\$13,498
Est. NNN CAM recoveries	GEF, Aljon, Tesla — est.	+/- \$85,000
<b>EFFECTIVE GROSS INCOME</b>		<b>+/- \$2.45M</b>
Less: Est. operating expenses (net of electric)	Electric is tenant-reimbursed	(+/- \$835,000)
<b>ESTIMATED CURRENT NOI</b>		<b>+/- \$1.61M</b>

OCCUPANCY AT A GLANCE

Occupied: 84,618 SF (65.9%)      Vacant: 43,692 SF (34.1%)

NEAR-TERM LEASE ROLLOVER — AWARENESS ITEMS

San Diego HVAC (Suite 380)	1,424 SF	Expires 4/30/2026 — confirm renewal
Aljon / Thunchanok (Suite 105, NNN)	243 SF	Expires 7/31/2026
Disi Zhao (Suite 460)	1,200 SF	Expires 9/30/2026
Advanced Imaging Solutions (465/470)	2,943 SF	Expires 12/31/2026
Goddard Technologies (Suite 200)	7,270 SF	Expires 4/30/2027 — largest near-term

**Stabilized upside:** Leasing 43,692 SF at \$25/SF adds +/- \$1.09M/yr gross. Net of incremental opex, stabilized NOI reaches +/- \$2.55M.

PRICING GUIDANCE — SELLER'S RANGE

Based on current in-place income of \$2.30M annually across 24 active tenants and normalized operating expenses of approximately \$835,000 (net of electric pass-through), CE Corporation estimates current NOI at approximately \$1.61M. The Seller is entertaining offers in the range of \$22M–\$25M, reflecting cap rates of 6.5%–7.3% on current income. Upon stabilization at approximately 90% occupancy, the property's income profile supports a projected stabilized NOI of approximately \$2.55M and an estimated stabilized value of \$34M–\$37M.

The Seller is prepared to consider offers reflective of current as-is conditions and income. Qualified principals are encouraged to submit their best offer based on their own underwriting assumptions.

**For pricing and to discuss the opportunity in confidence, contact the exclusive listing broker.**

ESTIMATED STABILIZED VALUE — +/- 92% OCCUPIED

**\$34M – \$37M**

Stabilized NOI +/- \$2.55M · Cap rate: 7.0-7.5% · \$265–\$289 per SF  
 Pro forma. Buyer underwrites 43,692 SF lease up. Net of +/- \$1.5–2.5M TI/LC reserves needed to stabilize. For discussion purposes only and not an appraisal.

**PRICING: CALL BROKER FOR PRICING** · All inquiries: Cyrus Rapinan (858)225-6800

ANCHOR TENANT — NNN LEASE

Global Equity Finance, Inc.

24.5% of Building

Suite	SF	Annual Rent	Expires
5 <sup>th</sup> Floor	20,702 SF	\$544,049/yr	12/31/2031

ANCHOR TENANT — Gross LEASE

Sunrun, Inc.

22.2% of Building

Suite	SF	Annual Rent	Expires
6 <sup>th</sup> Floor	18,741 SF	\$395,520/yr	12/31/2027

BUILDING OCCUPANCY (APRIL 2026)

Occupied: 84,618 SF (65.9%)

Vacant: 43,692 SF (34.1%) — Lease-Up Opportunity

SELECTED TENANT ROSTER (complete rent roll available to qualified principals under CDA)

Tenant	Suite(s)	SF	Type	Monthly Rent	Annual Rent	Expiry	Status
Global Equity Finance	500,510	20,702	NNN	\$45,337	\$544,049	12/31/2031	ANCHOR · NNN
Sunrun, Inc.	600,650	18,741	Gross	\$32,960	\$395,520	12/31/2027	ANCHOR
Goddard Technologies	200	7,270	Gross	\$15,442	\$185,307	4/30/2027	ACTIVE
Tiny Tigers Inc.	100,103	7,487	Gross	\$13,476	\$161,712	9/30/2029	ACTIVE
TPI Associates, LLC	220	4,965	Gross	\$12,746	\$152,955	7/31/2027	ACTIVE
Chugach Solutions	404	4,194	Gross	\$9,227	\$110,722	2/28/2031	ACTIVE
Babylon Management	360	2,502	Gross	\$8,307	\$99,684	9/30/2029	ACTIVE
No Frill Franchising	102	3,139	Gross	\$8,240	\$98,880	3/31/2028	ACTIVE
MAS 501c3 Non-Profit	104	2,966	Gross	\$7,790	\$93,482	7/31/2029	ACTIVE
Other Tenants (14)	Various	+/-15,152	Mixed	+/- \$21,146	+/- \$253,748	Various	ACTIVE
Tesla (Charging)	Parking	—	NNN	\$4,120	\$49,440	12/31/2034	ACTIVE · NNN

Complete rent roll with all lease details available exclusively to qualified principals following NDA execution.



LOCATION ADVANTAGES

<b>Submarket</b>	Miramar / I-15 Corridor — San Diego's premier suburban office corridor
<b>Freeway Access</b>	Direct I-805 & I-15 access within 0.5 miles
<b>Demand Drivers</b>	MCAS Miramar, UC San Diego (4 mi), Sorrento Valley biotech, UTC La Jolla (4 mi)
<b>Airport</b>	SAN International Airport 12 miles (20 min)
<b>Amenities</b>	Miramar Road dining, retail, and services within walking distance
<b>Demographics</b>	Population +/-310K within 5 miles; Median HHI \$110K+

MARKET INDICATORS

<p>Class A Asking Rent</p> <p><b>\$27/SF</b></p> <p><i>Miramar submarket, per year</i></p>	<p>SD Office Vacancy</p> <p><b>14.6%</b></p> <p><i>Overall market — Q4 2025</i></p>	<p>SD Avg. Sale Price</p> <p><b>\$204/SF</b></p> <p><i>All classes, 2024 actual</i></p>
<p>Lease-Up Upside</p> <p><b>\$1.18M+</b></p> <p><i>43,692 SF × \$27/SF/yr</i></p>	<p>Assessor Value</p> <p><b>\$32.37M</b></p> <p><i>San Diego County reference</i></p>	<p>New Leases (In-Place)</p> <p><b>6+</b></p> <p><i>Signed 2025–2026</i></p>

INVESTMENT THESIS

The Pyramid offers a compelling value-add opportunity anchored by two large institutional tenants (GEF + Sunrun, 39,443 SF combined) with strong remaining lease terms. The building's irreplaceable architecture and amenity package position it to capture demand in San Diego's recovering suburban office market. Active new lease execution demonstrates real momentum — not speculative underwriting.

7310 Miramar Road · 2.8 Acres · Mira Mesa Community Plan Area



**LOCATION CONTEXT**

Subject property sits on the **north side of Miramar Road within the Mira Mesa Community Plan area**, the commercial side of the corridor. I-805 is 0.5 miles west; I-15 is 0.5 miles east. The 2022 Community Plan designates Miramar Road as a **key mixed-use transit corridor** with bus flex lanes, enabling mixed residential and commercial density.

Ref: [sandiego.gov/planning/community-plans/mira-mesa](https://sandiego.gov/planning/community-plans/mira-mesa)

**FUTURE VALUE LAYER · MIRA MESA COMMUNITY PLAN 2022 + COMPLETE COMMUNITIES**

**Mira Mesa Community Plan Update · Approved December 5, 2022**

City Council approved a plan adding capacity for **24,000 new housing units** and 5,000 jobs along transit corridors. **Miramar Road is specifically designated as a mixed-use transit corridor** with bus flex lanes, enabling mixed residential, retail, and commercial density. Rezoning ordinances effective February 12, 2023.

**Complete Communities Housing Solutions (CCHS) · HAP 1.0 + 2.0**

For qualifying properties in Sustainable Development Areas near transit: **FAR-based density bonuses, unlimited density, reduced parking requirements, and development impact fee waivers.** Housing Action Package 2.0 (approved Dec. 2023) further expanded incentives. Properties on parcels 25,000+ SF with 200+ LF of street frontage qualify for public promenade provisions.

**The Long-Term Optionality Thesis**

A well-capitalized acquirer executes the near-term office value-add strategy while holding a longer-term option to redevelop the **2.8-acre infill site into mixed-use residential and retail** as the Miramar Road corridor matures. The Pyramid’s 128,310 SF footprint between two major freeways represents significant land value density in a supply-constrained submarket with no comparable replacement product.

**Due Diligence Note · MCAS Miramar Airport Land Use Compatibility Plan (ALUCP)**

The property’s proximity to MCAS Miramar means it may be subject to ALUCP noise contour and safety overlay zones that could restrict residential uses. **Buyer is solely responsible** for independently verifying specific zoning designation, ALUCP compatibility, and entitlement feasibility with the City of San Diego Planning Department and a qualified land use attorney prior to any redevelopment underwriting. References: [sandiego.gov/planning/community-plans/mira-mesa](https://sandiego.gov/planning/community-plans/mira-mesa) · [sandiegocounty.gov/pds/advance/ALUCP.html](https://sandiegocounty.gov/pds/advance/ALUCP.html)

# Contact



CE Corporation has been retained as the exclusive listing broker for the sale of The Pyramid at Miramar. To receive the complete offering package, arrange a property tour, or submit a letter of intent, please contact our team. All inquiries are handled with strict confidentiality and are limited to qualified institutional and private capital investors.

PRINCIPAL & LISTING AGENT

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Managing Broker

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For discussion purposes only. Not a formal appraisal. This offering memorandum was prepared by CE Corporation as of April 2026.