

EXECUTIVE SUMMARY

# LEGACY

INTERNATIONAL CENTER

SAN DIEGO | CALIFORNIA

STATE-OF-THE-ART MIXED USE TROPHY CAMPUS

**CBRE**

## EXECUTIVE SUMMARY

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire 875 Hotel Circle South (the “Legacy Campus” or “Site”), a state-of-the-art mixed-use coastal trophy campus, meticulously constructed on 17.38 AC, in the vibrant heart of San Diego, California – one of the most desirable places in the nation to live, work, and play.

### NEWLY CONSTRUCTED WEST COAST CAMPUS

San Diego, CA

**17.38 AC**

Land Area



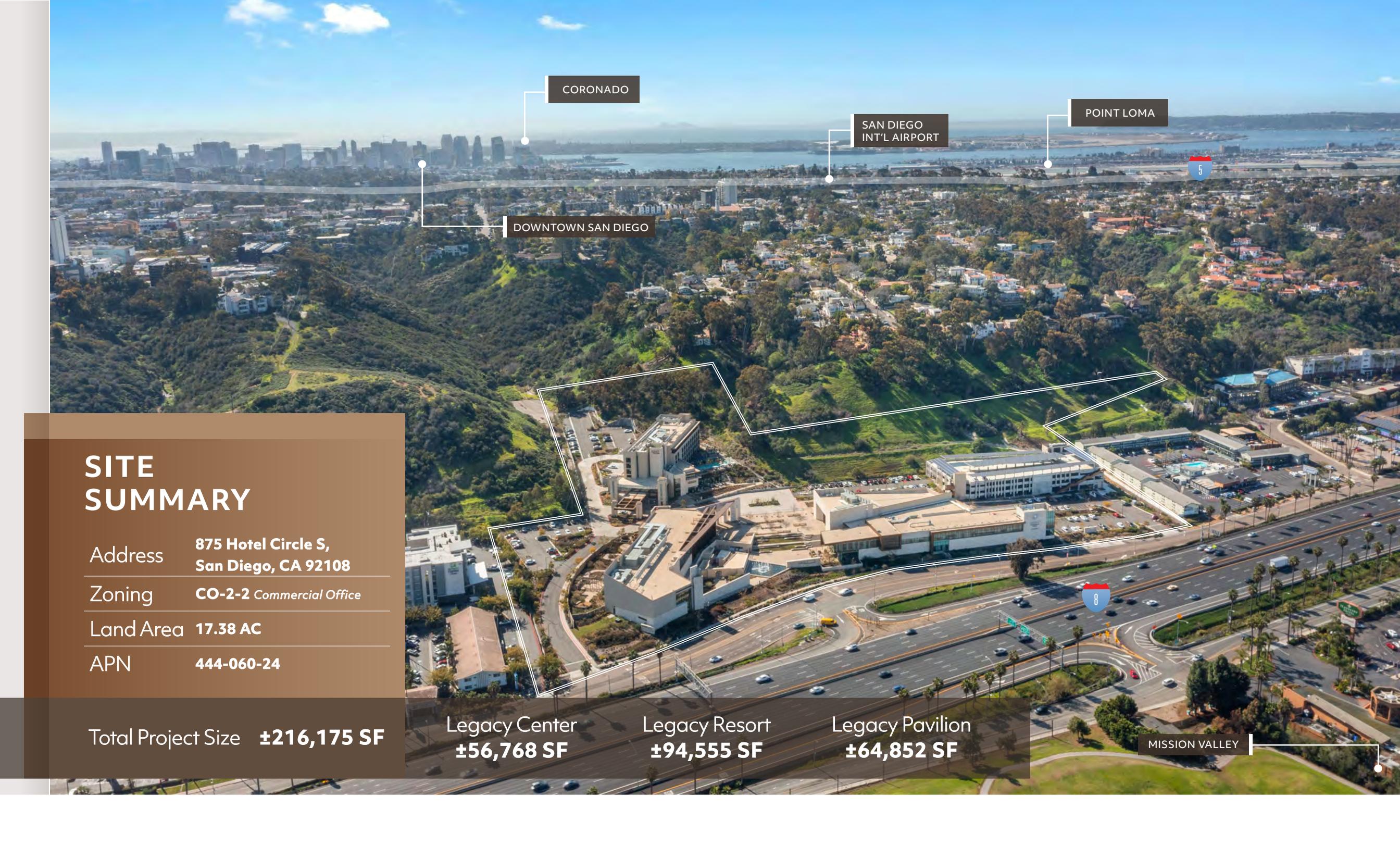
The Legacy Campus is comprised of three main structures: **Legacy Center**, **Legacy Resort**, and **Legacy Pavilion**. The Site stands out as one of the most distinctive developments along the entire West Coast, boasting a comprehensive range of offerings including conference facilities, event spaces, entertainment venues, resort amenities, office spaces, and leisure areas. Its strategic location provides immediate freeway access and close proximity to the San Diego International Airport, Downtown San Diego, popular tourist destinations, and world-famous beaches, ensuring unparalleled convenience and accessibility.

Investors also have the opportunity to explore future hospitality expansion or potential residential development, further enhancing the Site’s capacity and potential. Today, Legacy Campus offers a range of versatile spaces that can accommodate a multitude of purposes and cater to a wide array of needs. This flexibility positions Legacy Campus as an exceptional opportunity for investors and users alike.



CLICK TO VIEW PROJECT VIDEO

**Pricing Guidance**  
**\$215,000,000**



CORONADO

SAN DIEGO INT'L AIRPORT

POINT LOMA

DOWNTOWN SAN DIEGO



MISSION VALLEY

# SITE SUMMARY

Address **875 Hotel Circle S,  
San Diego, CA 92108**

Zoning **CO-2-2 Commercial Office**

Land Area **17.38 AC**

APN **444-060-24**

Total Project Size **±216,175 SF**

Legacy Center  
**±56,768 SF**

Legacy Resort  
**±94,555 SF**

Legacy Pavilion  
**±64,852 SF**

# SITE SUMMARY

## Legacy Center

- 100 Seat  
**4-D DOME**  
Cinema/Theater
- 18"x28" Interactive  
**LED SPHERE**
- Nine (9)  
**EXHIBIT HALLS**



## Legacy Resort

**126 ROOM**  
Luxury Hotel & Spa

Outdoor Amenities +  
**ELEGANT POOL**

On-Site  
**FITNESS CENTER**

Upscale  
**DINING**



## Legacy Pavilion

**500 PERSON**  
Performing Arts Theater

Luxurious  
**BALLROOM**

On-Site  
**RESTAURANT**

Accessible  
**LIBRARY**

High End  
**EXECUTIVE OFFICE**

Multiple  
**CONFERENCE CENTERS**

State-of-the-Art  
**TRAINING FACILITIES**



*The Legacy Campus was envisioned by Morris Cerullo as an epicenter for his global ministry and teachings. Designed to stand as a lasting testament, the center boasts an unparalleled architectural marvel, incorporating rare imported materials and cutting-edge technology that are virtually irreplaceable. From the finest stone imported from Jerusalem to a state-of-the-art 4D theater and a captivating entertainment sphere, the Site showcases some of the most exquisite finishes found along the entire West Coast.*



THE LEGACY RESORT

THE LEGACY CENTER

PARKING STRUCTURE

GRAND PLAZA

GARDEN OF PEACE

SHOW FOUNTAIN

THE LEGACY PAVILION

INTERNATIONAL MARKET

WESTERN WALL

**Site Attractions:**

- + Grand Plaza
- + Show Fountain
- + Western Wall
- + International Market
- + Garden of Peace
- + On-Site Food/Dining (2)

# INVESTMENT HIGHLIGHTS

## TOP-TIER CONSTRUCTION QUALITY

- + Designed by Carrier Johnson and completed in 2020, the campus features **irreplaceable improvements**.
- + **Refined finishes and architectural relevance** underpin the unique asset's timeless appeal.
- + Import of premium stone further enhances and demonstrates the commitment to **high-quality infrastructure** and **attention to detail**.
- + **High-end amenities** ensure that every guest and attendee is catered to with the utmost comfort and convenience.



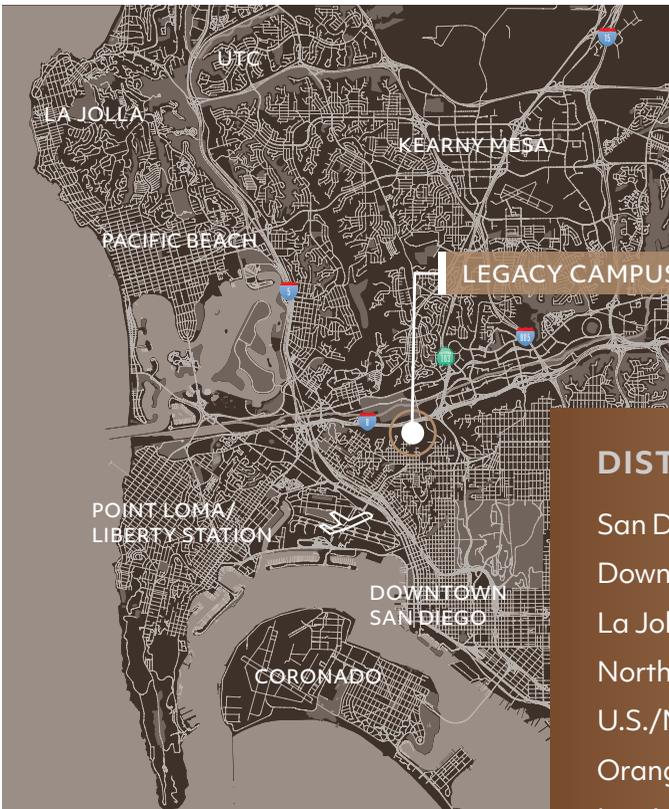
## THE APPEAL

- + The **diverse range of facilities**, including event spaces, conference areas, hospitality amenities, offices, and theaters, make the Legacy Campus a **highly attractive destination for a variety of users**.
- + With **state-of-the-art** conferencing centers, training facilities, **luxurious** executive offices, and a host of on-site and outdoor amenities, it is exceptionally suited to accommodate corporate meetings, conferences, and **events of all sizes**.
- + Public and private academic institutions, religious organizations, entertainment and hospitality operators, local to federal government agencies, and Fortune 500 companies will all find immense value in the offerings of the Legacy Campus.



## COASTAL LOCATION

- + **Direct and immediate freeway access** to Interstate 8 and easy connectivity to I-805 and I-5 major thoroughfares.
- + **Ideal, central location** just a short ten-minute drive from the San Diego International Airport/Downtown San Diego.
- + **High freeway visibility** and **maximum exposure** with over 1,000 feet of freeway frontage along I-8 (±215K daily cars).
- + Adjacent to **over 3.5M SF of retail** in Mission Valley.
- + Proximity to San Diego's **most prominent universities**.



### DISTANCE TO

San Diego Int'l Airport	5 miles
Downtown San Diego	5 miles
La Jolla/Torrey Pines	11 miles
North County Coastal	17 miles
U.S./Mexico Border	23 miles
Orange County	80 miles
Los Angeles	118 miles



### OPPORTUNITY FOR FUTURE DENSITY & EXPANSION

The underlying zoning and max FAR (1.5) has the potential to accommodate **various development opportunities**, including hospitality and residential, up to ±1.1M SF. Carrier Johnson has designed hypothetical plans that expand visitor accommodations and hospitality offerings on-site by approximately **300+ units**.

# LEGACY

INTERNATIONAL CENTER

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