



HAZARD CENTER



7676 HAZARD CENTER DRIVE | SAN DIEGO, CA

REMARKABLY UNCOMMON

The only mixed-use office project in Mission Valley, Hazard Center is purpose-built for professionals, creators, and innovators alike.

Here, business, community, and lifestyle converge—giving you space to grow, connect, and thrive.

From scaling a business to hosting clients in style, every detail is designed to support how you work—and how you live.

CLASS A OFFICE TOWER

273,710 RSF ACROSS 15 STORIES



LEED EB O+M
GOLD CERTIFIED



ENERGY STAR RATED
FOR 18 YEARS



AMPLE PARKING
WITH EV CHARGING



PROPERTY SPECIFICATIONS



BUILDING OVERVIEW:

- RSF: 273,710
- Floors: 15
- Average Floor Plate: ~20,000 SF
- Year Built: 1990 / Renovated: 2017 & 2025
- Hours: Monday – Friday 8am-6pm, Saturday 9am-1pm



AMENITIES & SERVICES:

- Fitness Center
- Showers & Lockers with Towel Service
- Car Detailing Service
- On-Site Security Guard Desk (24/7)
- Roving Security
- On-Site Coffee/Deli Cart
- Restaurants and Eateries on-site
- DoubleTree Hotel On-Site (Pool, Tennis, Restaurant, and Banquet / Event Center)



PARKING:

- Parking Ratio: 4/1,000
- Parking Features:
 - 3-Level Covered Parking Garage with direct access to 1st Floor Lobby
 - Dedicated Visitor Spaces
 - EV Charging Stations
 - Auto-Detailing Service
 - Reserved Parking Available



SUSTAINABILITY & CERTIFICATIONS:

- LEED O+M Gold Certified
- WELL Certification
- Energy Star Rating = 88
- Multi-Year International Toby Award Winner
- Walk Score®: Very Walkable (81)



LOCATION:

- High Visibility with Direct Access to CA-163 and Friars Road
- Trolley Stop Directly On-Site (Hazard Center Trolley Stop)
- NEW access directly to Fashion Valley Mall via Hazard Center Drive extension and walkway



CEILING HEIGHTS:

- Finished Ceiling Height: 9'
- Slab to Slab Heights:
 - 20' (floor 1 & 2)
 - 13' (floors 3-15)



ELEVATORS:

- 5 Dedicated Passenger Elevators
- 1 Dedicated Freight Elevator



FROM LUNCH BREAKS TO ERRANDS — EVERYTHING IS STEPS AWAY
AT THE CENTER OF IT ALL



ON-SITE AMENITIES

4 FOOD & BEVERAGE

2 ENTERTAINMENT

9 FITNESS & BEAUTY

9 BUSINESS SERVICES

WOOD RANCH
BBQ & GRILL



NEGIHAMA

BARNES & NOBLE

Orangetheory FITNESS

WHICH WHICH? SUPERIOR SANDWICHES

ON-SITE FITNESS CENTER, CONFERENCE FACILITY AND TENANT LOUNGE/EVENT SPACE

PRIME LOCATION AT THE INTERSECTION OF HWY 163 & FRIARS ROAD, PROVIDING QUICK ACCESS TO FIVE MAJOR FREEWAYS

DIRECT ACCESS TO HAZARD CENTER TROLLEY STATION

GENEROUS COVERED PARKING & EV CHARGING

THE LANDING
SAN DIEGO X CALIFORNIA

NEW RETAIL PLAZA COMING SOON!



COMING IN EARLY 2026

TRANSFORMING OUR RETAIL SITE &
NEIGHBORHOOD FOR A SUPERIOR EXPERIENCE

THE LANDING

SAN DIEGO x CALIFORNIA

NORTH COAST REALTY

ALLIANCE DENTAL

POKE MIX

WHICH WICH
SUPERIOR SANDWICHES

crunch

DEGIRMA

Shop LOCAL

Two people sitting on a low wall, one holding a phone.

A young boy standing on the grass.

A woman sitting on a low wall, looking at her phone.

A couple sitting in Adirondack chairs on a wooden deck.

A white fire pit with flames, surrounded by people sitting in Adirondack chairs.

A man sitting on a low wall, looking at his phone.

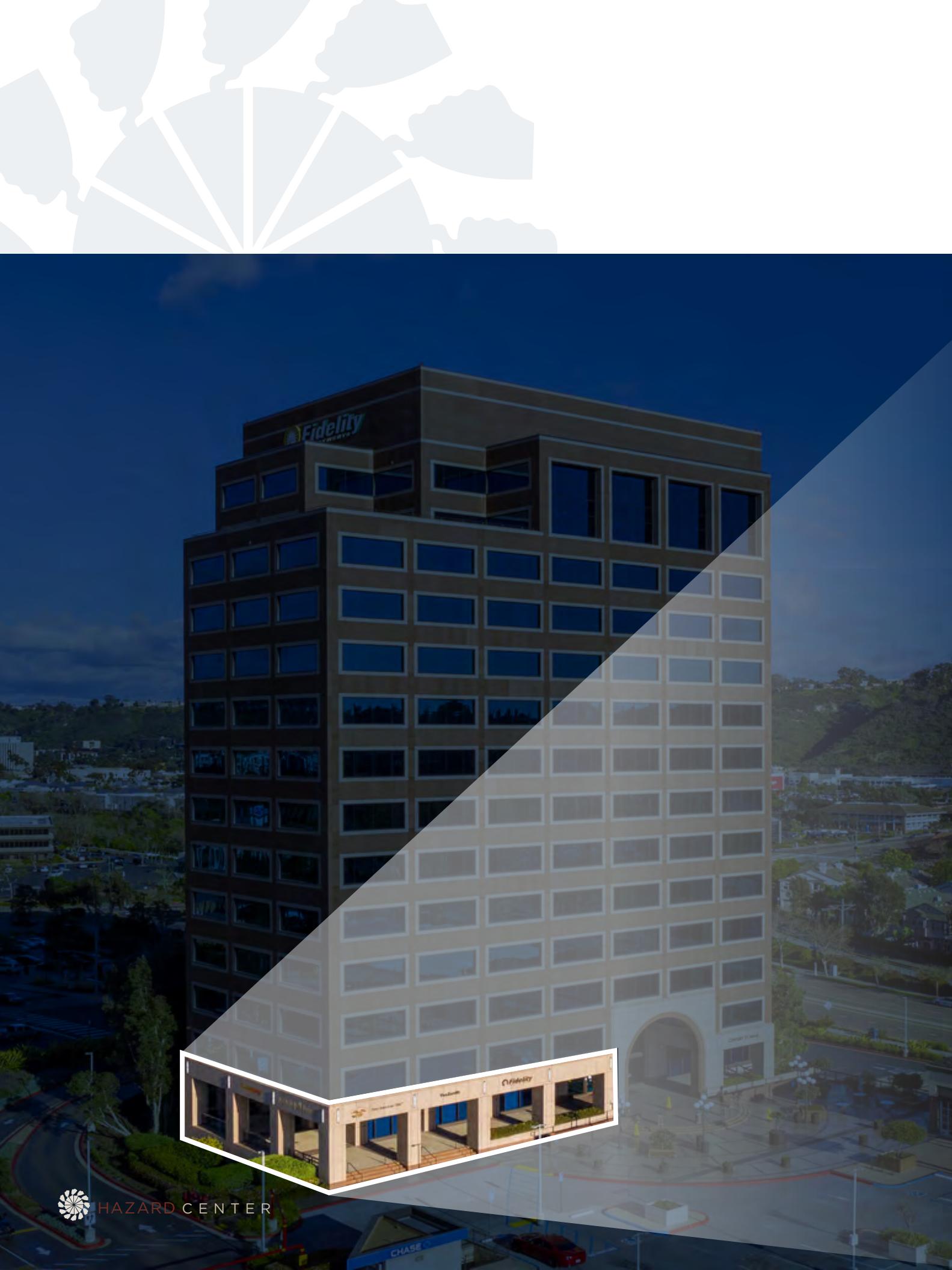
A man sitting on a low wall, looking towards the camera.

COMING IN EARLY 2026

GREEN OASIS. SHARED MOMENTS. SIGNATURE SCENE.

The Landing HZRD is a lush, go-to hangout—where native plants meet cozy seating, and every corner is built for connection. Whether you're grabbing coffee, chilling between meetings, or heading to an event, this flexible outdoor space plugs right into your day—and is the heartbeat of the center.

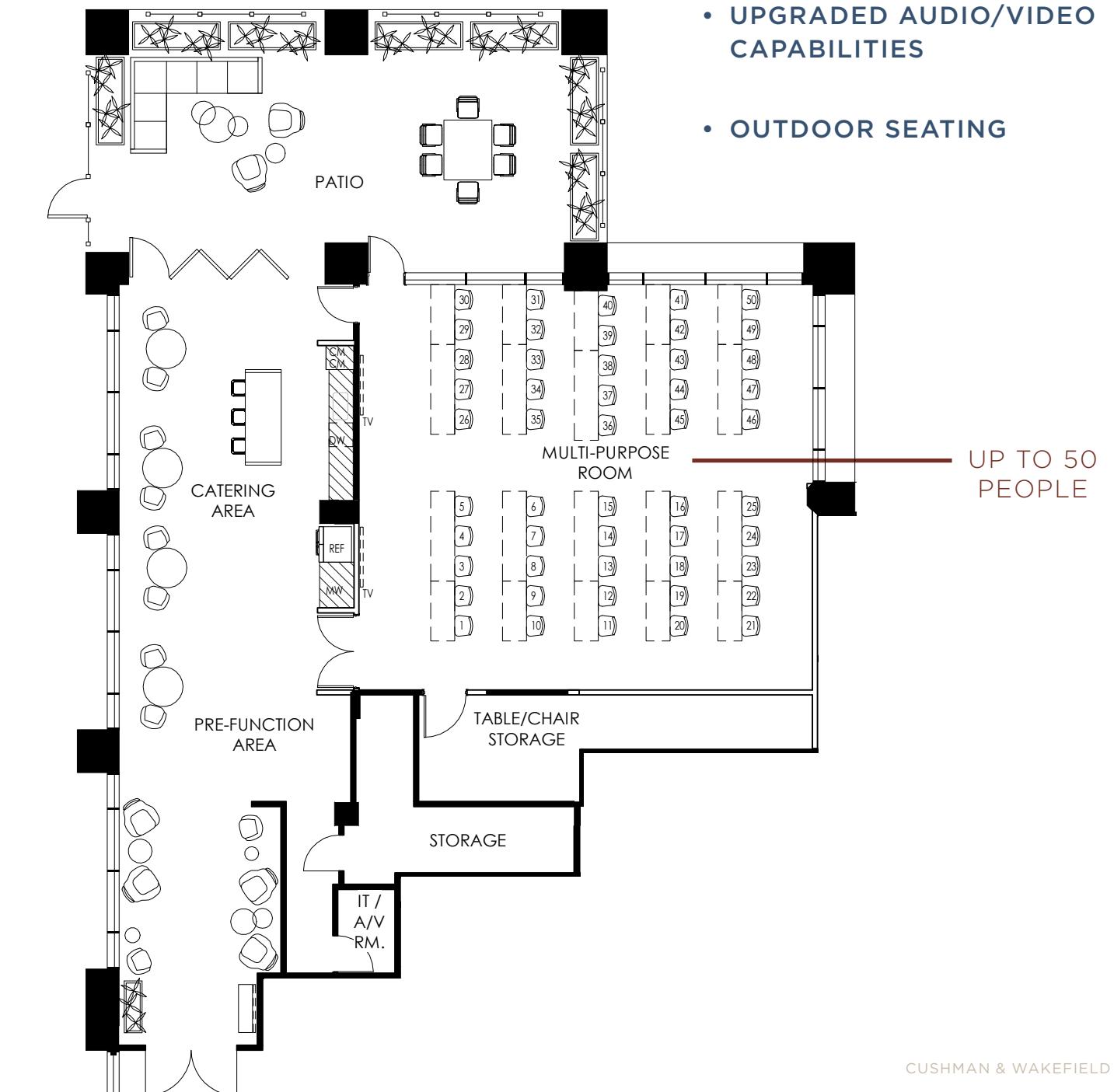




EVENT SPACE & CONFERENCE CENTER COMING 2026!

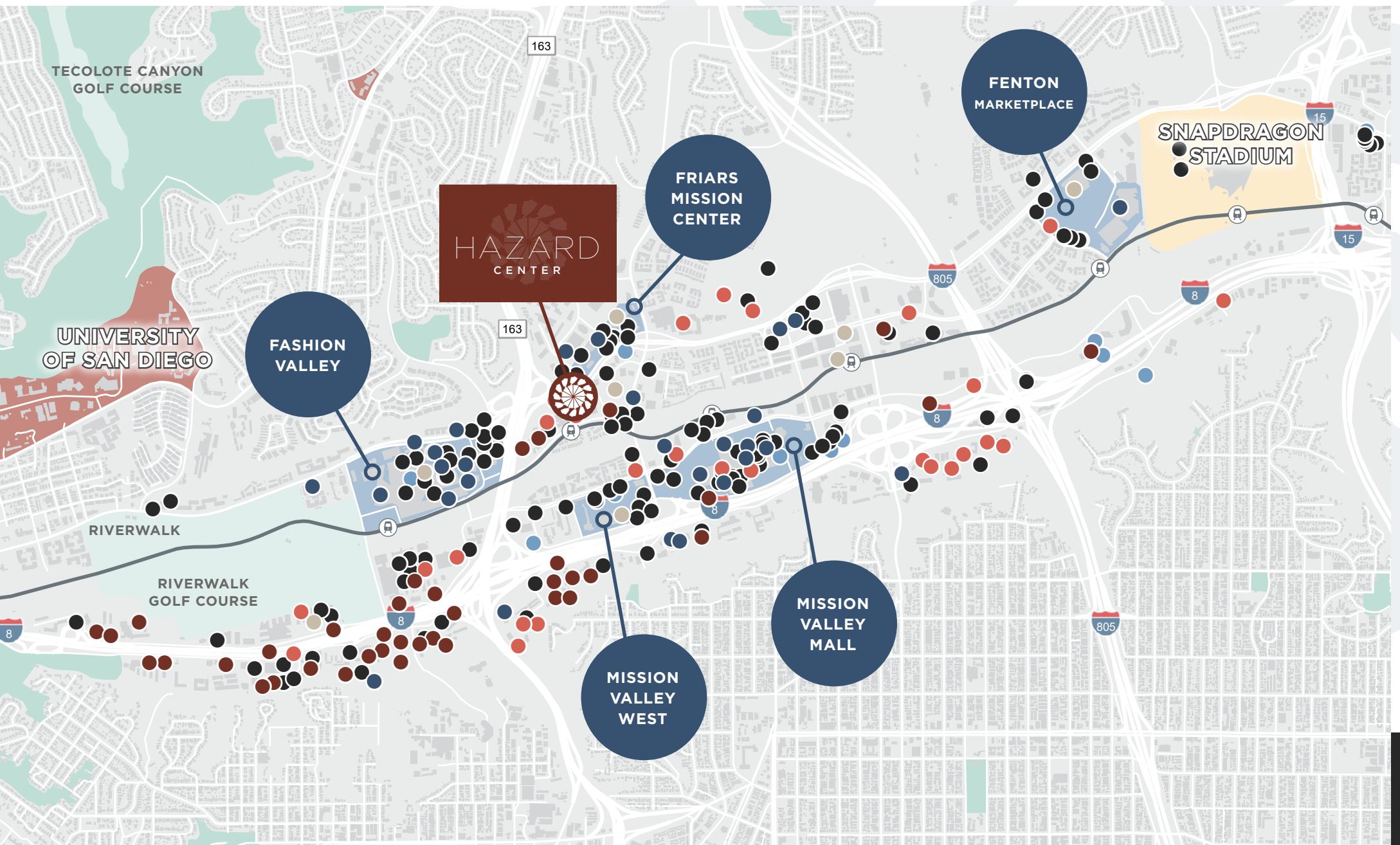
PURPOSE-BUILT FOR COLLABORATION

Hazard Center's new conference and event space is built to impress—featuring a private terrace, upgraded audio/visual capabilities, and flexible indoor-outdoor feature for up to 50 guests. Whether it's a team event, product launch, or community mixer, this purpose-built venue brings high-performance tech and elevated vibes to every event.



IN GOOD COMPANY

Located in the heart of Mission Valley, Hazard Center offers immediate access to on-site dining and retail, with Fashion Valley and Westfield Mission Valley just minutes away. Nearby golf courses, Snapdragon Stadium, and the San Diego Trolley Green Line adds convenience and entertainment, while the upcoming 200-acre Riverwalk project will further elevate the area with parks, housing, and mixed-use space.



MISSION VALLEY AMENITIES

146
RESTAURANTS

42
HOTELS

12
CAFES

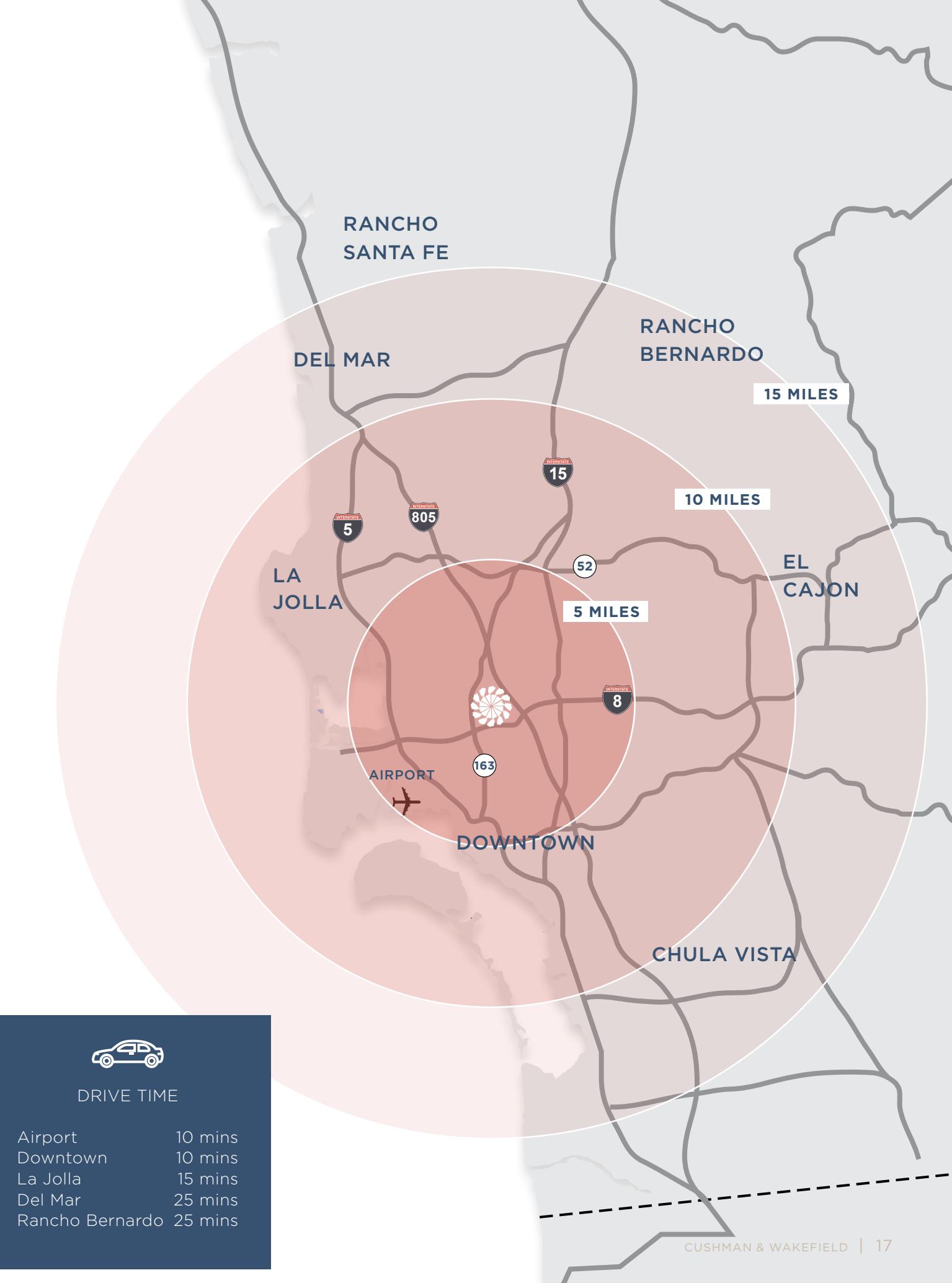
29
RETAIL OPTIONS

28
FITNESS CENTERS

8
GROCERY STORES

MISSION VALLEY MOBILITY, CITYWIDE REACH.

Located at the crossroads of San Diego's major freeways and just steps from the Green Line Trolley, Hazard Center offers seamless access to Downtown, the coast, and beyond. Whether you're commuting from La Jolla or Flying in to San Diego International Airport, getting here is easy—so you can focus on what moves your business forward.





RENOVATIONS UNDERWAY!

FLEXIBLE SUITES, TAILORED TO YOU!



> 5,000 SF AVAILABILITIES

Suite	Square Footage	Status	Price	Virtual Tour
860	2,056	Vacant	\$3.75/SF FSG	VIEW TOUR
1540	2,062	Vacant	\$3.75/SF FSG	VIEW TOUR
625	2,977	Vacant	\$3.75/SF FSG	VIEW TOUR
810	3,977	Vacant	\$3.75/SF FSG	VIEW TOUR
750	3,813	Vacant	\$3.75/SF FSG	VIEW TOUR
725	4,016	Vacant	\$3.75/SF FSG	VIEW TOUR
100	4,918	Vacant	\$3.75/SF FSG	VIEW TOUR

5,000-10,000 SF AVAILABILITIES

Suite	Square Footage	Status	Price	Virtual Tour
650	5,182	Vacant	\$3.75/SF FSG	VIEW TOUR
300	5,700	Vacant	\$3.75/SF FSG	VIEW TOUR
400	6,313	Vacant	\$3.75/SF FSG	
200	7,788	Vacant	\$3.75/SF FSG	VIEW TOUR
1360	8,411	Vacant	\$3.75/SF FSG	VIEW TOUR
1100	9,865	Vacant	\$3.75/SF FSG	

<10,000 SF AVAILABILITIES

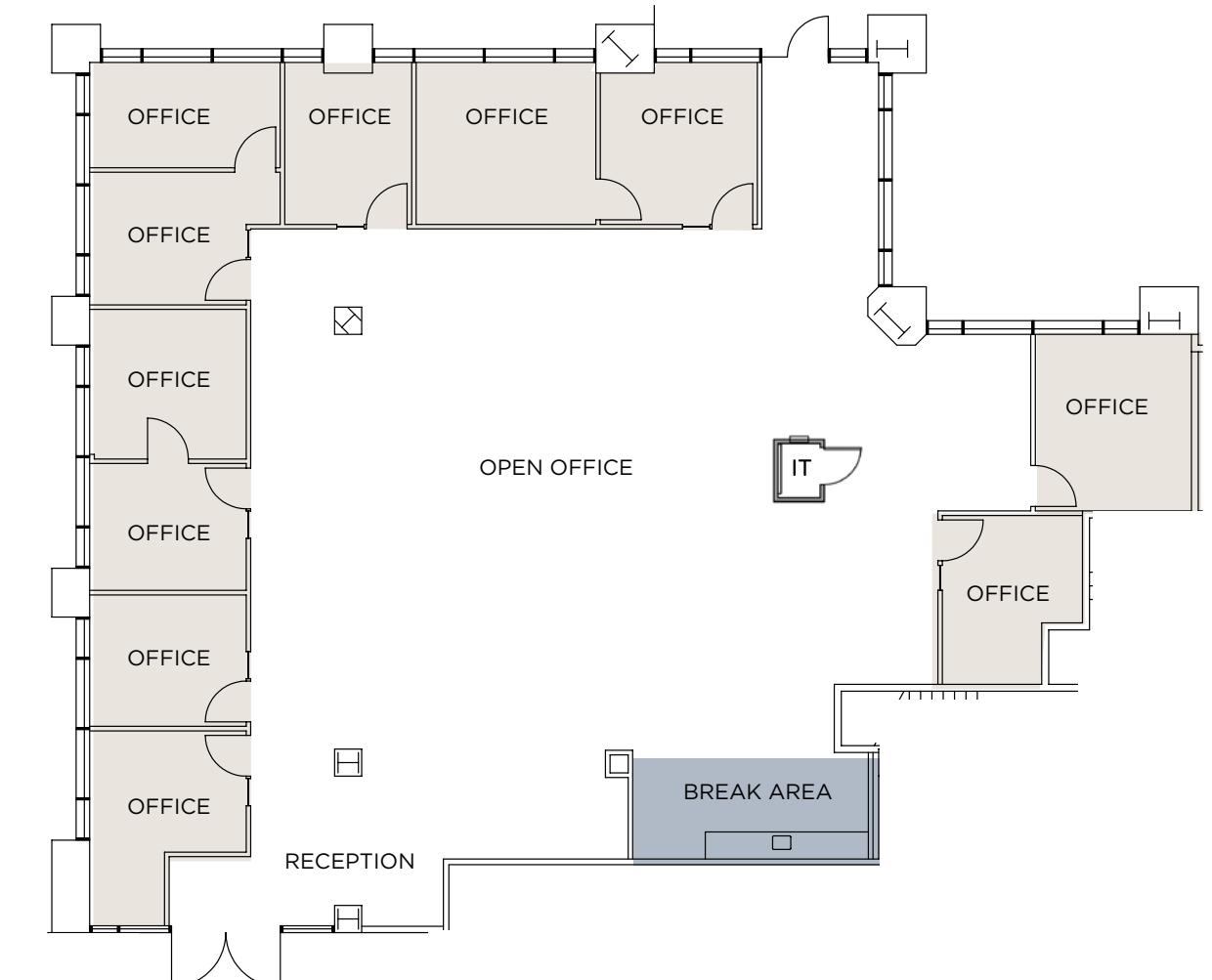
Suite	Square Footage	Status	Price	Virtual Tour
500	10,413	4/1/2026	\$3.75/SF FSG	



AS BUILT

SUITE 100 - 4,918 RSF

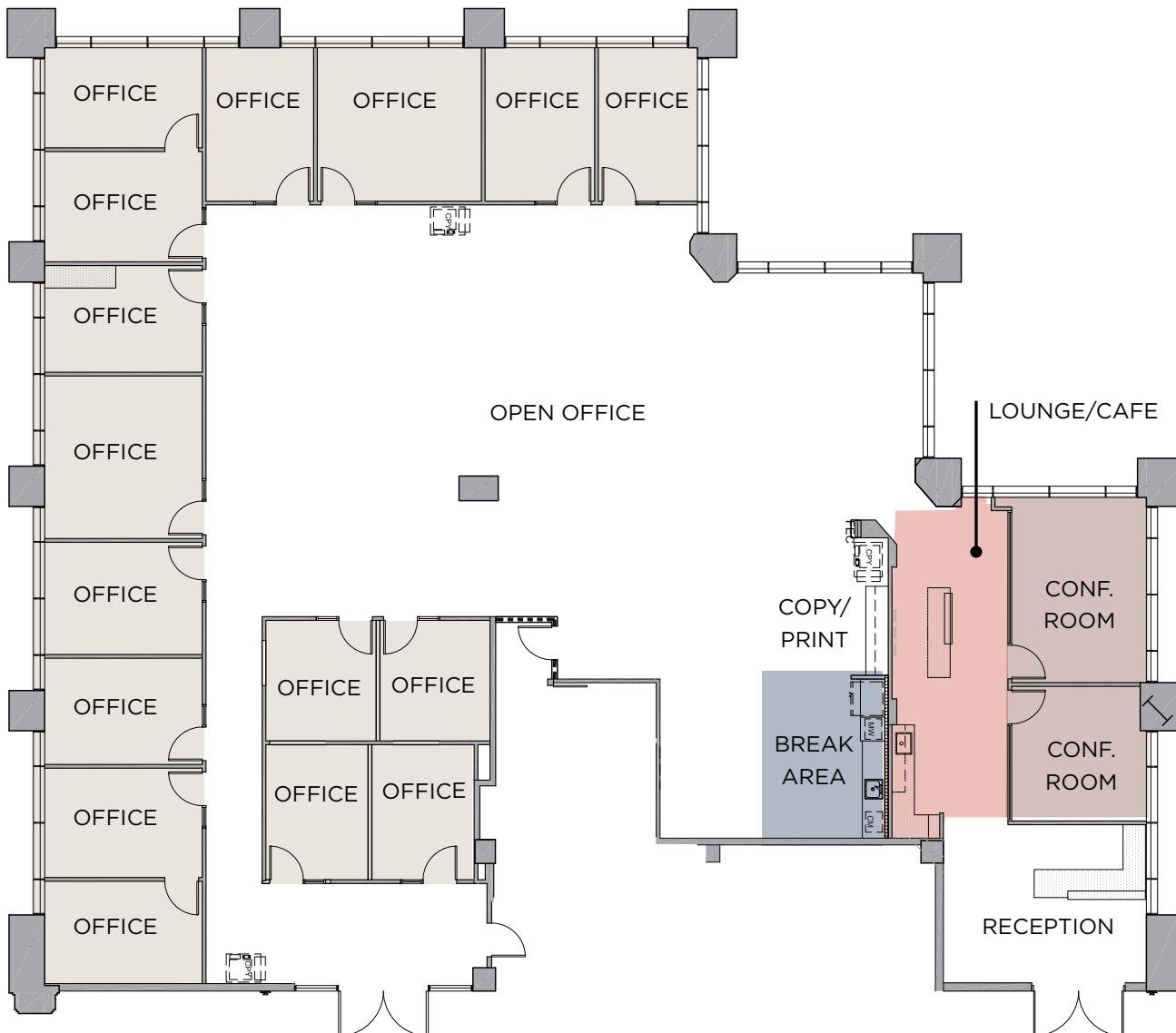
[VIEW TOUR](#)



AS BUILT

SUITE 200 - 7,788 RSF

[VIEW TOUR](#)



16
PRIVATE OFFICES

1
BREAK AREA

2
CONFERENCE ROOMS

1
LOUNGE/CAFE AREA

AS BUILT

SUITE 300 - 5,700 RSF

[VIEW TOUR](#)



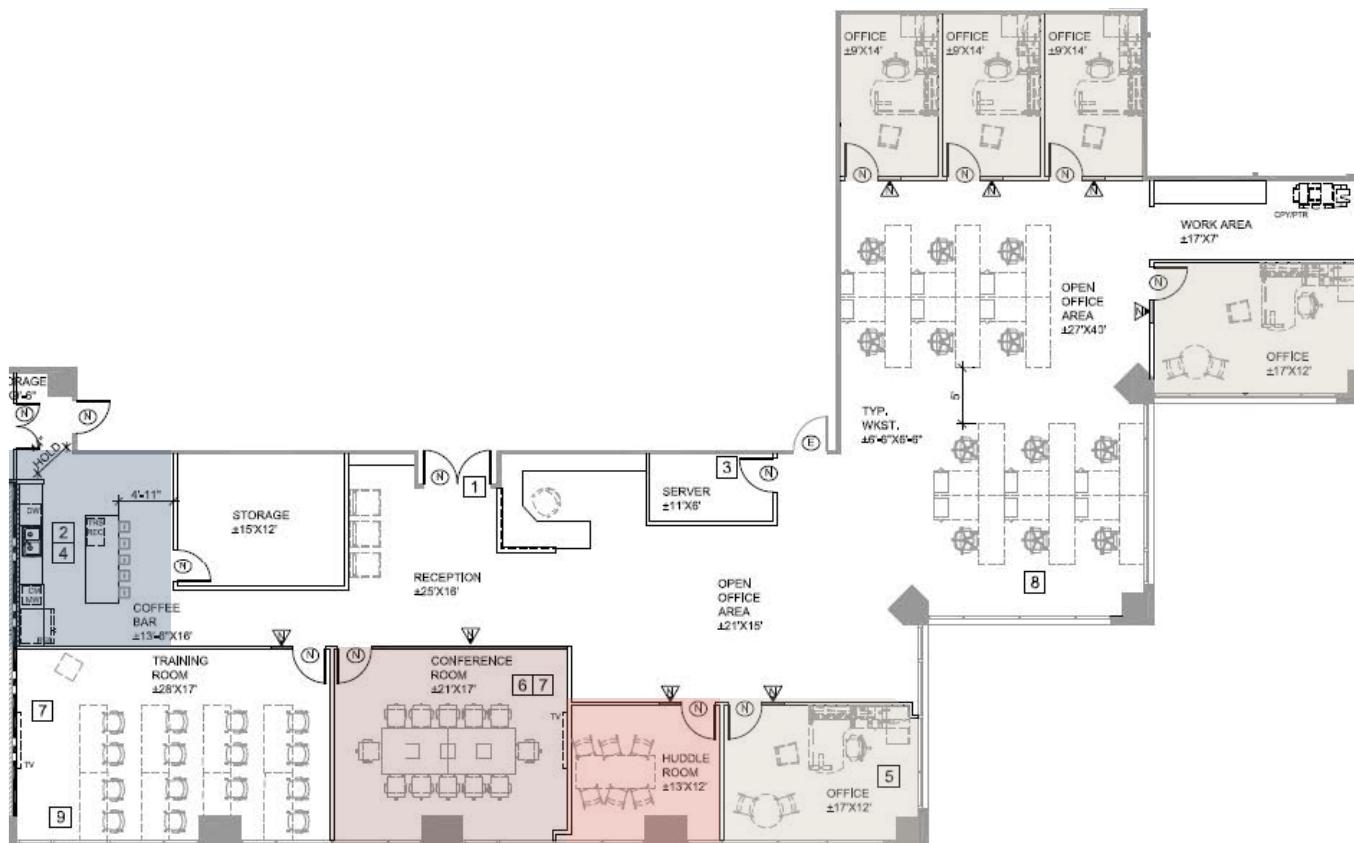
8
PRIVATE OFFICES

1
BREAK AREA

1
CONFERENCE ROOM

1
COPY/PRINT

SUITE 400 - 6,313 RSF



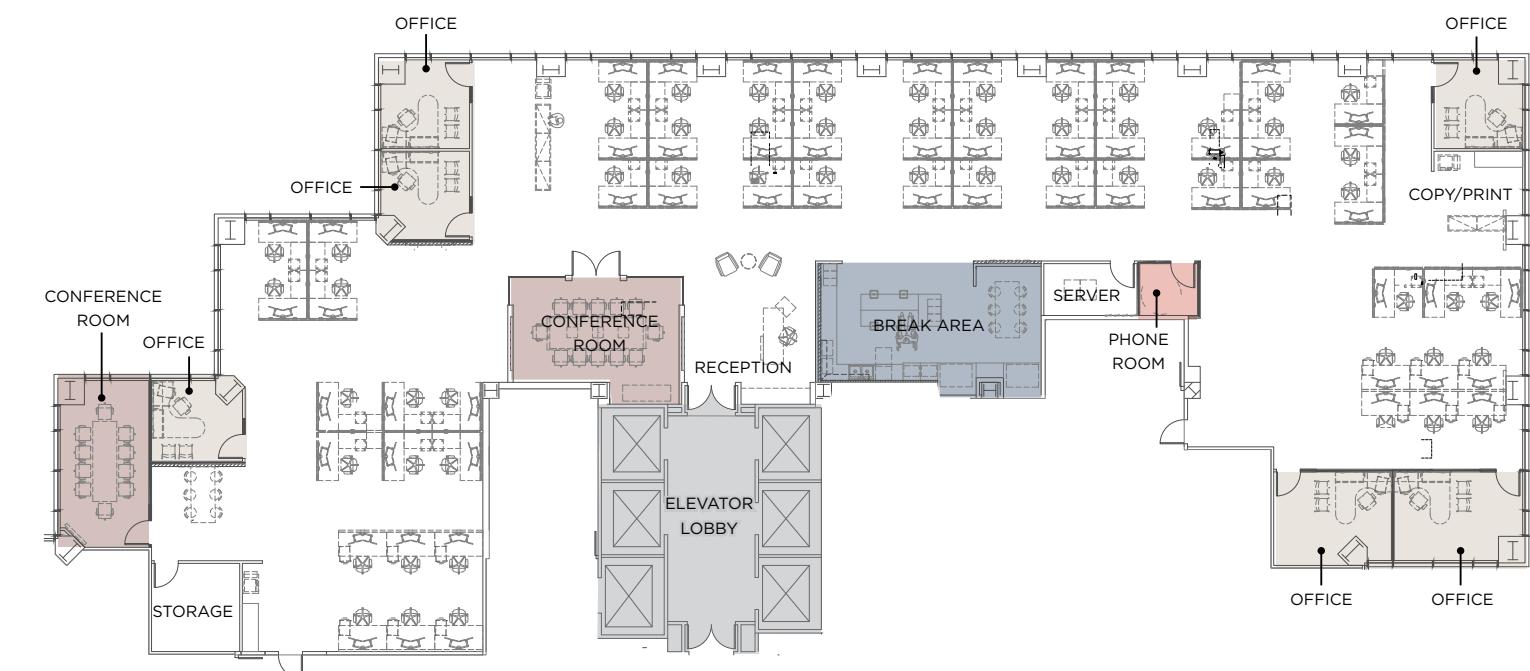
5 PRIVATE OFFICES

1 BREAK AREA

1 CONFERENCE ROOM

1 HUDDLE ROOM

SUITE 500 - 10,413 RSF



57

APPROX. CUBES IN
OPEN OFFICE

6 PRIVATE OFFICES

A diagram showing a central room labeled "MEETING ROOM" with arrows pointing to "BREAK AREA" and "PHONE ROOM".

AS BUILT

SUITE 625 - 2,977 RSF

[VIEW TOUR](#)



12

APPROX. CUBES IN
OPEN OFFICE

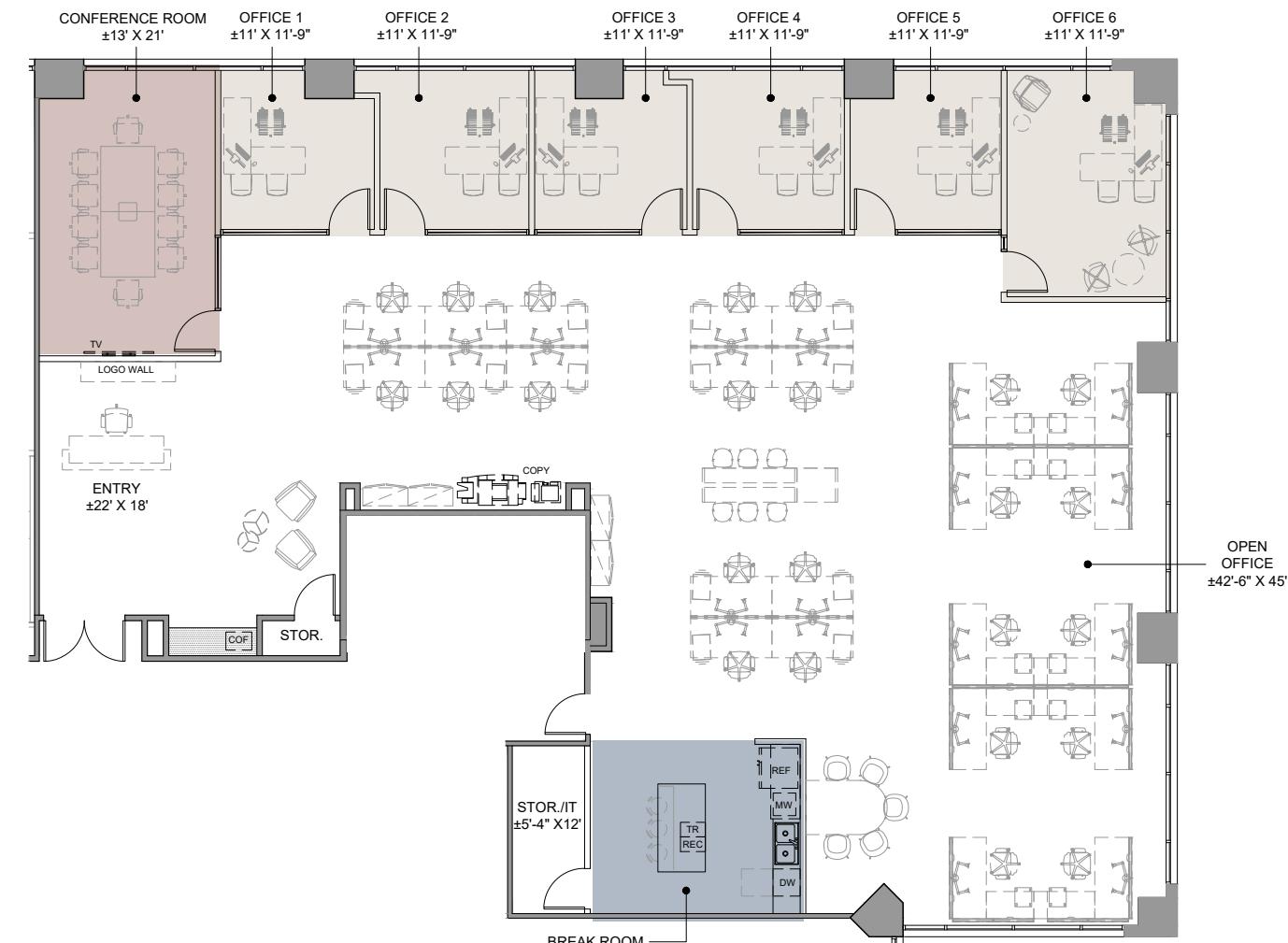
4 PRIVATE OFFICES
1 BREAK AREA

1 CONFERENCE ROOM

PLANNED SPEC SUITE

SUITE 650 - 5,182 RSF

[VIEW TOUR](#)



24

APPROX. CUBES IN
OPEN OFFICE

6 PRIVATE OFFICES
1 CONFERENCE ROOM
1 BREAK AREA

AS BUILT

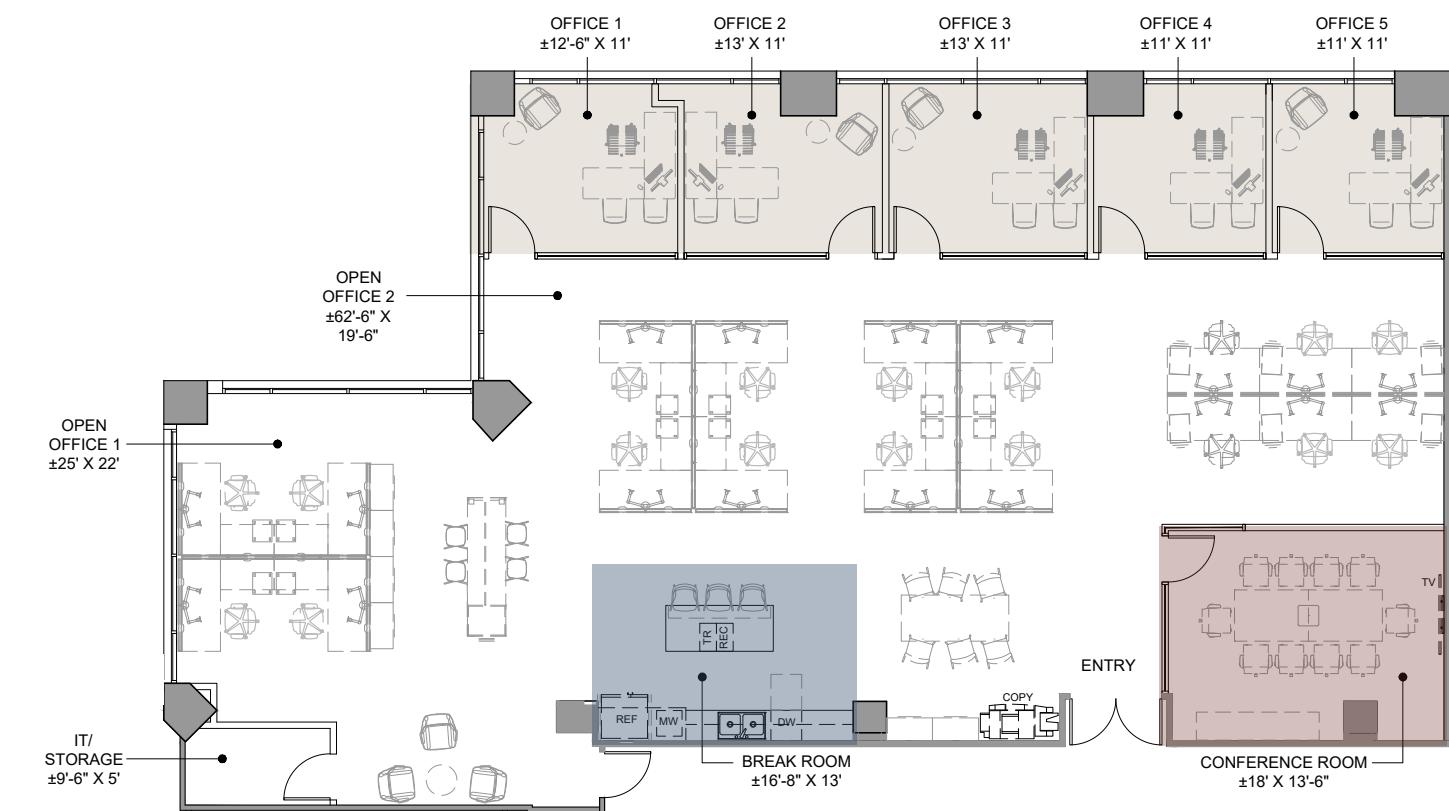
SUITE 725 - 4,016 RSF

[VIEW TOUR](#)



PLANNED SPEC SUITE

SUITE 725 - 4,016 RSF



18

APPROX. CUBES IN
OPEN OFFICE

4

PRIVATE OFFICES

1

CONFERENCE ROOM

1

BREAK AREA

5

PRIVATE OFFICES

1

CONFERENCE ROOM

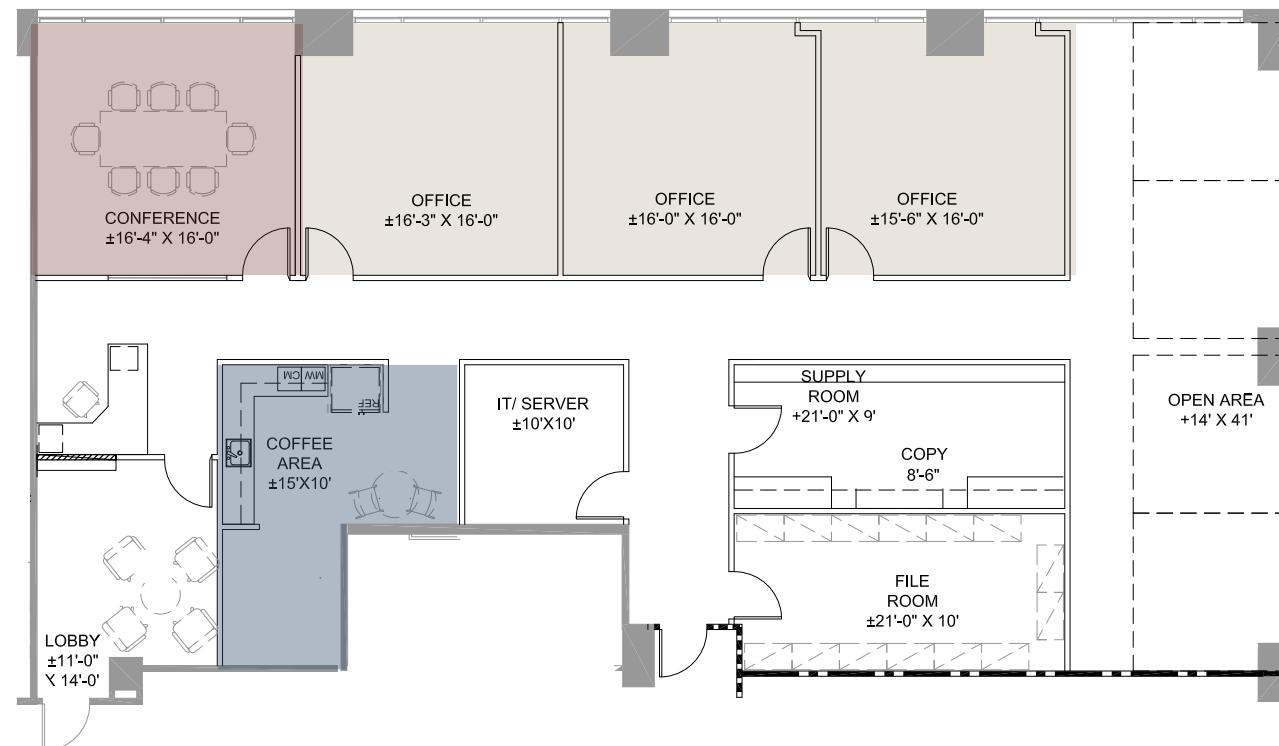
1

BREAK AREA

AS BUILT

SUITE 750 - 3,813 RSF

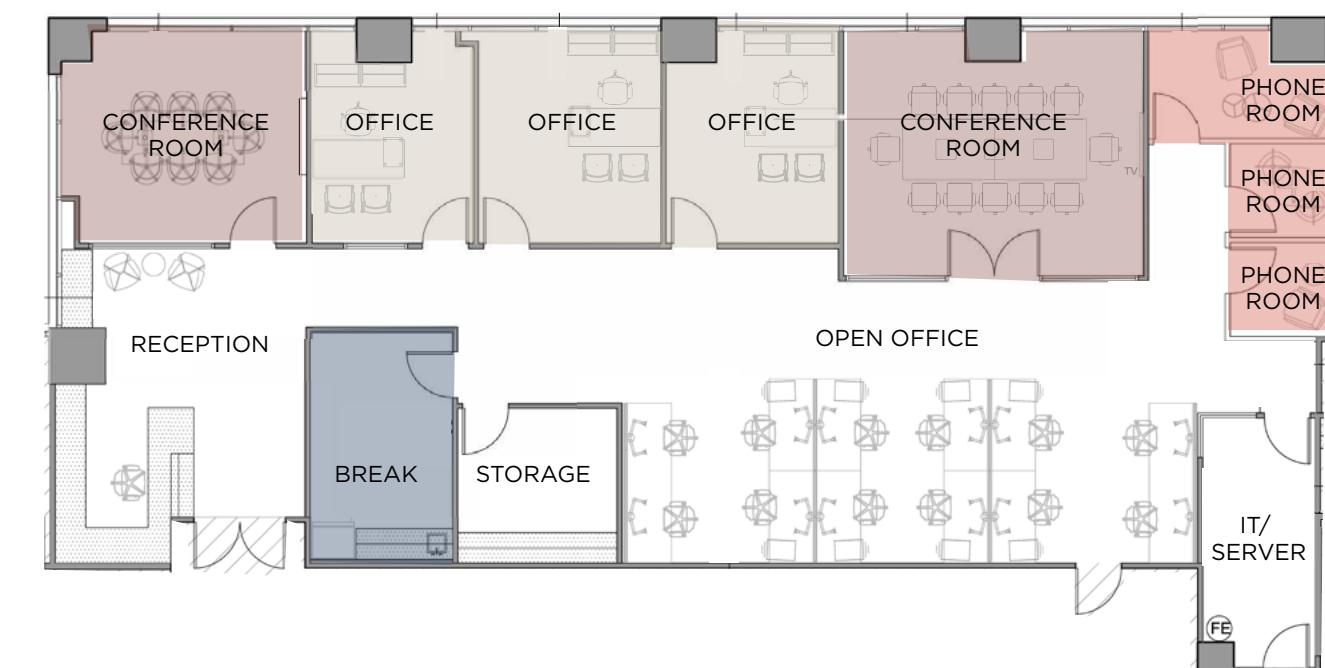
[VIEW TOUR](#)



AS BUILT

SUITE 810 - 3,977 RSF

[VIEW TOUR](#)



12

APPROX. CUBES IN
OPEN OFFICE

3 PRIVATE OFFICES
1 CONFERENCE ROOM
1 BREAK AREA

3 PRIVATE OFFICES
2 CONFERENCE ROOMS
1 BREAK AREA
3 PHONE ROOM

AS BUILT

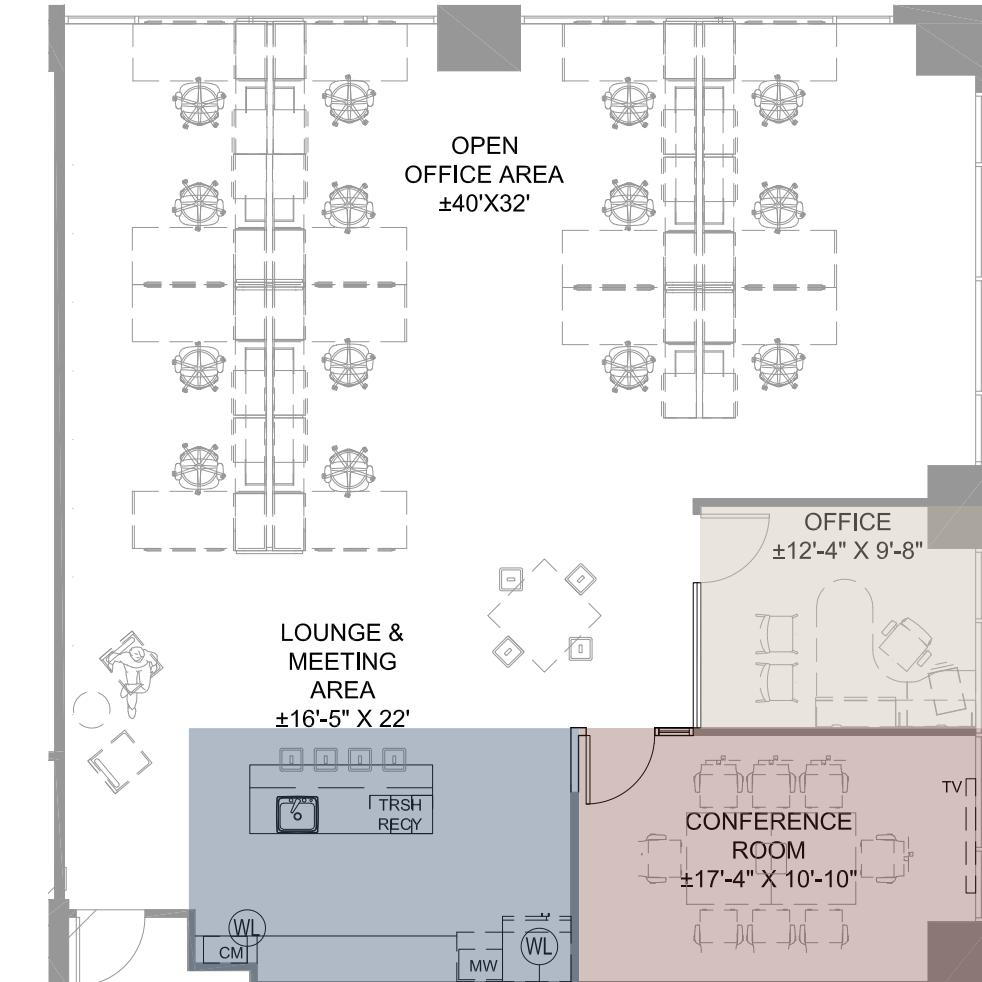
SUITE 860 - 2,056 RSF

[VIEW TOUR](#)



PLANNED SPEC SUITE

SUITE 860 - 2,056 RSF

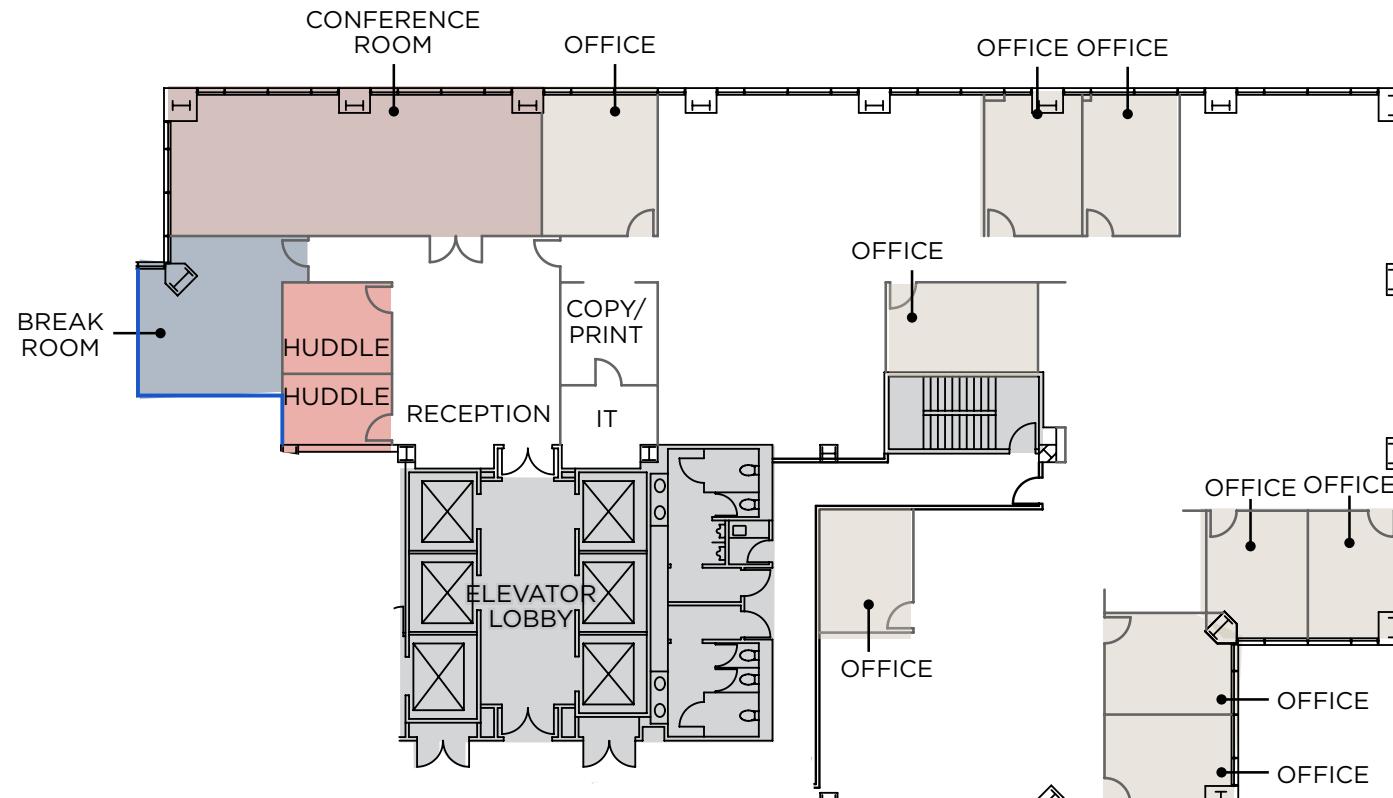


14 APPROX. CUBES IN
OPEN OFFICE

1 PRIVATE OFFICE
1 CONFERENCE ROOM
1 BREAK AREA

AS BUILT

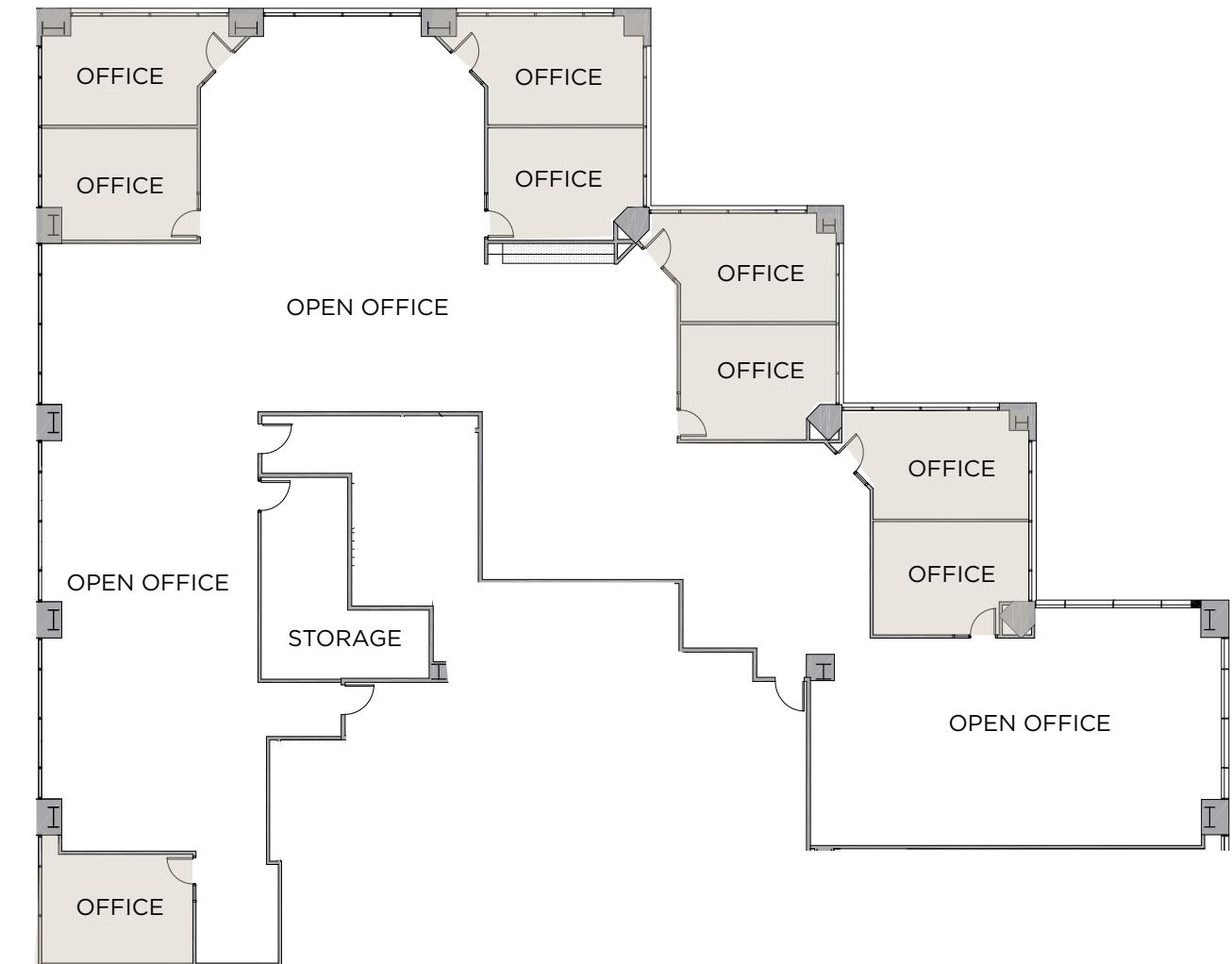
SUITE 1100 - 9,685 RSF



AS BUILT

SUITE 1360 - 8,411 RSF

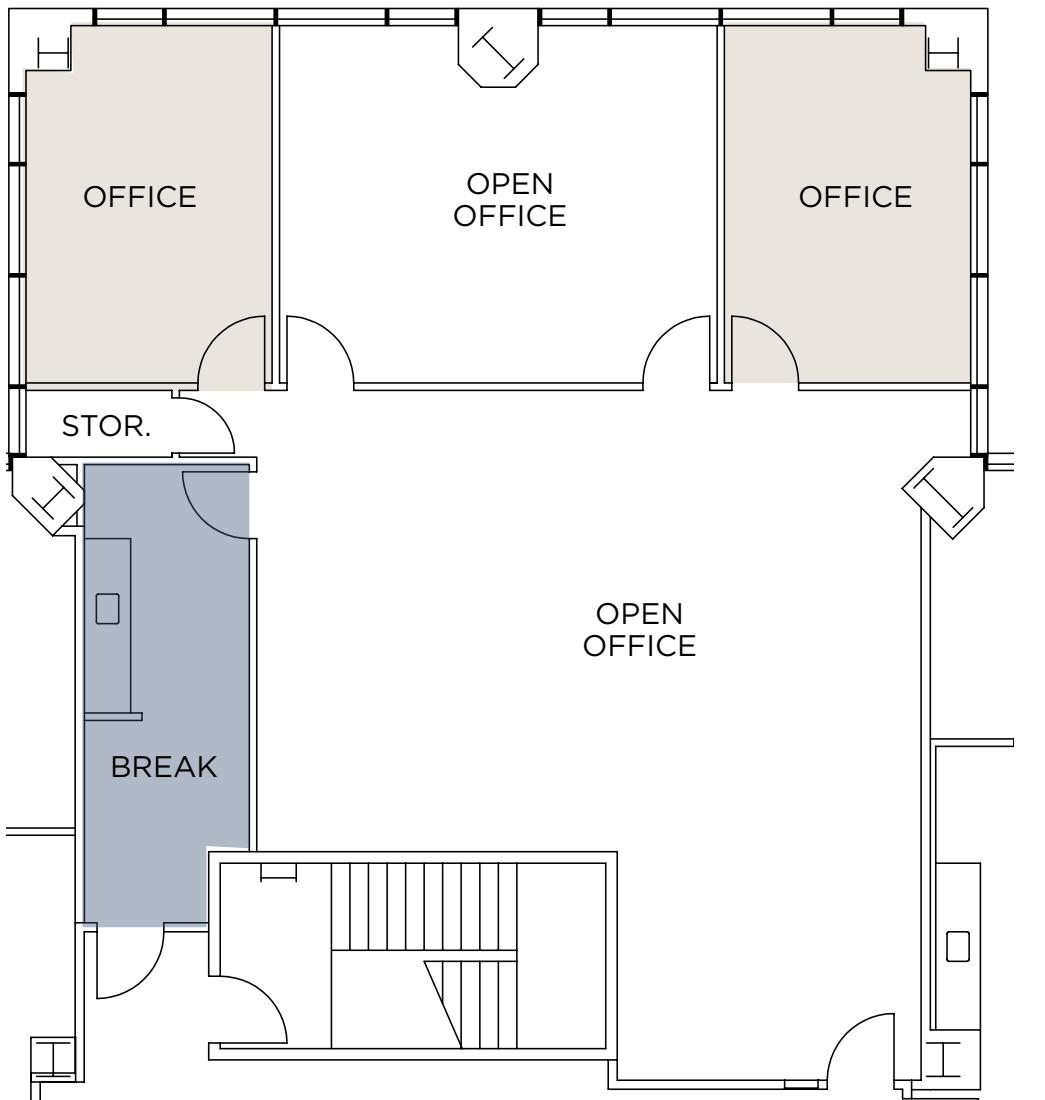
[VIEW TOUR](#)



AS BUILT

SUITE 1540 - 2,062 RSF

[VIEW TOUR](#)





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