

## **PROPERTY INFORMATION SUMMARY**

### **Scripps Health Lease**

- 1. Location of Property: 10820 N. Torrey Pines Road, La Jolla**
- 2. Legal Description: Parcel 1 of Parcel map 15672**
- 3. Council District: 1**
- 4. Assessors Parcel Number: 340-011-10**
- 5. Thomas Bros Map: 1207-J5**
- 6. Size of Parcel: 3.495 ac (city records); 3.50 ac, 152,460 sq ft (Assessor)**
- 7. Improvements: 27,500 sq ft building and parking lot**
- 8. Community Plan / Designation: La Jolla / Industrial-Scientific Research**
- 9. Zoning/Allowed uses: RS-1-14 / *Planned Urbanized Communities or Proposition A Lands*. Minimum 5,000 sq ft lots.**
- 10. Date of acquisition: 6/17/1874**
- 11. Acquisition Purpose: Public Purposes**
- 12. Price at acquisition: None - United States Government Patent**
- 13. Origin of funds at acquisition: N/A**
- 14. Appraised and Date of Value:**
- 15. Distribution of Proceeds: General City Capital Outlay Fund**
- 16. Reason for Sale:**
- 17. Comments: Currently subject of a 55-year fixed rate ground lease to Scripps Health for a fitness health center that terminates 7/31/2043. Current annual rent is \$463,973.52 with CPI adjustments every 2 ½ years and Market value adjustments every 10 years.**
- 18. Property file: J202-1**

#### **DUE DILIGENCE**

The property will be sold "as is" with no warranties, usage or conditions (physical or otherwise), written, implied or expressed by the City of San Diego and its agents or employees. You are basing your purchase on the offered property solely on your findings and research, and that you have satisfied yourself as to the zoning, usage, physical condition inside and out, size and other information that might affect your decision to purchase this property. The information contained in the marketing materials is believed to be correct, however, the City of San Diego assumes no responsibility or liability for its completeness or accuracy.





