CUSHMAN & WAKEFIELD

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 · BJ's · NEGIHAMA · BARNES & NOBLE · orangetheory FITNESS · WHICH WICH? 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 HZD
SAN DIEGO x CALIFORNIA

NEW RETAIL PLAZA COMING SOON!



DELIVERING Q4 2026

TRANSFORMING OUR RETAIL SITE & NEIGHBORHOOD FOR A SUPERIOR EXPERIENCE



DELIVERING Q4 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.















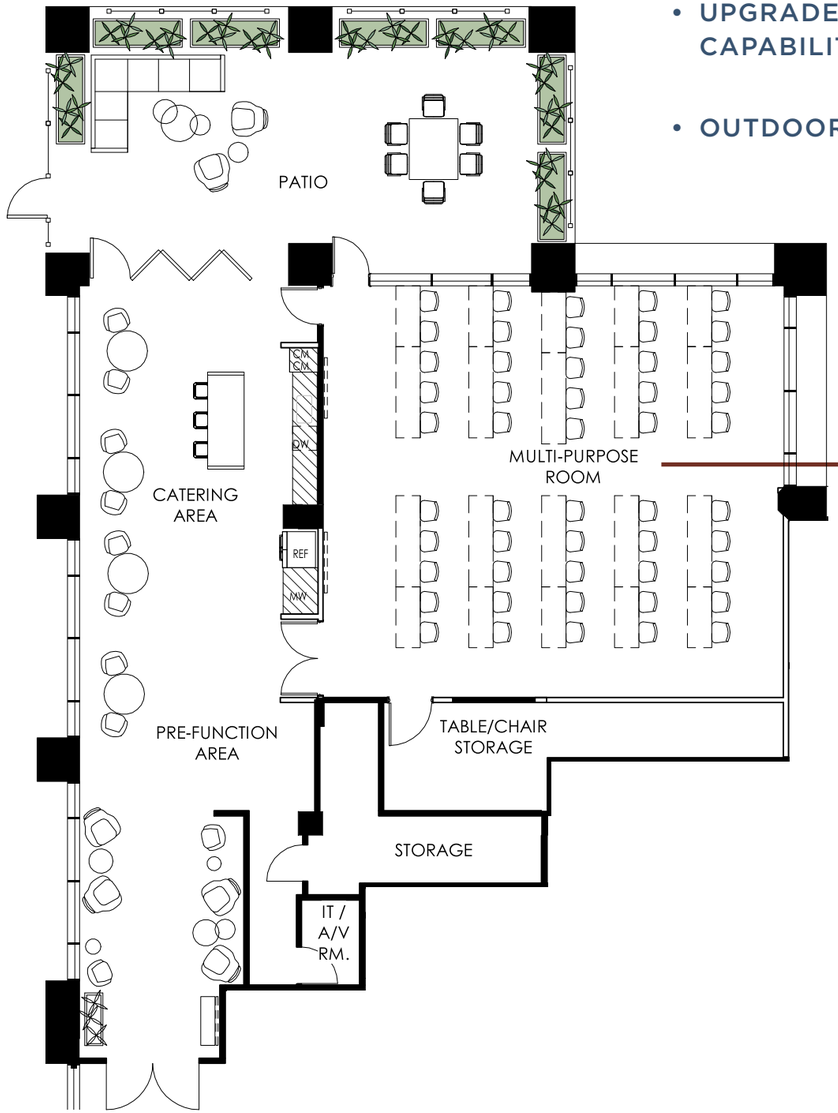
IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

HAZARD CENTER

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.



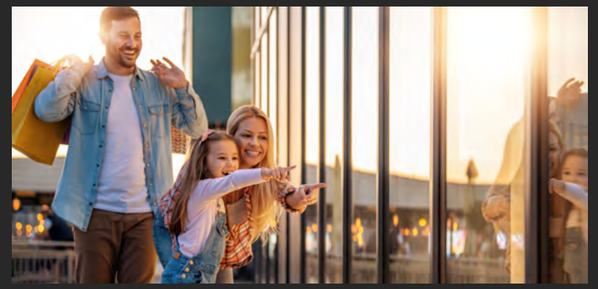
- UPGRADED AUDIO/VIDEO CAPABILITIES
- OUTDOOR SEATING

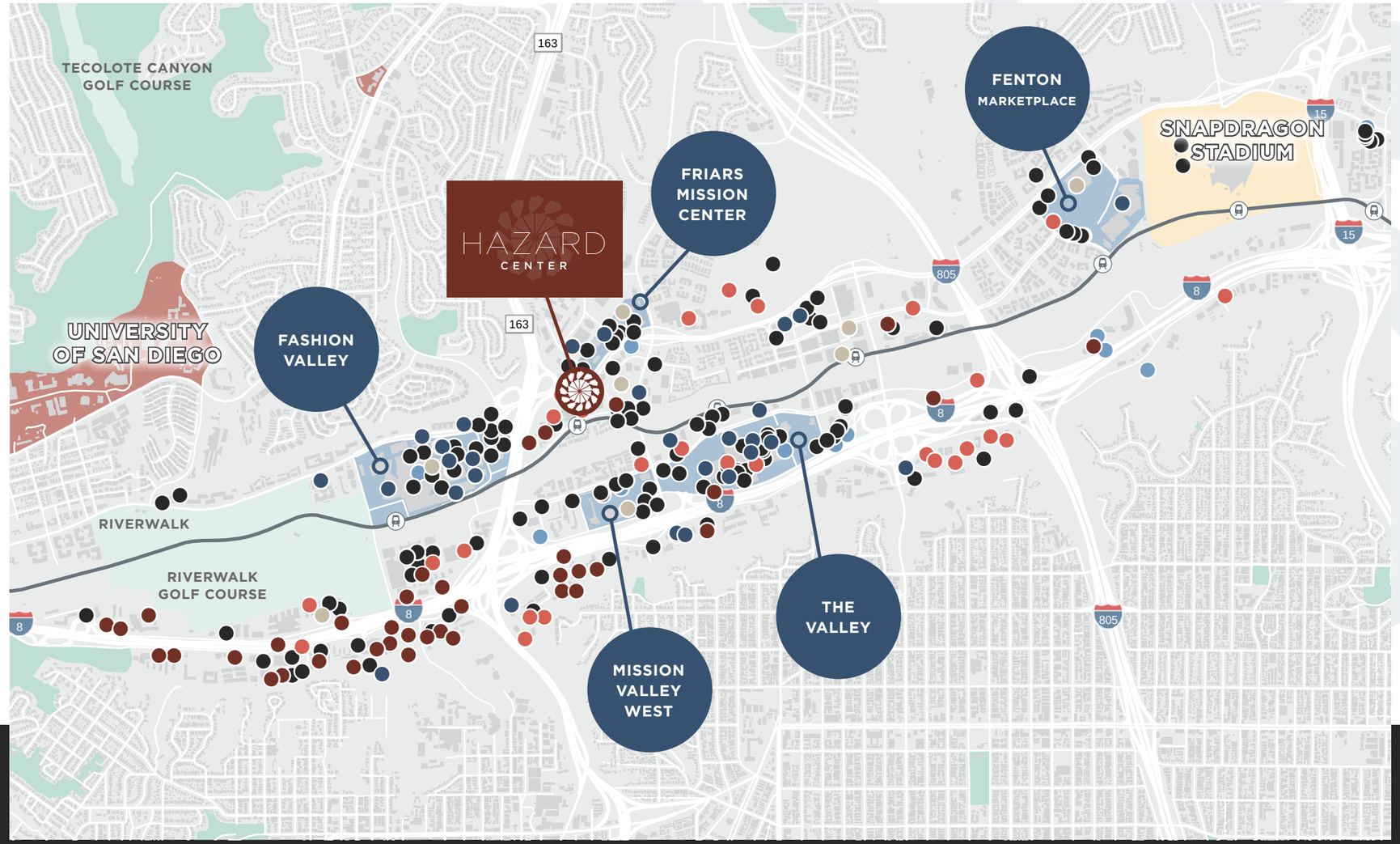
IN GOOD COMPANY

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

12 CAFES

28 FITNESS CENTERS

42 HOTELS

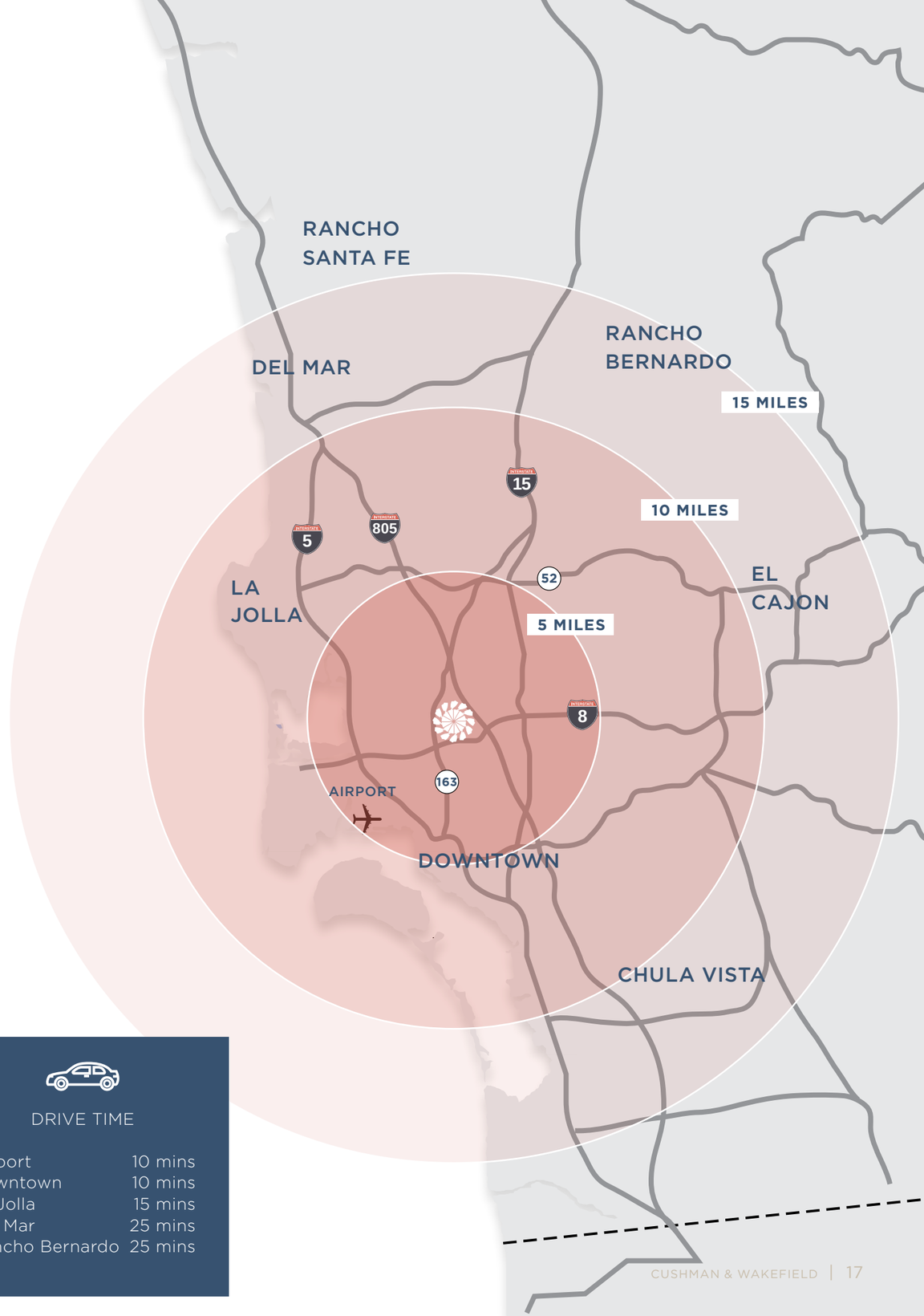
29 RETAIL OPTIONS

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
225	1,677	Vacant	$3.75/SF FSG	
1540	2,090	Vacant	$3.85/SF FSG	**VIEW TOUR**
1450	2,841	12/1/2026	$4.00/SF FSG	
845	2,953	12/1/2026	$3.75/SF FSG	
880	3,576	Vacant	$3.75/SF FSG	
750	3,863	Vacant	$3.75/SF FSG	**VIEW TOUR**
810	4,030	Vacant	$3.75/SF FSG	**VIEW TOUR**
100	4,984	Vacant	$3.75/SF FSG	**VIEW TOUR**

5,000-10,000 SF AVAILABILITIES

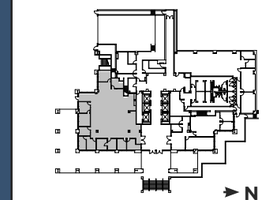
Suite	Square Footage	Status	Price	Virtual Tour
650	5,251	Vacant	$3.75/SF FSG	**VIEW TOUR**
300	5,776	Vacant	$3.75/SF FSG	**VIEW TOUR**
400	6,397	Vacant	$3.75/SF FSG	
1360	5,259	Vacant	$3.80/SF FSG	**VIEW TOUR**
810/880	7,606	Vacant	$3.75/SF FSG	
1150	7,661	Vacant	$3.80/SF FSG	
1100	9,814	Vacant	$3.80/SF FSG	

<10,000 SF AVAILABILITIES

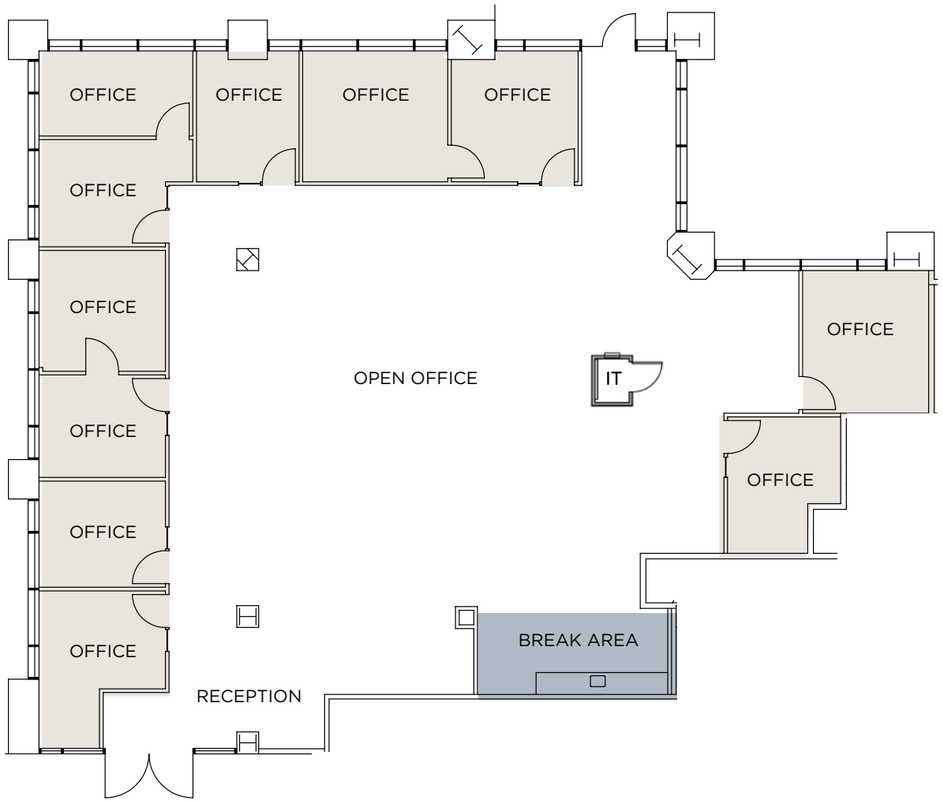
Suite	Square Footage	Status	Price	Virtual Tour
500	10,553	4/1/2027	$3.75/SF FSG	
1100/1150	17,475	Vacant	$3.80/SF FSG	

AS BUILT

SUITE 100 - 4,984 RSF



VIEW TOUR

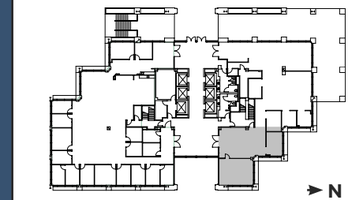


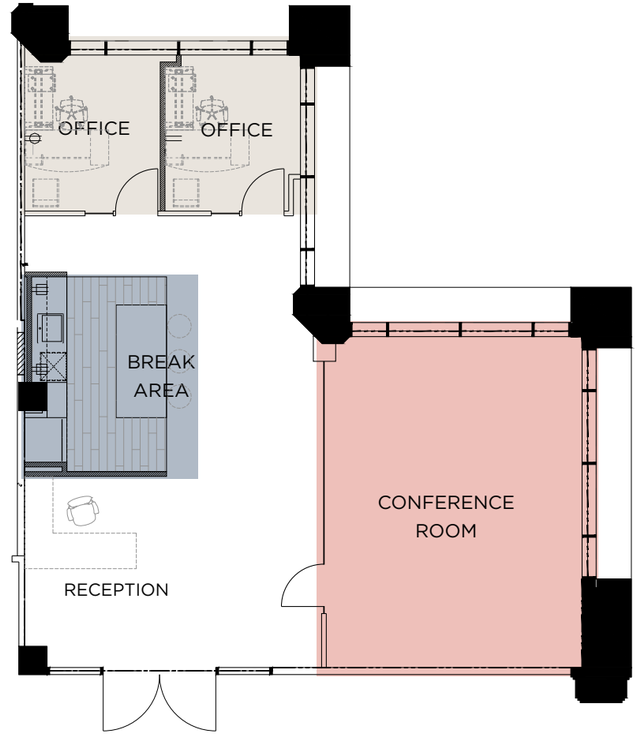
11 PRIVATE OFFICES

1 BREAK AREA

PLANNED SPEC SUITE

SUITE 225 - 1,677 RSF





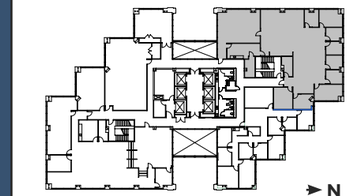
2 PRIVATE OFFICES

1 CONFERENCE ROOM

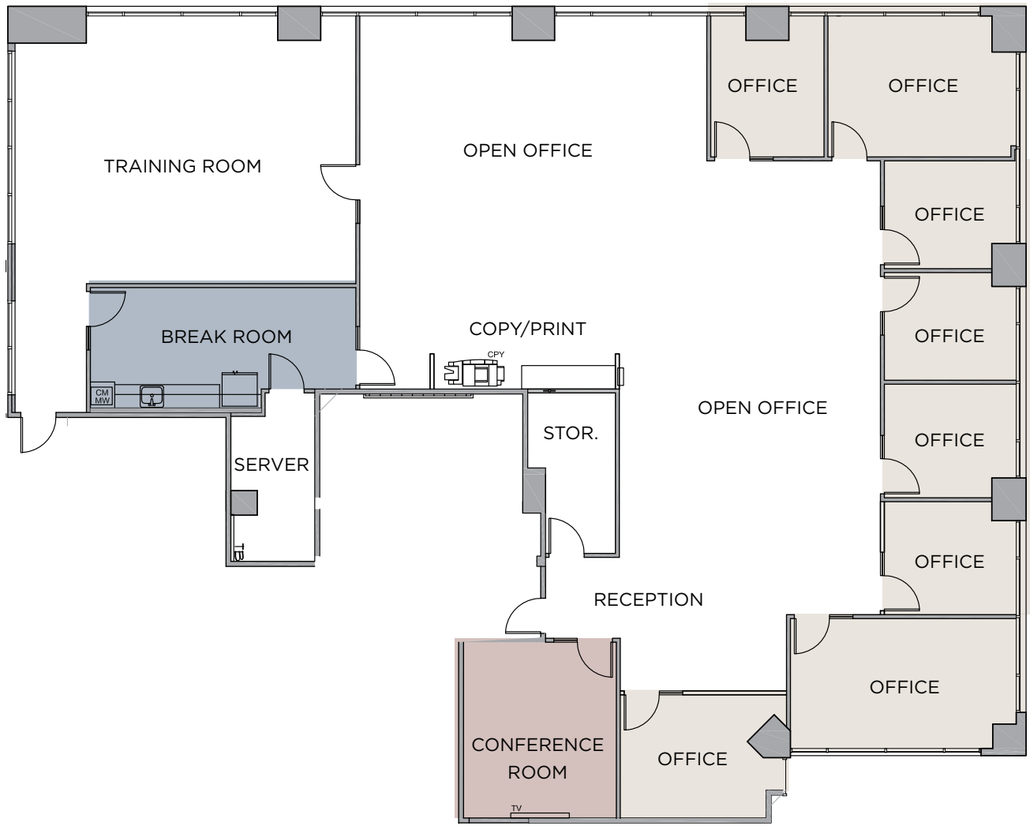
1 BREAK AREA

AS BUILT

SUITE 300 - 5,776 RSF



VIEW TOUR



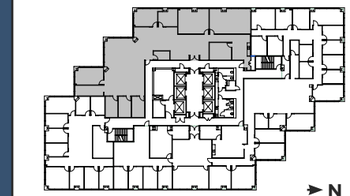
8 PRIVATE OFFICES

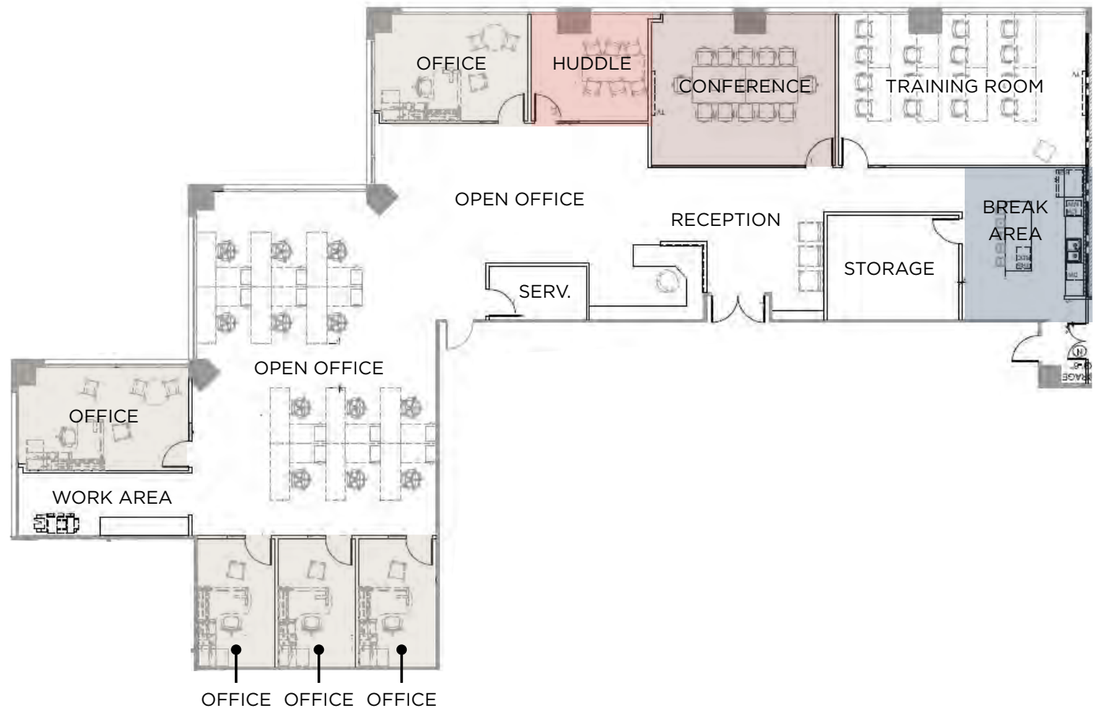
1 CONFERENCE ROOM

1 BREAK AREA

AS BUILT

SUITE 400 - 6,397 RSF





5 PRIVATE OFFICES

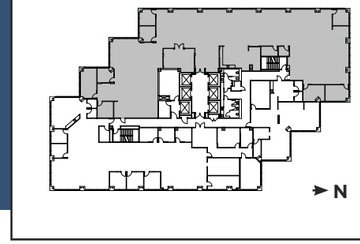
1 CONFERENCE ROOM

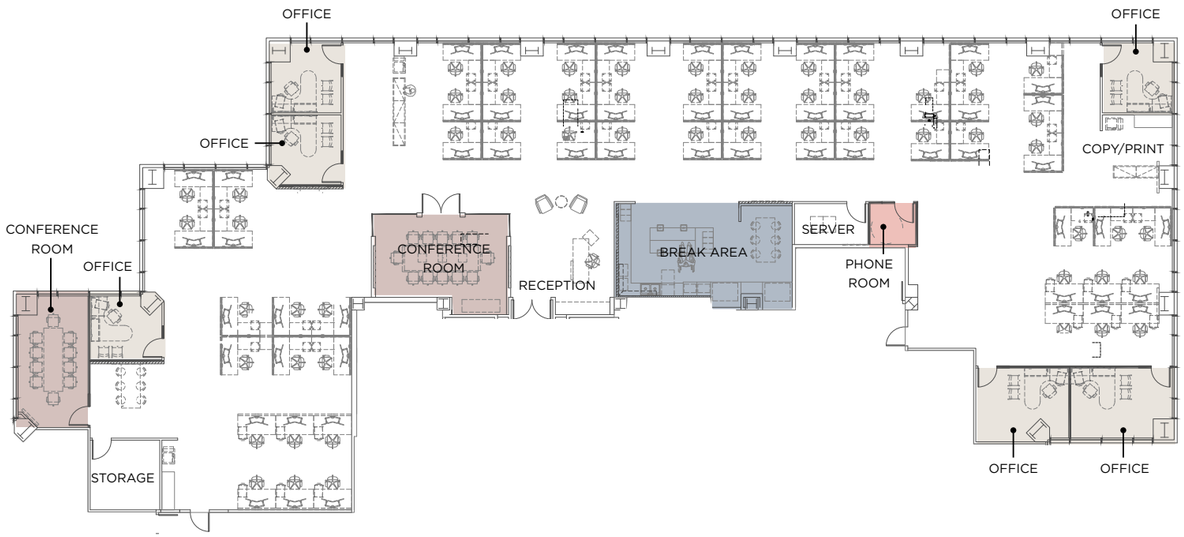
1 BREAK AREA

1 HUDDLE ROOM

AS BUILT - AVAILABLE APRIL 2027

SUITE 500 - 10,553 RSF





57 APPROX. CUBES IN OPEN OFFICE

6 PRIVATE OFFICES

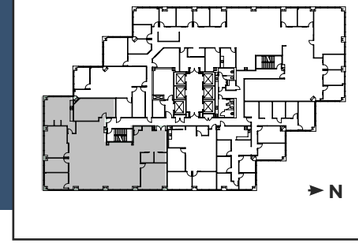
2 CONFERENCE ROOMS

1 BREAK AREA

1 HUDDLE ROOM

PLANNED SPEC SUITE

SUITE 650 - 5,251 RSF



VIEW TOUR



24 APPROX. CUBES IN OPEN OFFICE

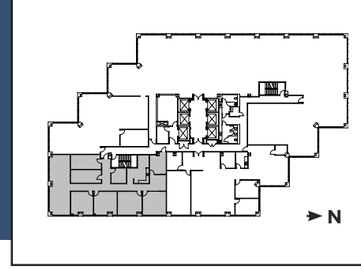
6 PRIVATE OFFICES

1 CONFERENCE ROOM

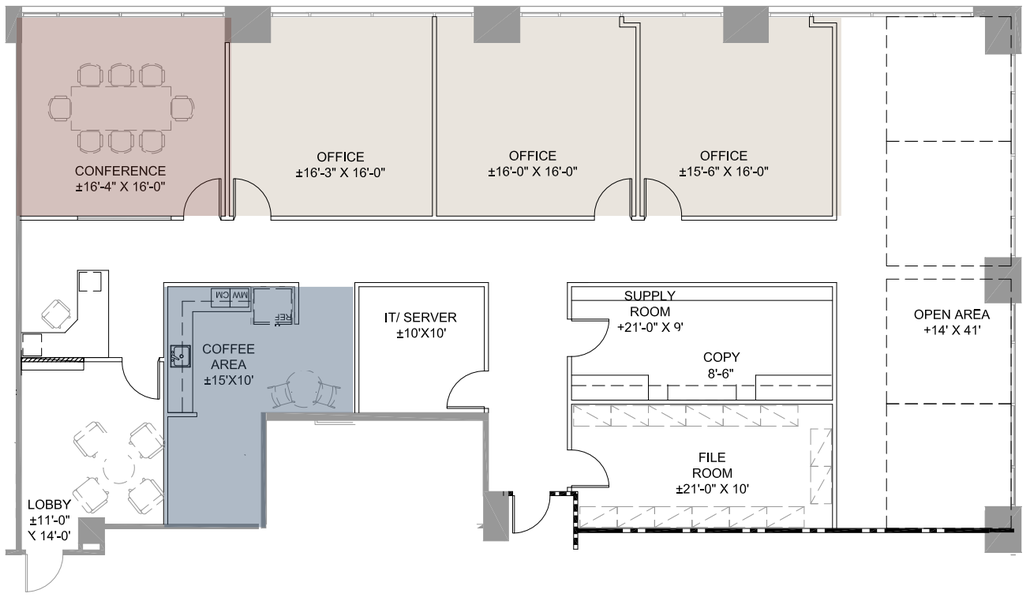
1 BREAK AREA

AS BUILT

SUITE 750 - 3,863 RSF



VIEW TOUR



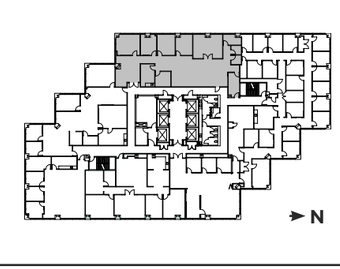
3 PRIVATE OFFICES

1 CONFERENCE ROOM

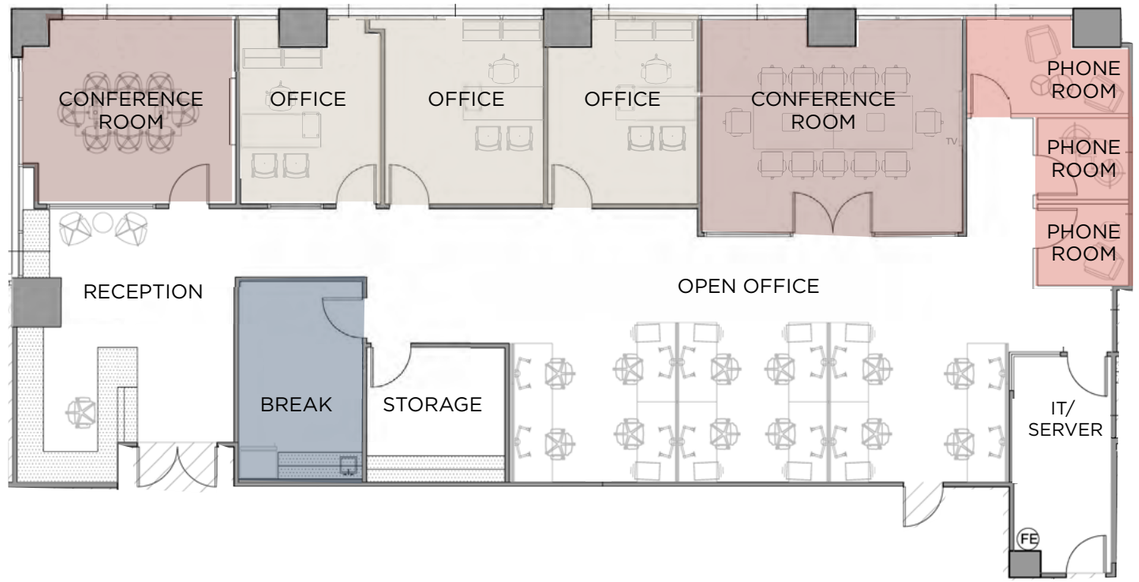
1 BREAK AREA

AS BUILT

SUITE 810 - 4,030 RSF



VIEW TOUR



12 APPROX. CUBES IN OPEN OFFICE

3 PRIVATE OFFICES

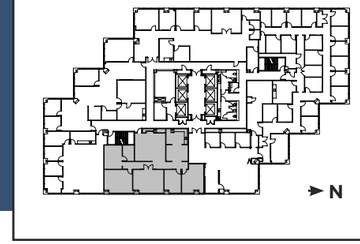
2 CONFERENCE ROOMS

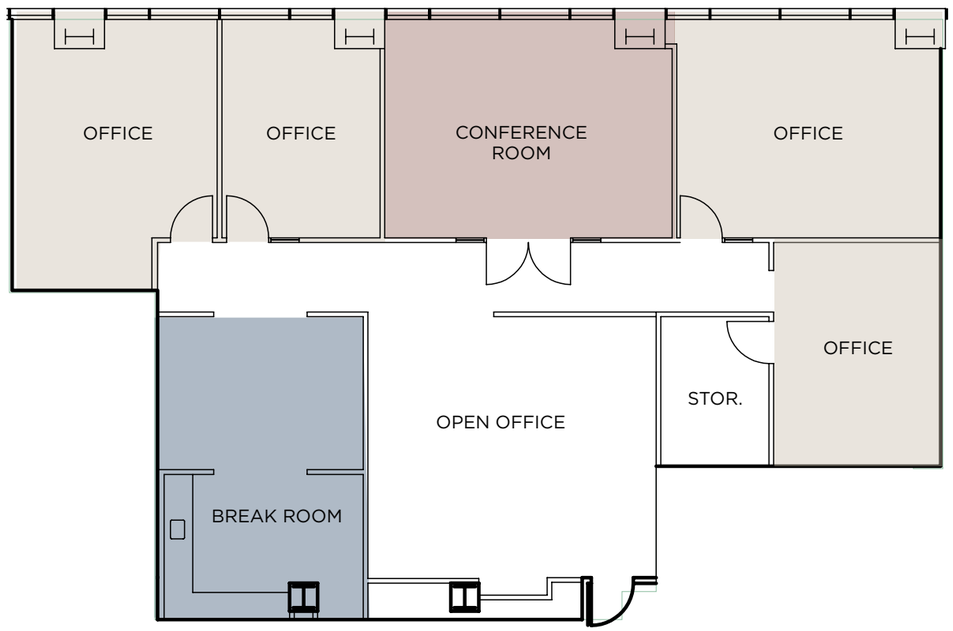
1 BREAK AREA

3 PHONE ROOMS

AS BUILT - AVAILABLE DECEMBER 2026

SUITE 845 - 2,953 SF





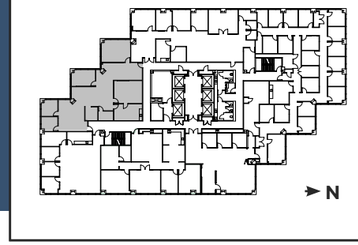
4 PRIVATE OFFICES

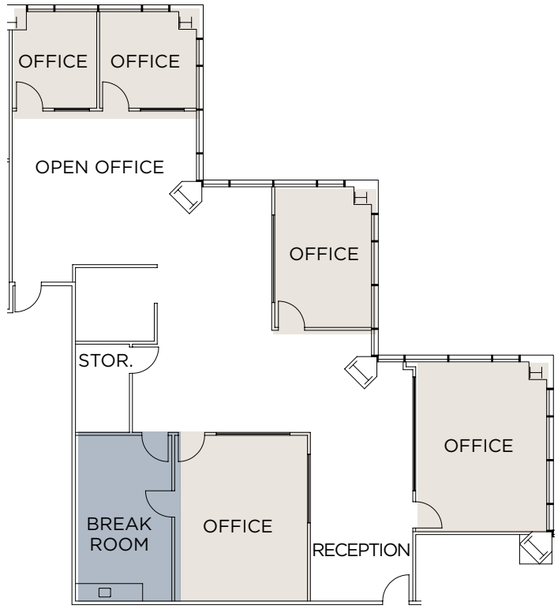
1 CONFERENCE ROOM

1 BREAK AREA

AS BUILT

SUITE 880 - 3,576 RSF



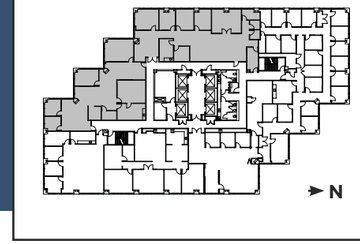


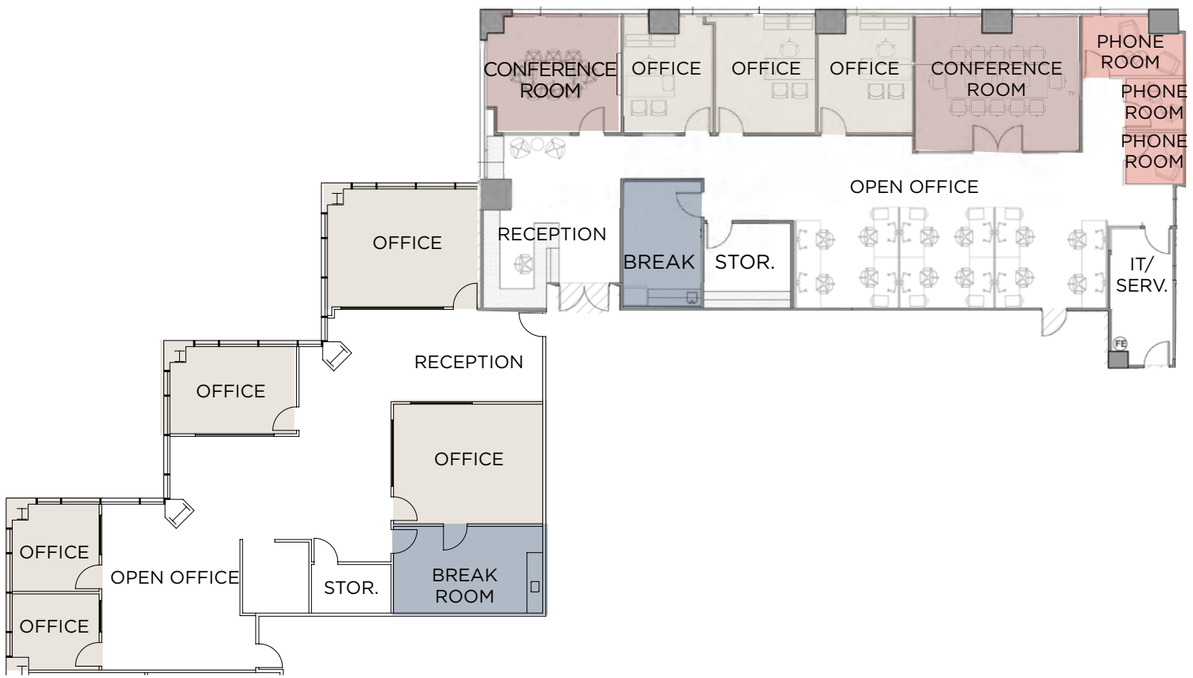
5 PRIVATE OFFICES

1 BREAK AREA

AS BUILT

SUITE 810/880 - 7,606 SF





8 PRIVATE OFFICES

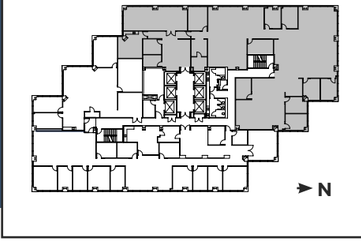
2 CONFERENCE ROOMS

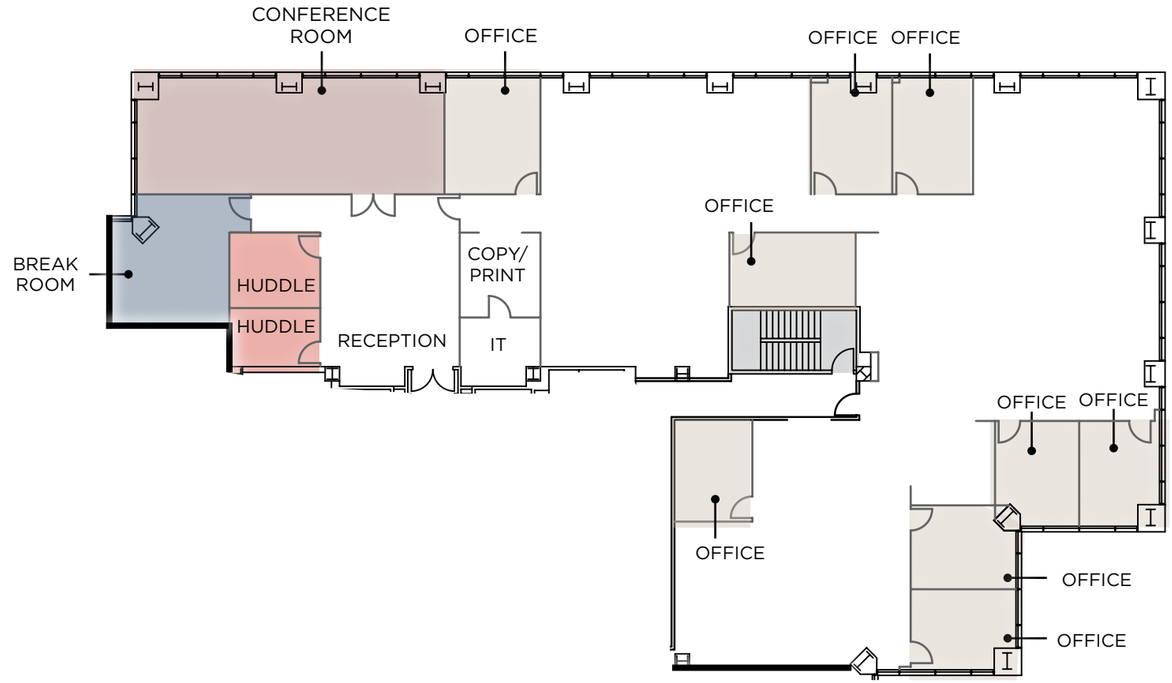
2 BREAK AREAS

3 PHONE ROOMS

AS BUILT

SUITE 1100 - 9,814 RSF





9 PRIVATE OFFICES

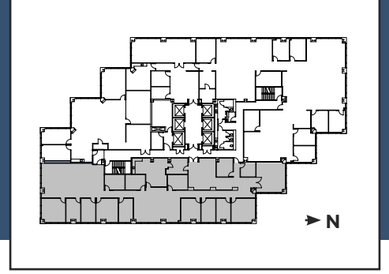
1 CONFERENCE ROOM

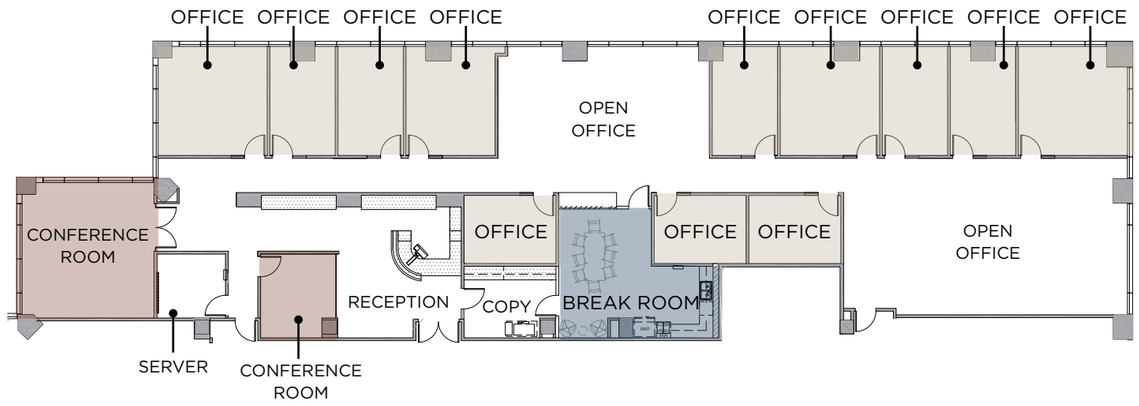
1 BREAK AREA

2 HUDDLE ROOMS

AS BUILT

SUITE 1150 - 7,661 RSF





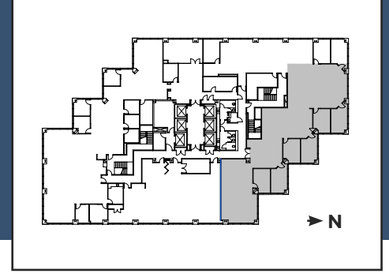
12 PRIVATE OFFICES

2 CONFERENCE ROOMS

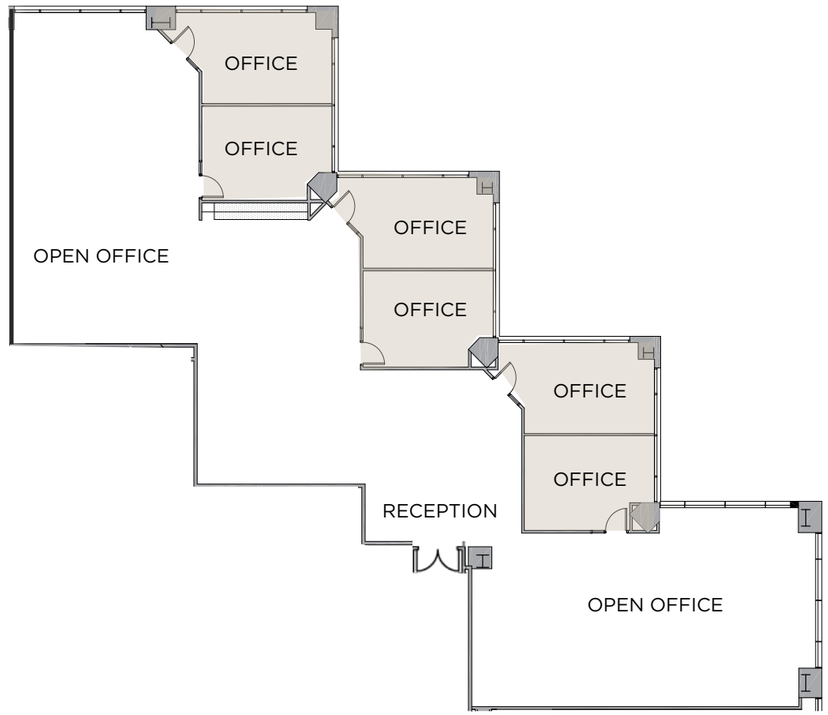
1 BREAK AREA

AS BUILT

SUITE 1360 - 5,259 RSF



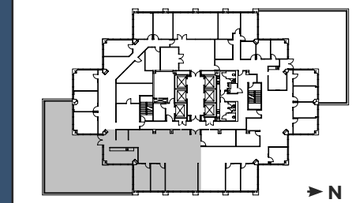
VIEW TOUR



6 PRIVATE OFFICES

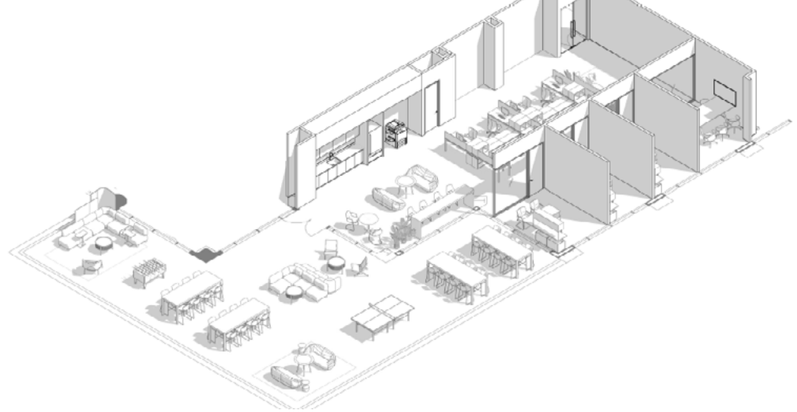
PLANNED SPEC SUITE - AVAILABLE DECEMBER 2026

SUITE 1450 - 2,841 RSF



APPROX. 2,000 SF PRIVATE ROOFTOP TERRACE





3 PRIVATE OFFICES

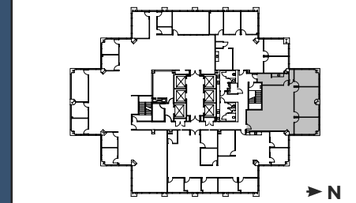
1 CONFERENCE ROOM

1 BREAK AREA

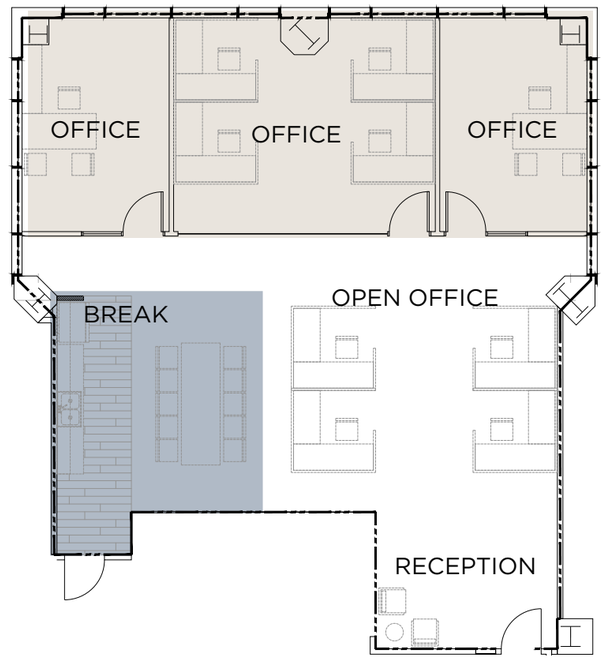
2K SF ROOFTOP TERRACE

PLANNED SPEC SUITE

SUITE 1540 - 2,090 RSF



VIEW TOUR



3 PRIVATE OFFICES

1 BREAK AREA

HAZARD
CENTER

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CUSHMAN & WAKEFIELD

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