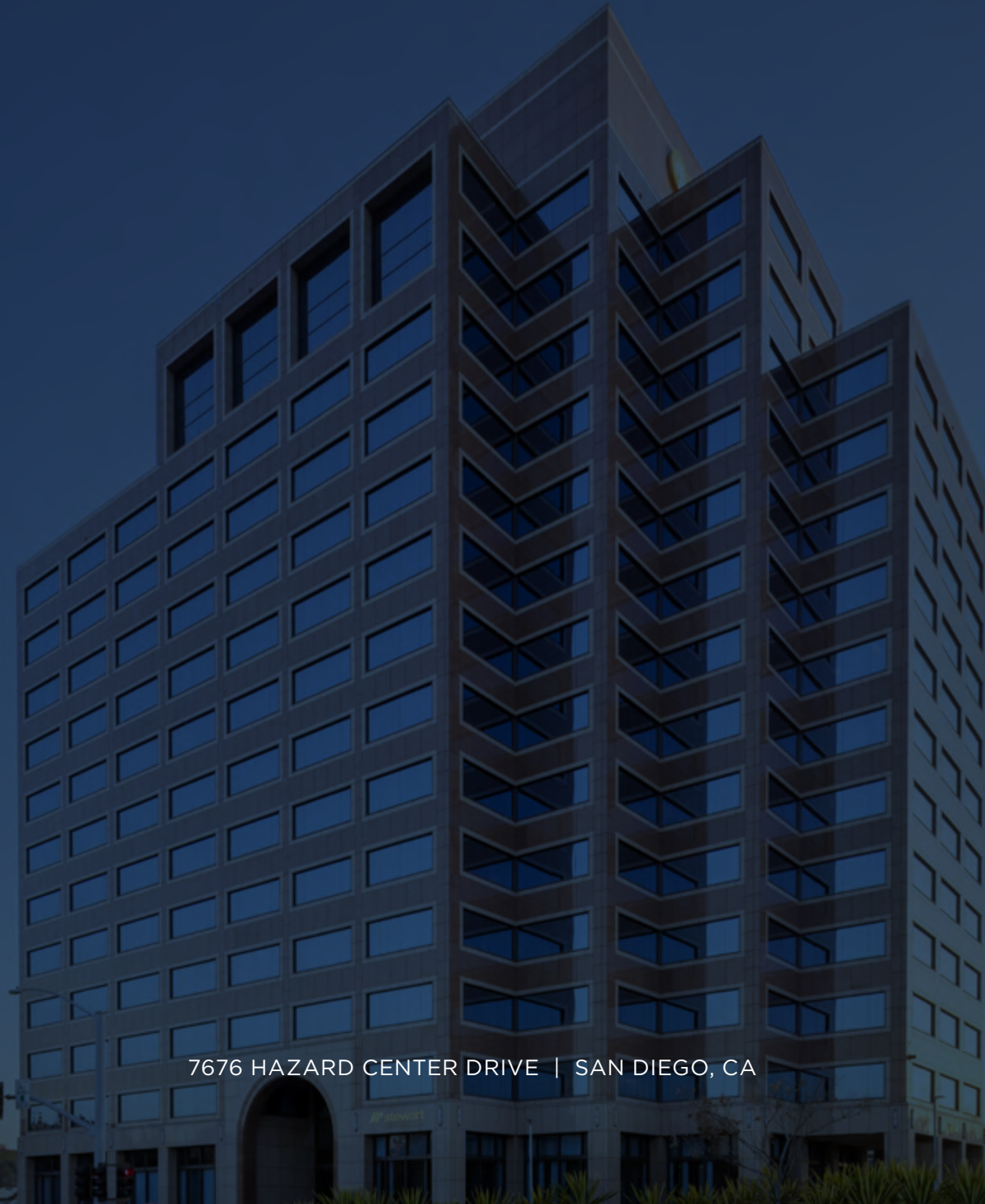




HAZARD

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

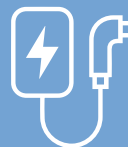
273,710 RSF ACROSS 15 STORIES



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



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

LANDING
SAN DIEGO x CALIFORNIA

NEW RETAIL PLAZA COMING SOON!





DELIVERING Q4 2026

TRANSFORMING OUR RETAIL SITE &
NEIGHBORHOOD FOR A SUPERIOR EXPERIENCE



THE **LANDING** HAZ RD
SAN DIEGO x CALIFORNIA

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.



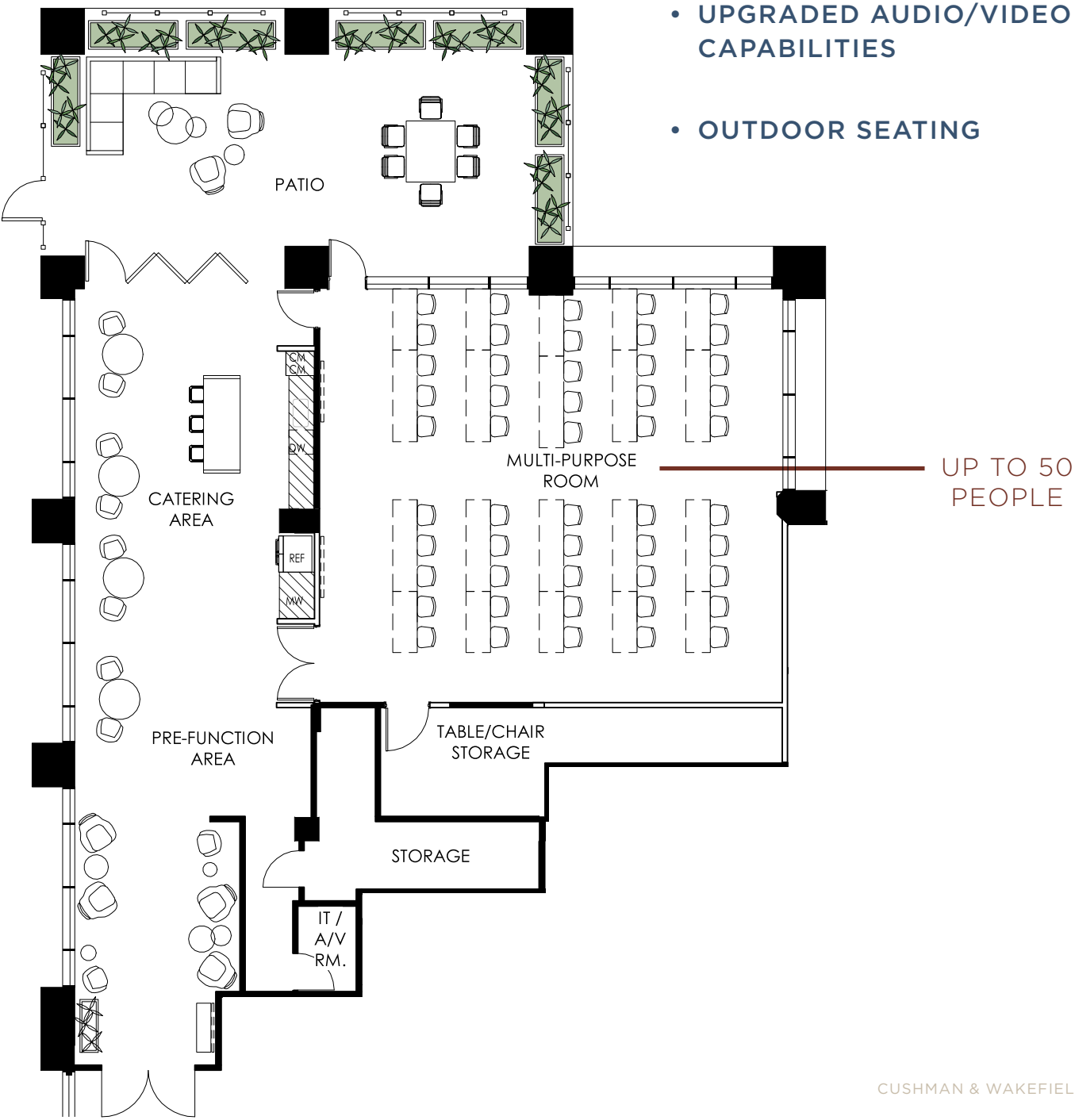


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

EVENT SPACE & CONFERENCE CENTER DELIVERING Q4 2026!

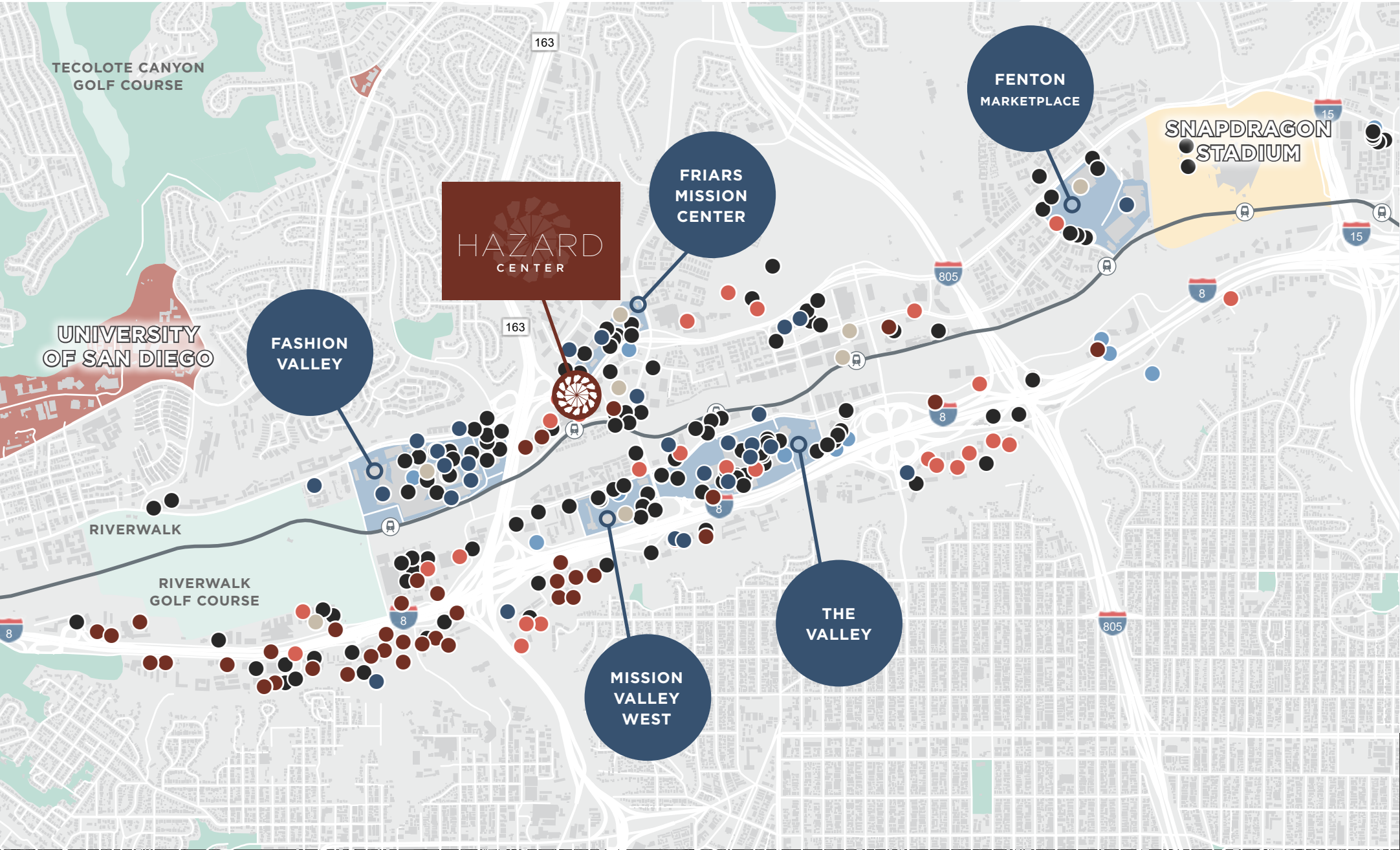
PURPOSE-BUILT FOR COLLABORATION

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 The 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

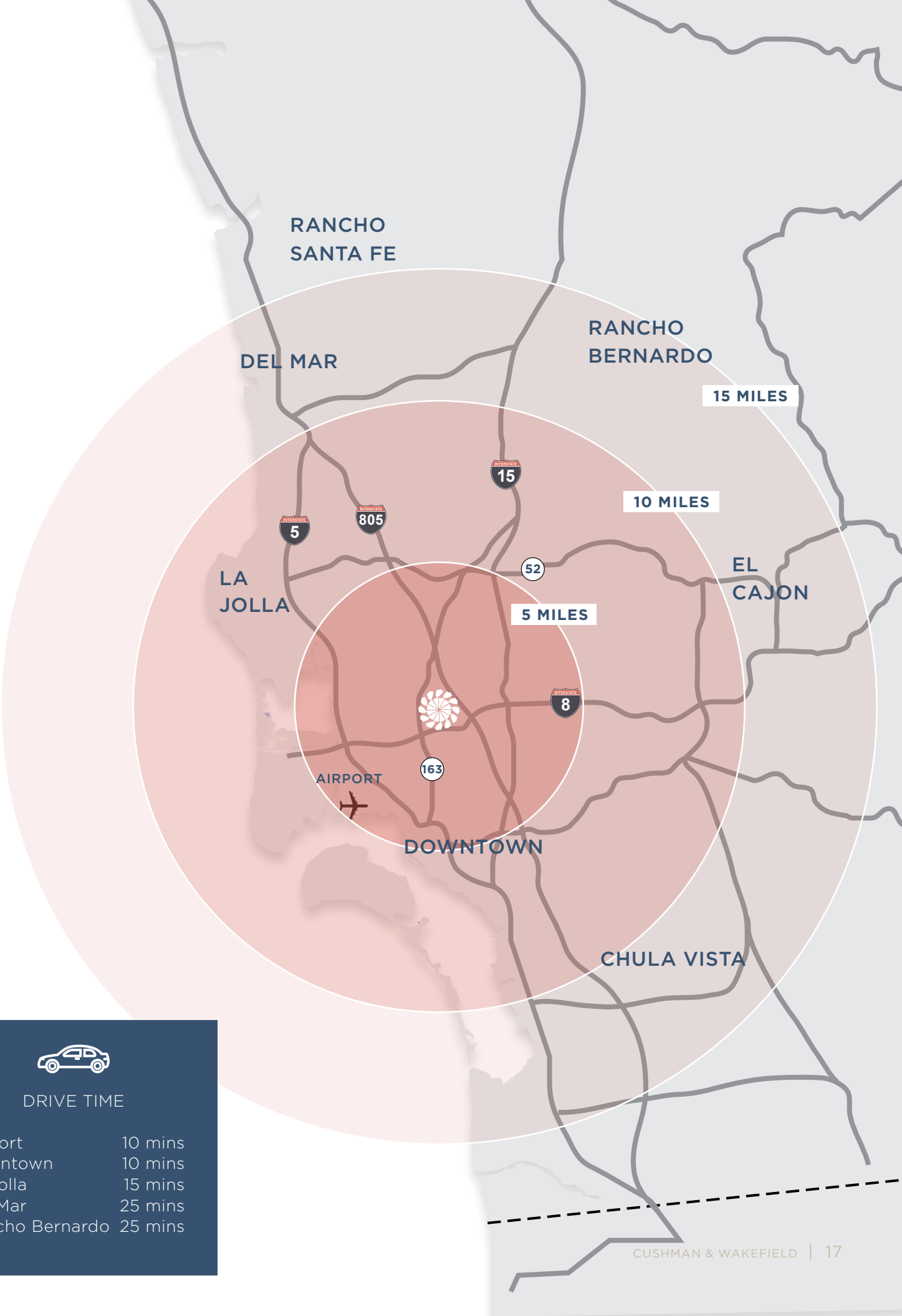
29
RETAIL OPTIONS

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.



DRIVE TIME	
Airport	10 mins
Downtown	10 mins
La Jolla	15 mins
Del Mar	25 mins
Rancho Bernardo	25 mins



RENOVATIONS UNDERWAY!

FLEXIBLE SUITES, TAILORED TO YOU!

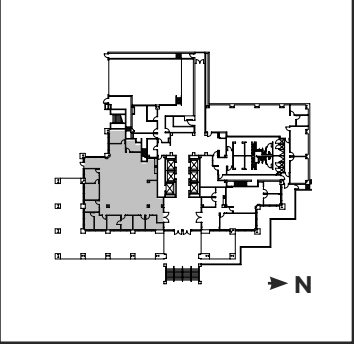
> 5,000 SF AVAILABILITIES				
Suite	Square Footage	Status	Price	Virtual Tour
1540	2,090	Vacant	\$3.75/SF FSG	VIEW TOUR
1450	2,841	12/1/2026	\$4.00/SF FSG	
845	2,953	12/1/2026	\$3.75/SF FSG	
810	4,030	Vacant	\$3.75/SF FSG	VIEW TOUR
750	3,863	Vacant	\$3.75/SF FSG	VIEW TOUR
100	4,984	Vacant	\$3.75/SF FSG	VIEW TOUR

5,000-10,000 SF AVAILABILITIES				
Suite	Square Footage	Status	Price	Virtual Tour
650	5,251	Vacant	\$3.75/SF FSG	VIEW TOUR
300	5,776	Vacant	\$3.75/SF FSG	VIEW TOUR
400	6,397	Vacant	\$3.75/SF FSG	
200	7,892	Vacant	\$3.75/SF FSG	VIEW TOUR
1360	8,411	Vacant	\$3.75/SF FSG	VIEW TOUR
1150	7,661	10/1/2026	\$3.75/SF FSG	
1100	9,814	Vacant	\$3.75/SF FSG	

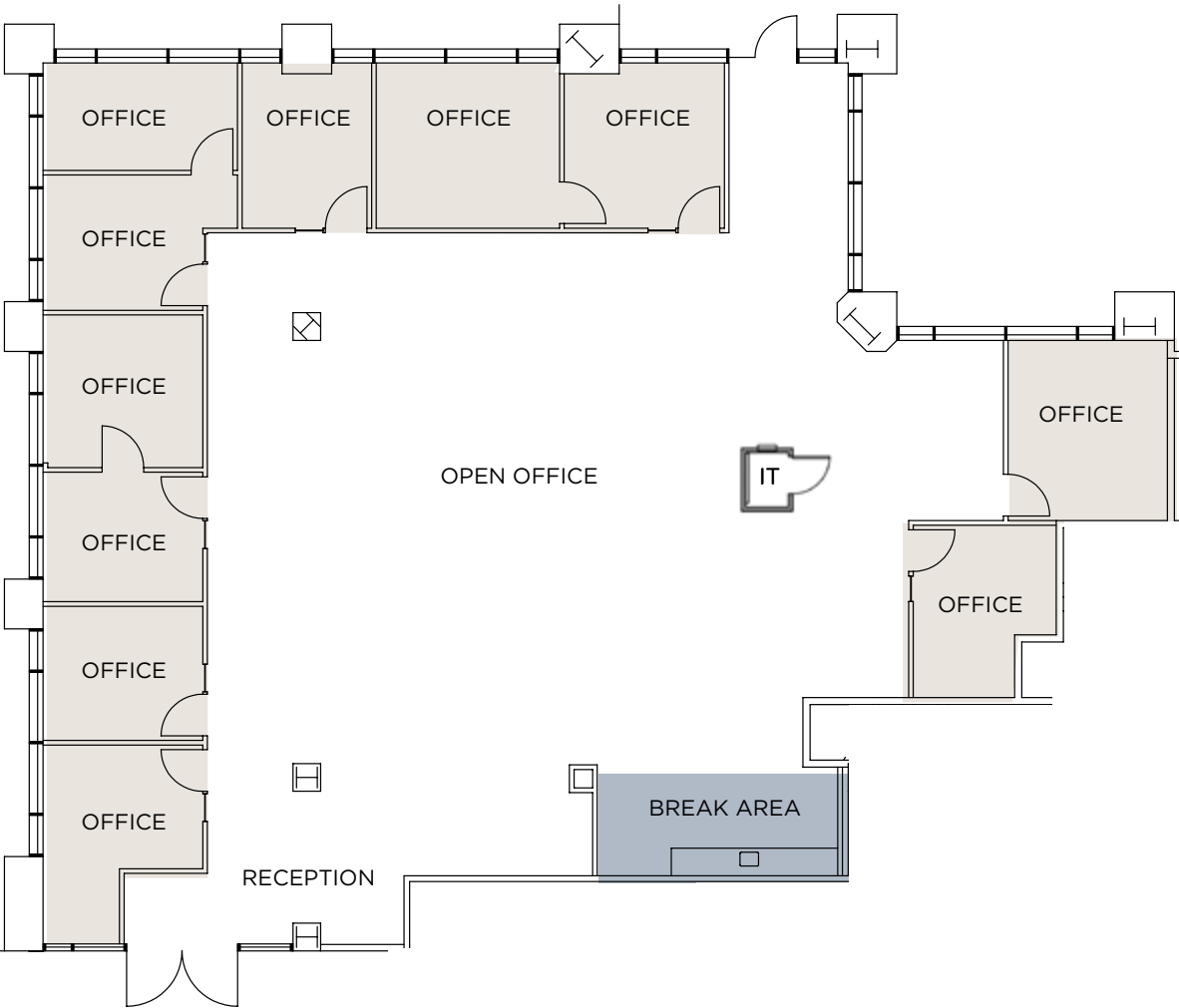
<10,000 SF AVAILABILITIES				
Suite	Square Footage	Status	Price	Virtual Tour
500	10,553	4/1/2027	\$3.75/SF FSG	
1100/1150	17,475	10/1/2026	\$3.75/SF FSG	

AS BUILT

SUITE 100 - 4,984 RSF



[VIEW TOUR](#)



11

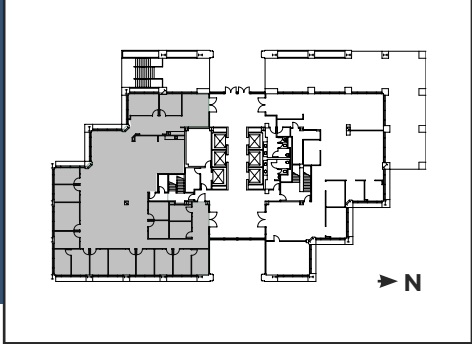
PRIVATE OFFICES

1

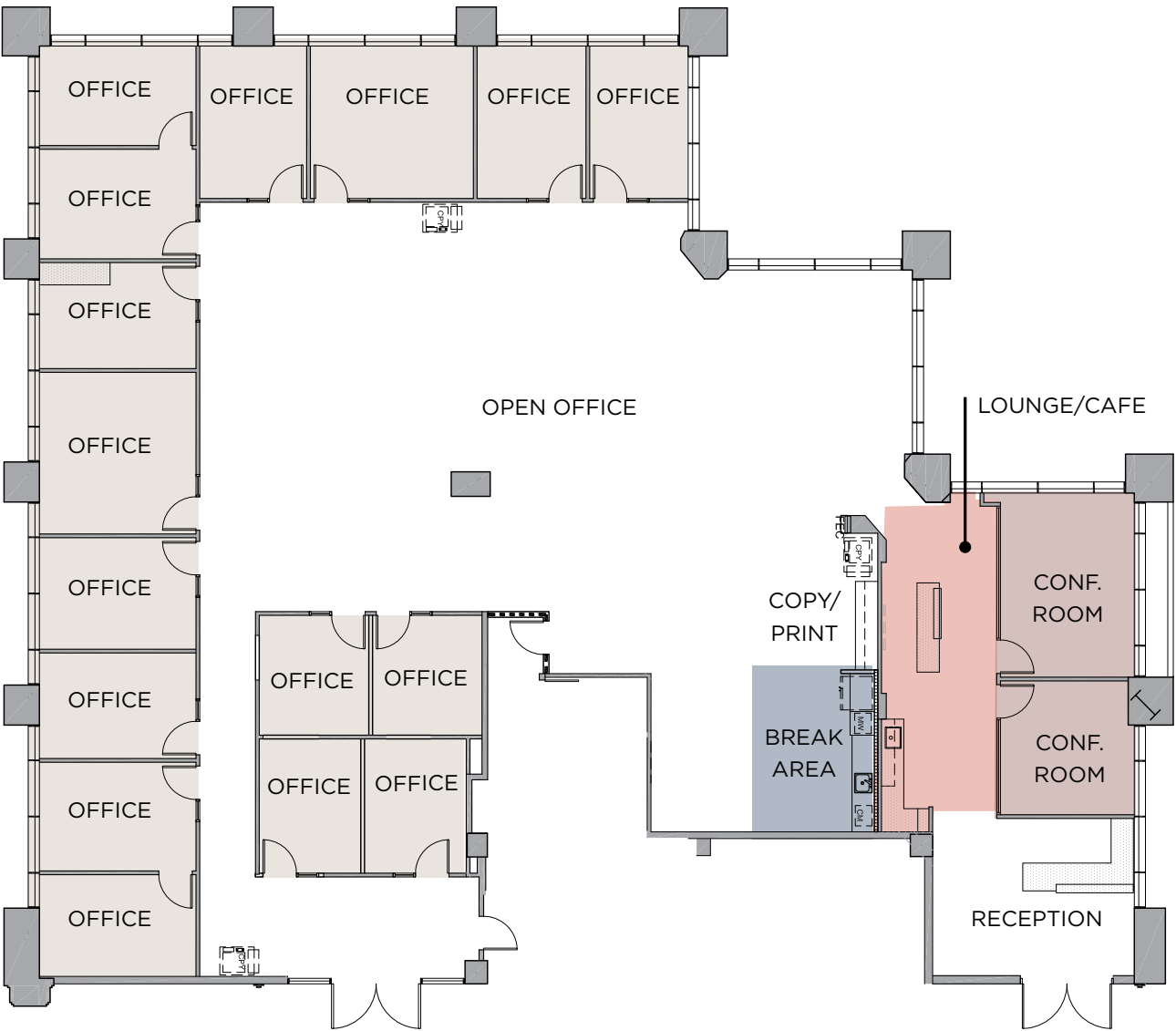
BREAK AREA

AS BUILT

SUITE 200 - 7,892 RSF



[VIEW TOUR](#)



16

PRIVATE OFFICES

2

CONFERENCE ROOMS

1

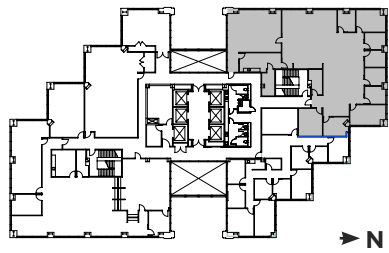
BREAK AREA

1

LOUNGE/CAFE AREA

AS BUILT

SUITE 300 - 5,776 RSF



[VIEW TOUR](#)

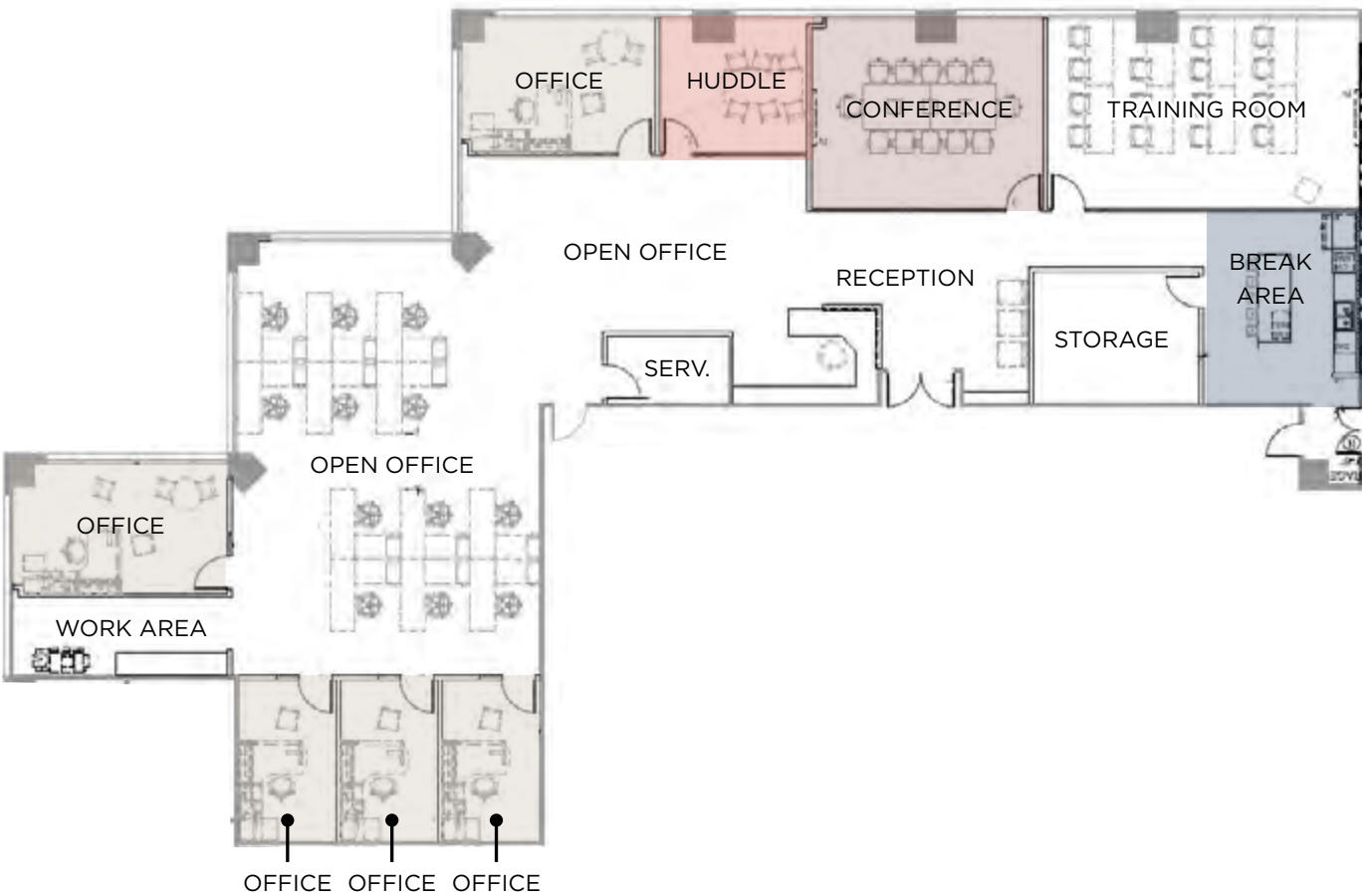
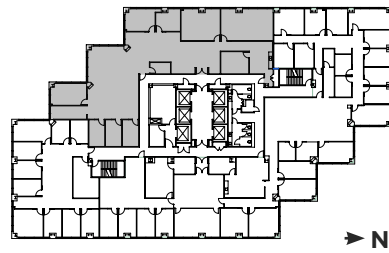


- 8 PRIVATE OFFICES
- 1 BREAK AREA

- 1 CONFERENCE ROOMS

AS BUILT

SUITE 400 - 6,397 RSF

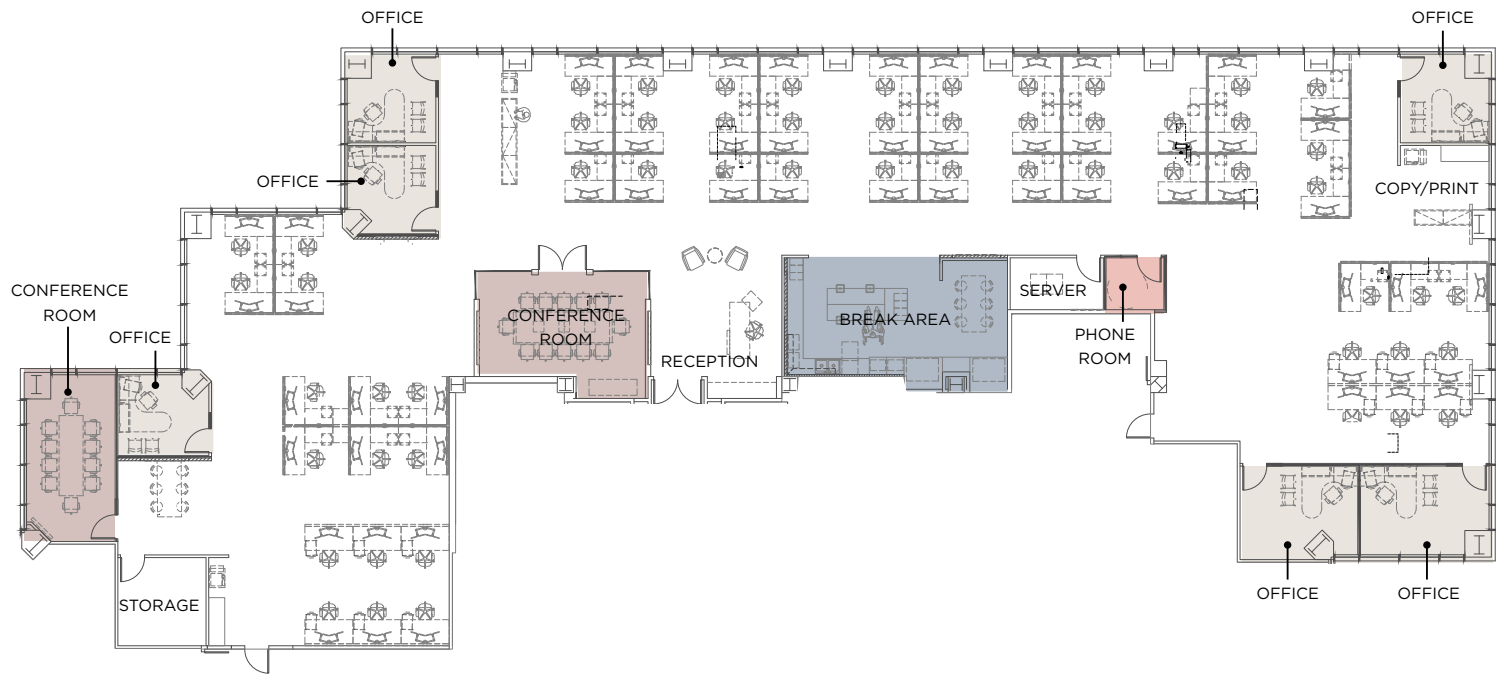
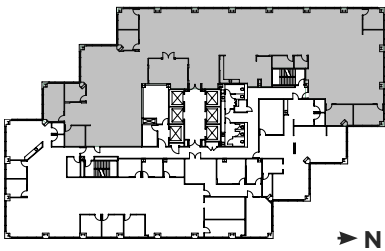


- 5 PRIVATE OFFICES
- 1 BREAK AREA

- 1 CONFERENCE ROOM
- 1 HUDDLE ROOM

AS BUILT - AVAILABLE APRIL 2027

SUITE 500 - 10,553 RSF



57

APPROX. CUBES IN
OPEN OFFICE

6

PRIVATE OFFICES

2

CONFERENCE ROOM

1

BREAK AREA

1

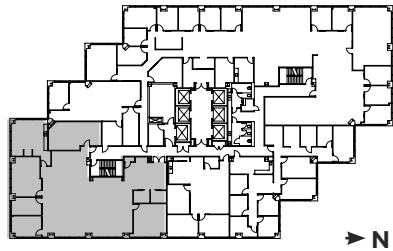
HUDDLE ROOM



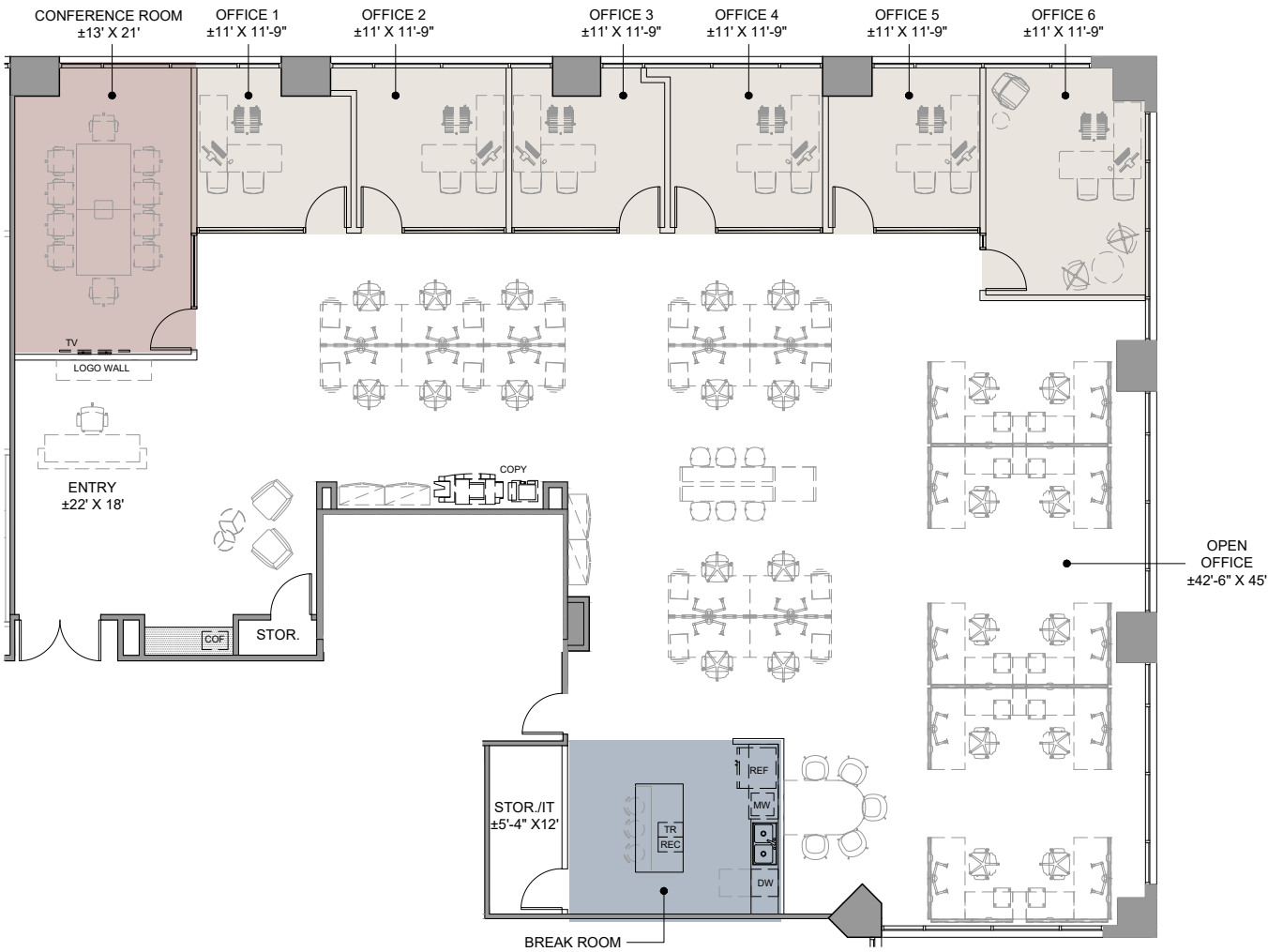
HAZARD CENTER

PLANNED SPEC SUITE

SUITE 650 - 5,251 RSF



VIEW TOUR



24

APPROX. CUBES IN
OPEN OFFICE

6

PRIVATE OFFICES

1

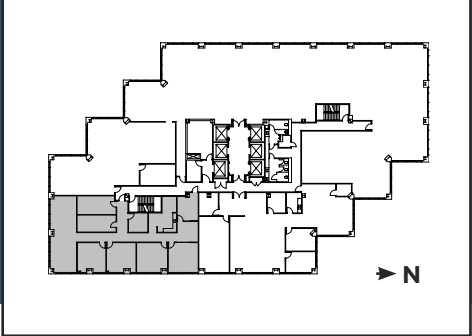
CONFERENCE ROOMS

1

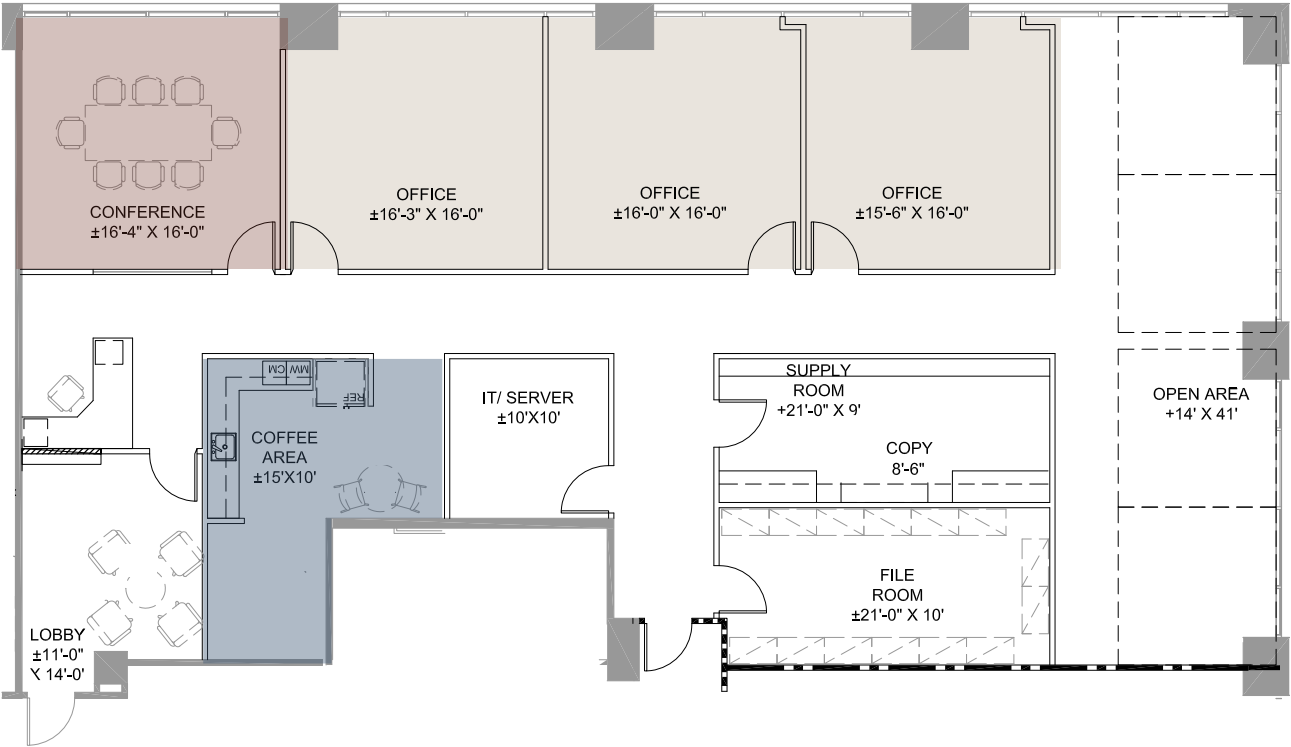
BREAK AREA

AS BUILT

SUITE 750 - 3,863 RSF

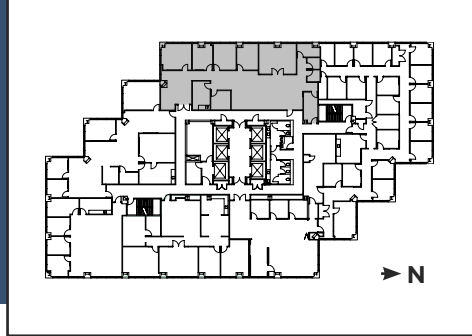


[VIEW TOUR](#)

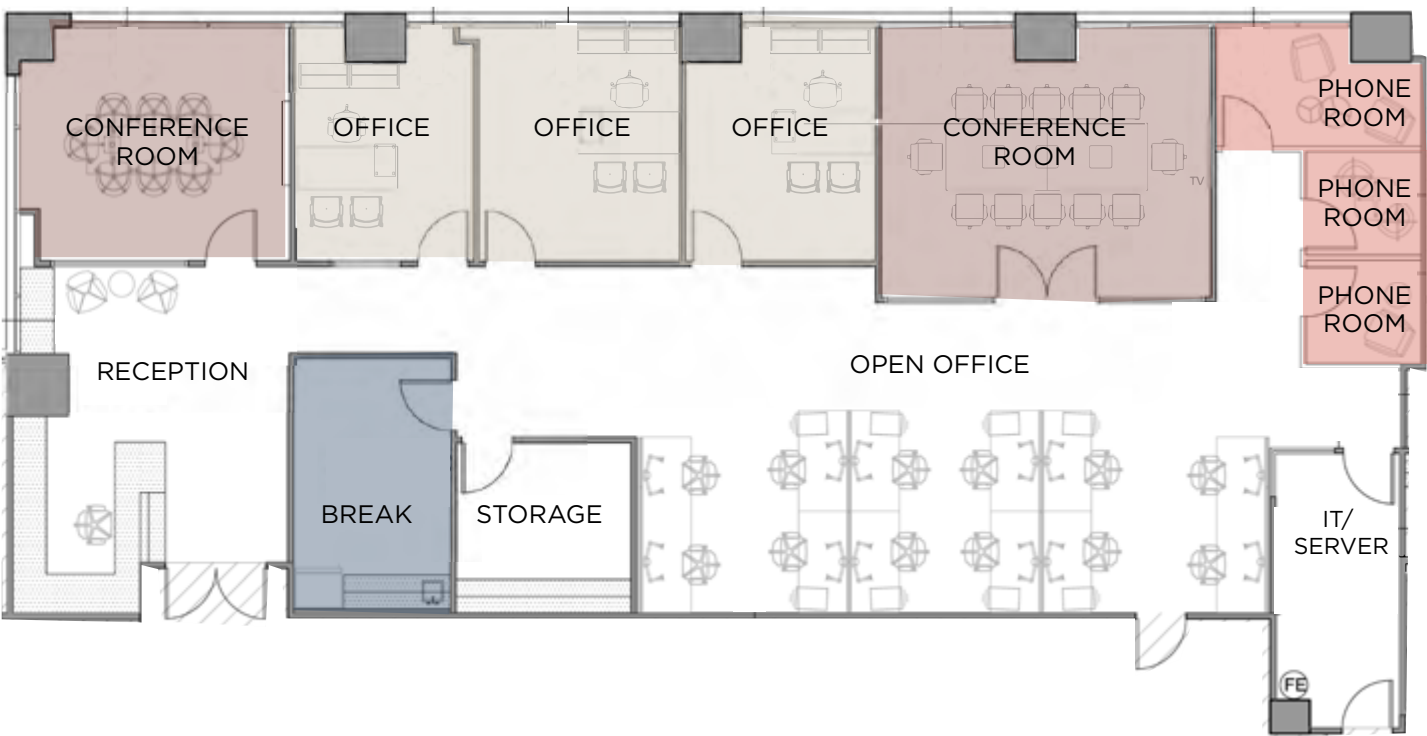


AS BUILT

SUITE 810 - 4,030 RSF



[VIEW TOUR](#)

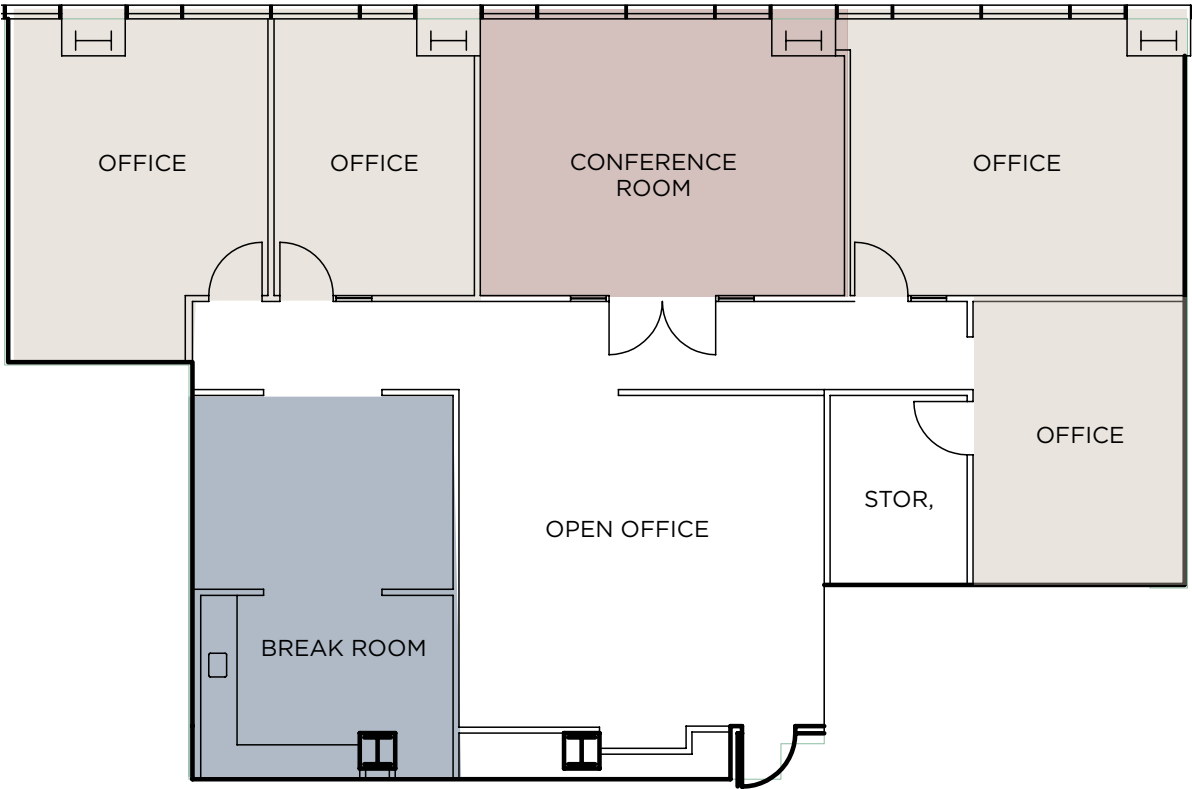
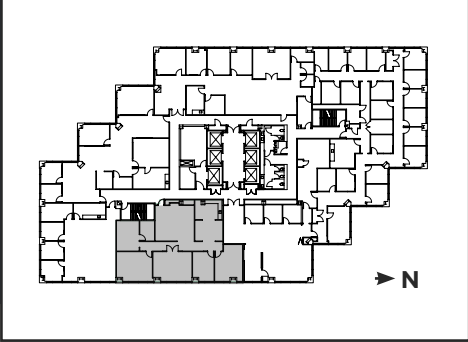


12 APPROX. CUBES IN
OPEN OFFICE



AS BUILT - AVAILABLE DECEMBER 2026

SUITE 845 - 2,953 SF

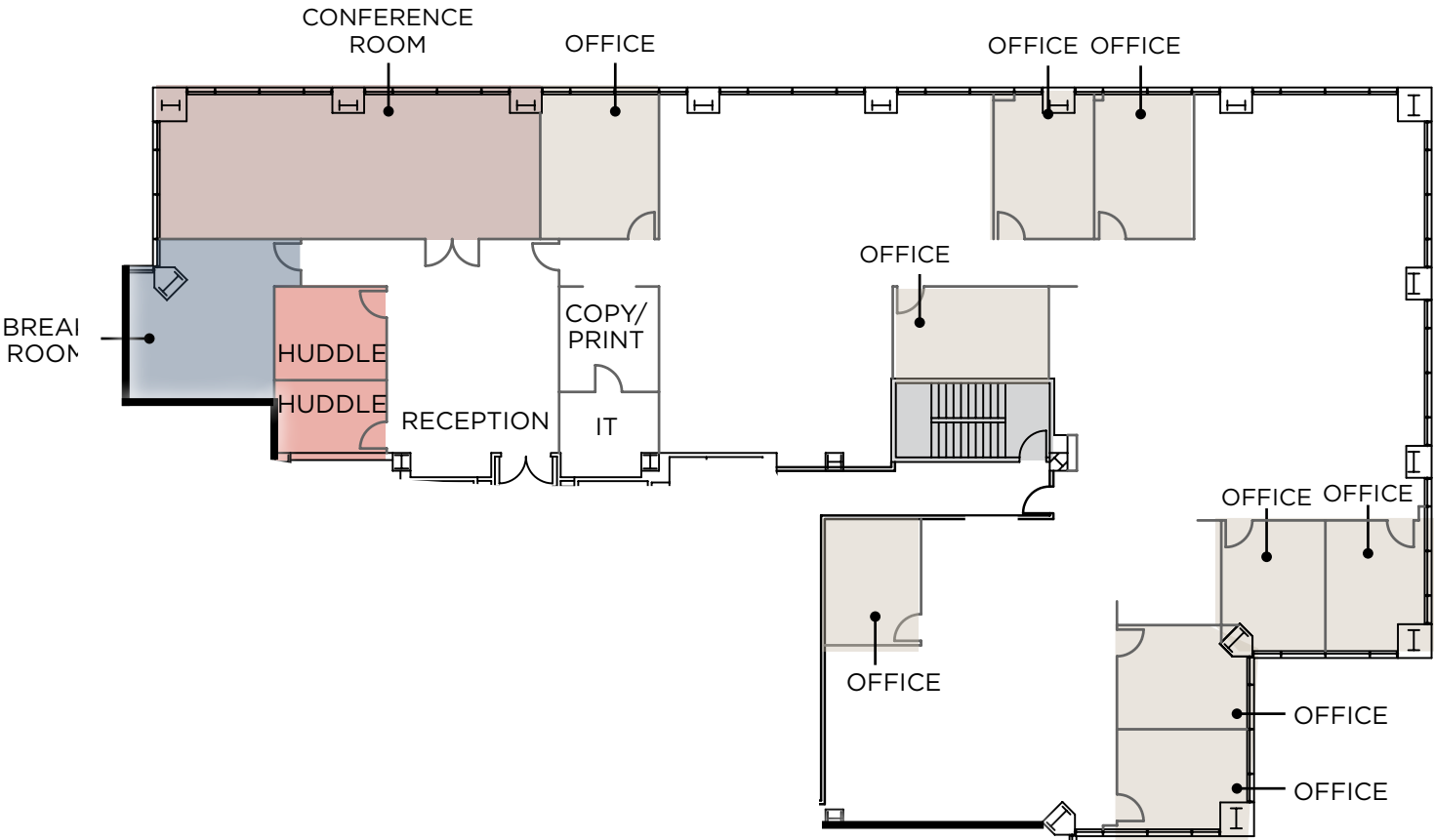
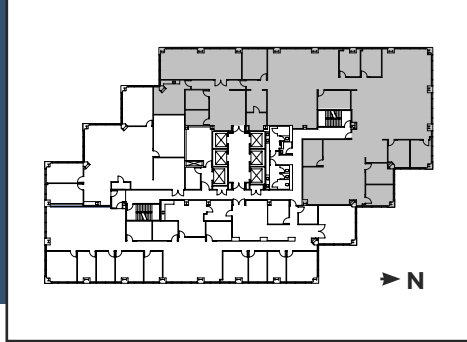


4 PRIVATE OFFICES
1 BREAK AREA

1 CONFERENCE ROOM

AS BUILT

SUITE 1100 - 9,814 RSF

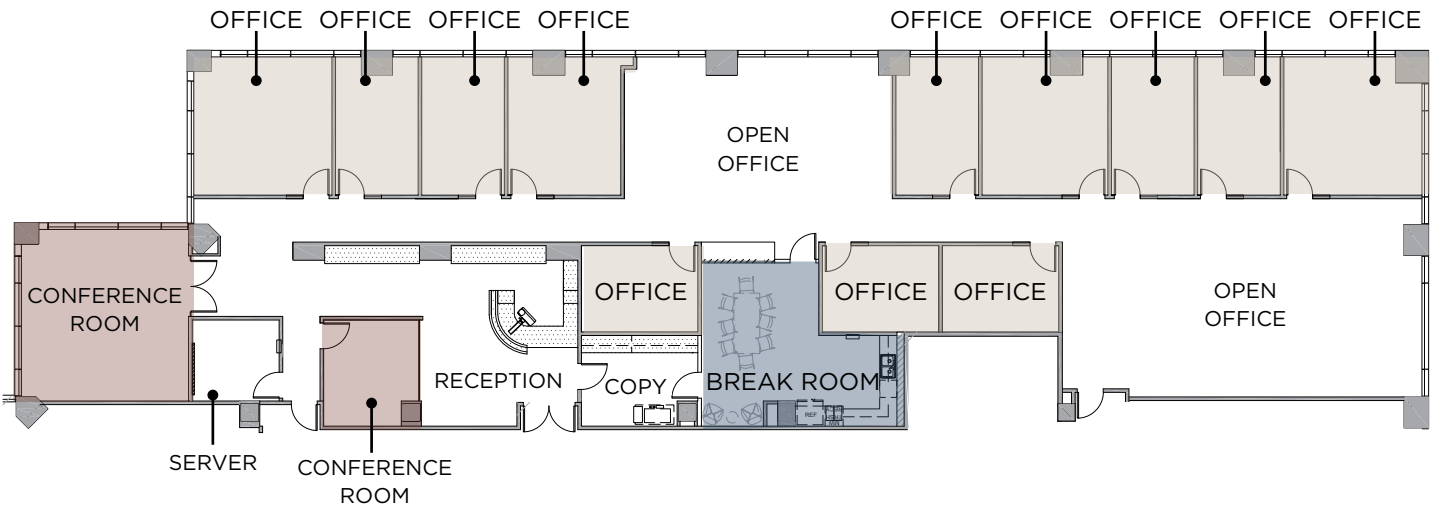
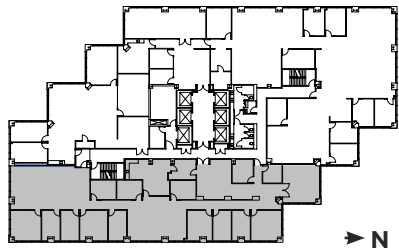


9 PRIVATE OFFICES
1 BREAK AREA

1 CONFERENCE ROOM
2 HUDDLE ROOMS

AS BUILT - AVAILABLE OCTOBER 2026

SUITE 1150 - 7,661 RSF



12

PRIVATE OFFICES

2

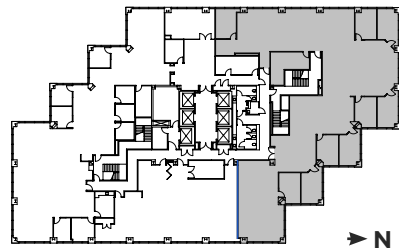
CONFERENCE ROOM

1

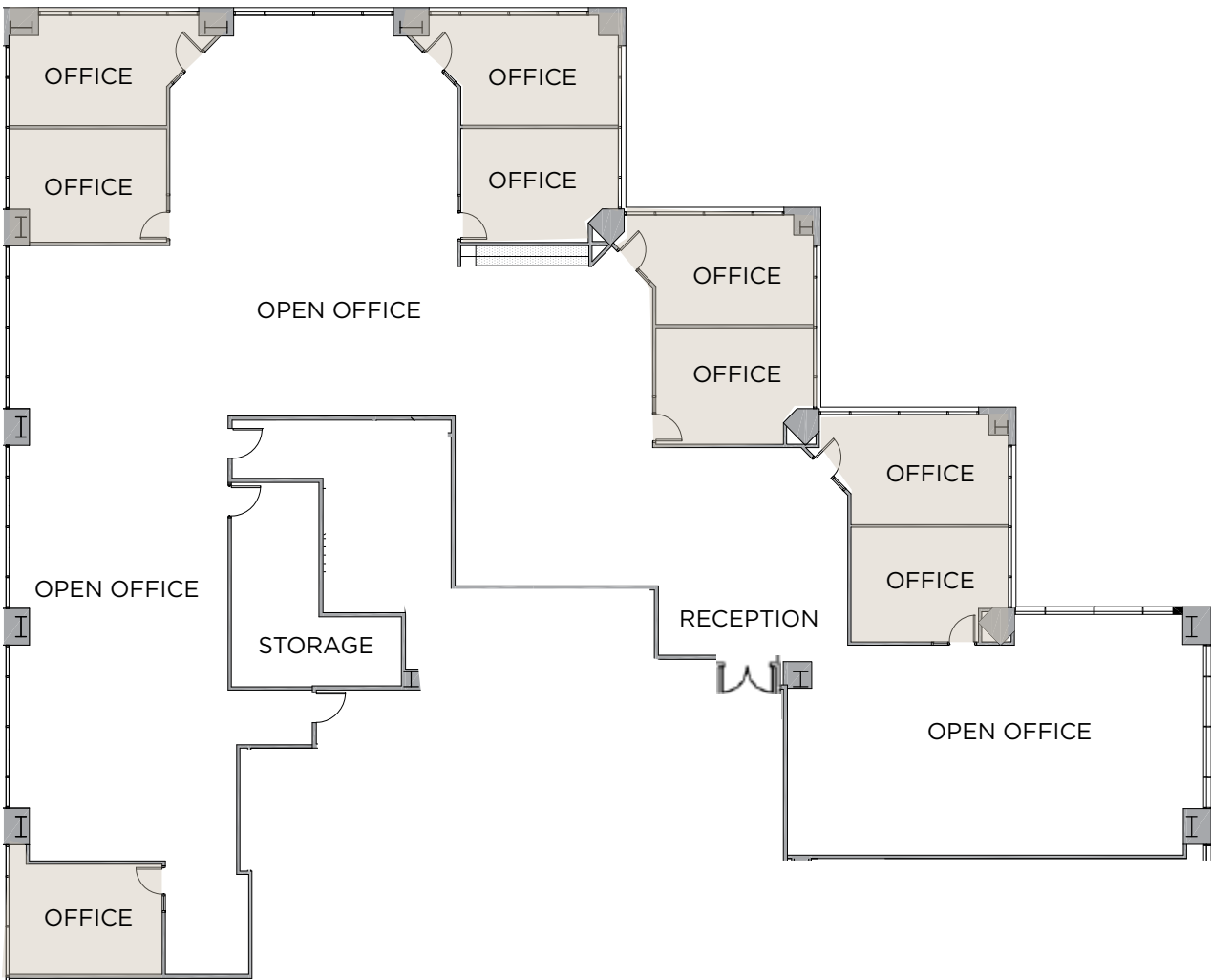
BREAK AREA

AS BUILT

SUITE 1360 - 8,411 RSF



[VIEW TOUR](#)

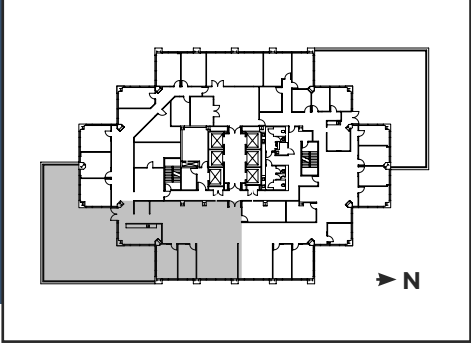


9

PRIVATE OFFICES

PLANNED SPEC SUITE - AVAILABLE DECEMBER 2026

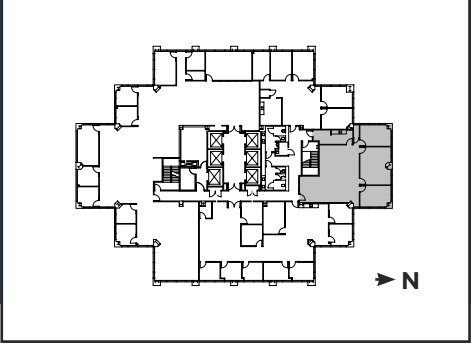
SUITE 1450 - 2,841 RSF



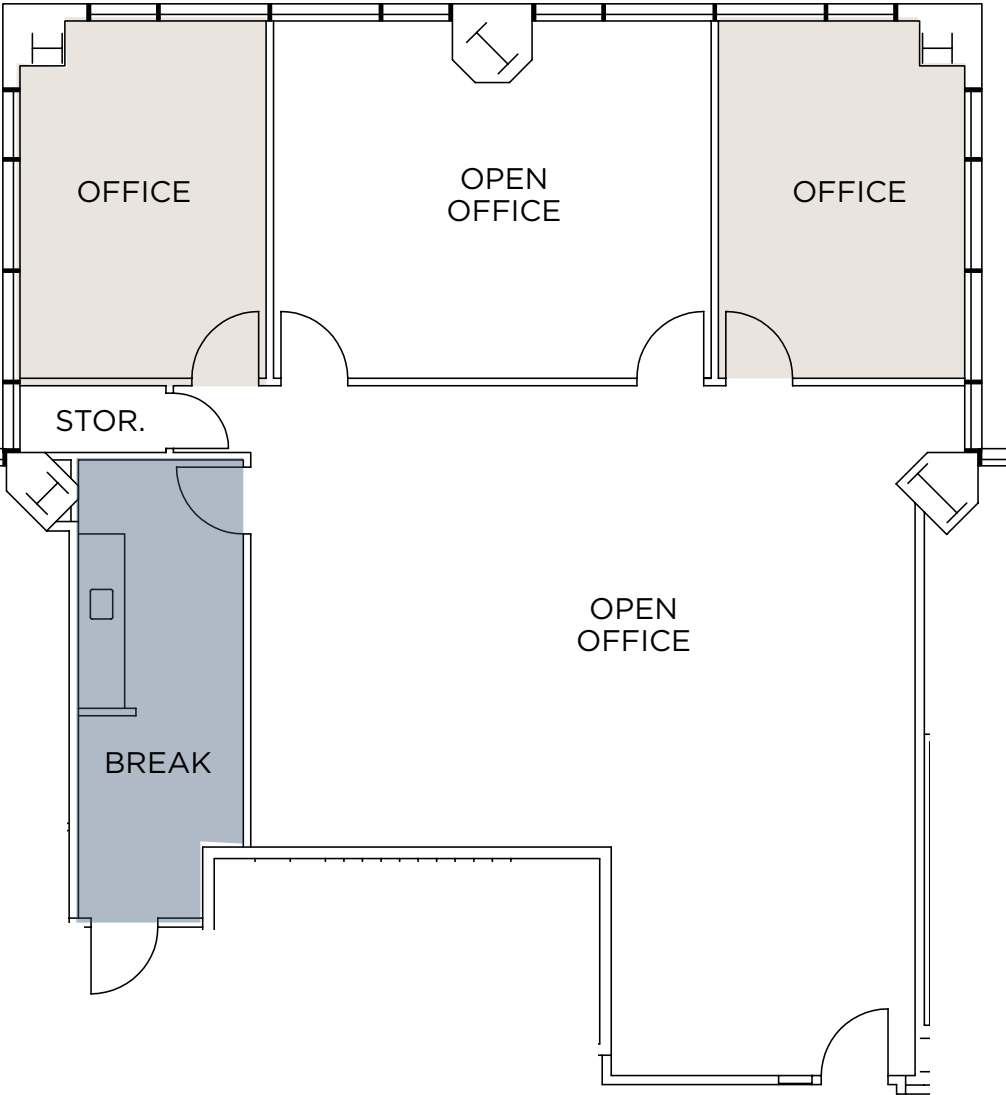
- 3 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- 1 BREAK AREA
- 2K^{SF} ROOFTOP TERRACE

AS BUILT

SUITE 1540 - 2,090 RSF



[VIEW TOUR](#)



- 2 PRIVATE OFFICES
- 1 BREAK AREA



HAZARD CENTER

MIKE NOVKOV

+1 858 546 5412

mike.novkov@cushwake.com

LIC #01890388

DEREK HULSE

+1 858 334 4005

derek.hulse@cushwake.com

LIC #01740180



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