



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

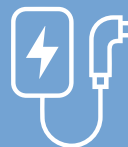
273,710 RSF ACROSS 15 STORIES



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** LAZ RD
SAN DIEGO x CALIFORNIA

NEW RETAIL
PLAZA COMING
SOON!





COMING IN EARLY 2026

TRANSFORMING OUR RETAIL SITE &
NEIGHBORHOOD FOR A SUPERIOR EXPERIENCE

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



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.

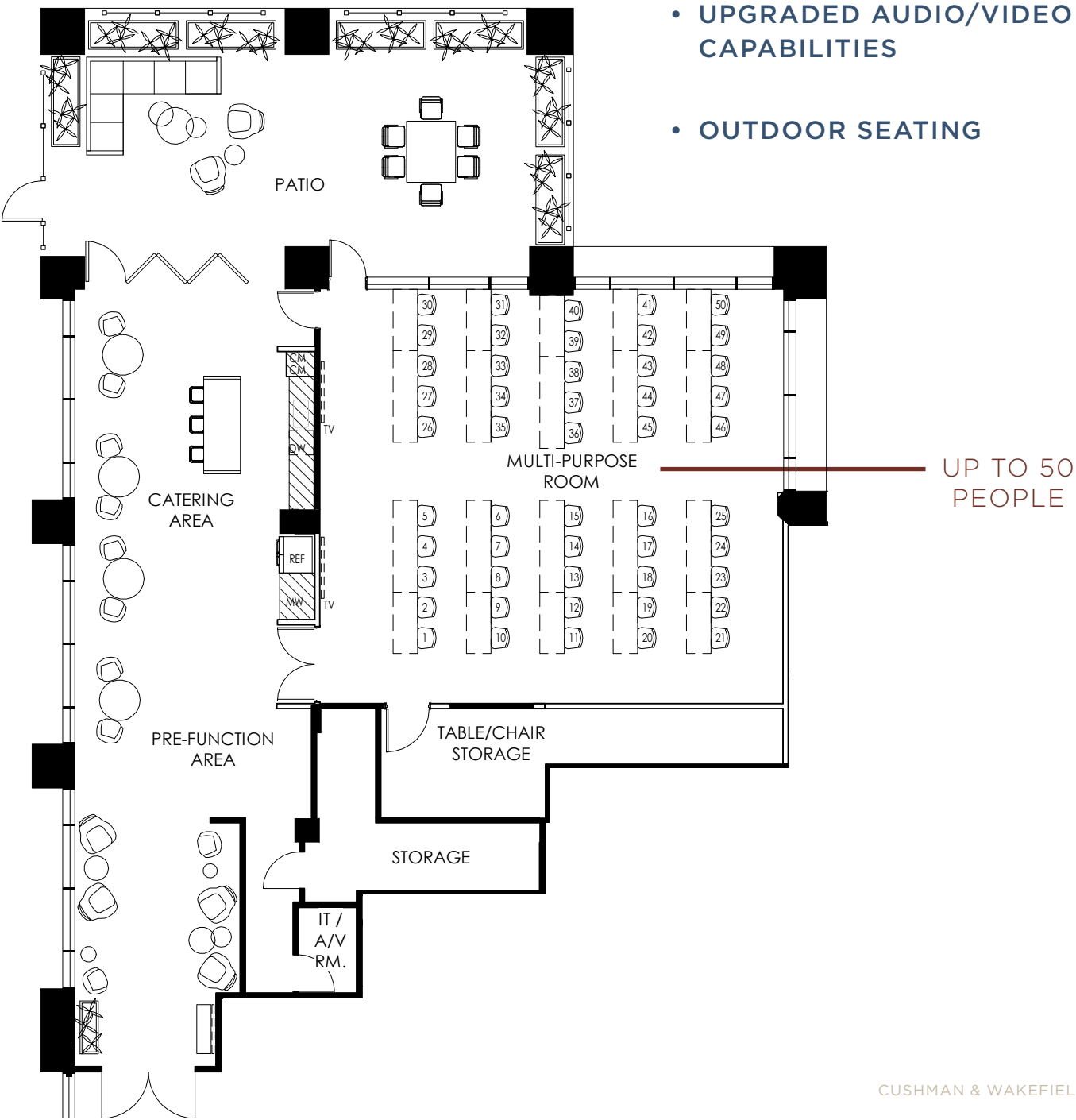




EVENT SPACE & CONFERENCE CENTER COMING 2025!

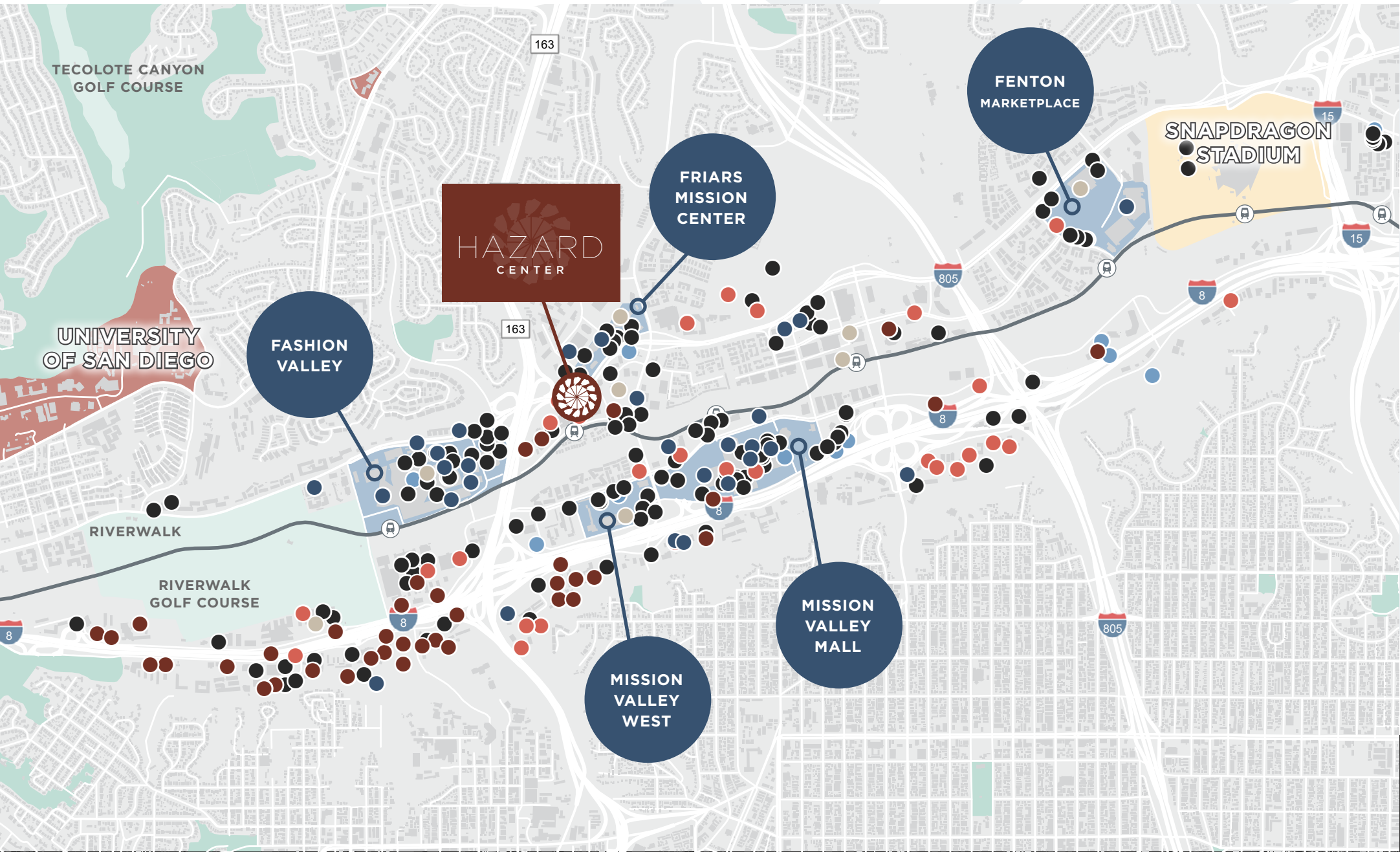
PURPOSE-BUILT FOR COLLABORATION

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

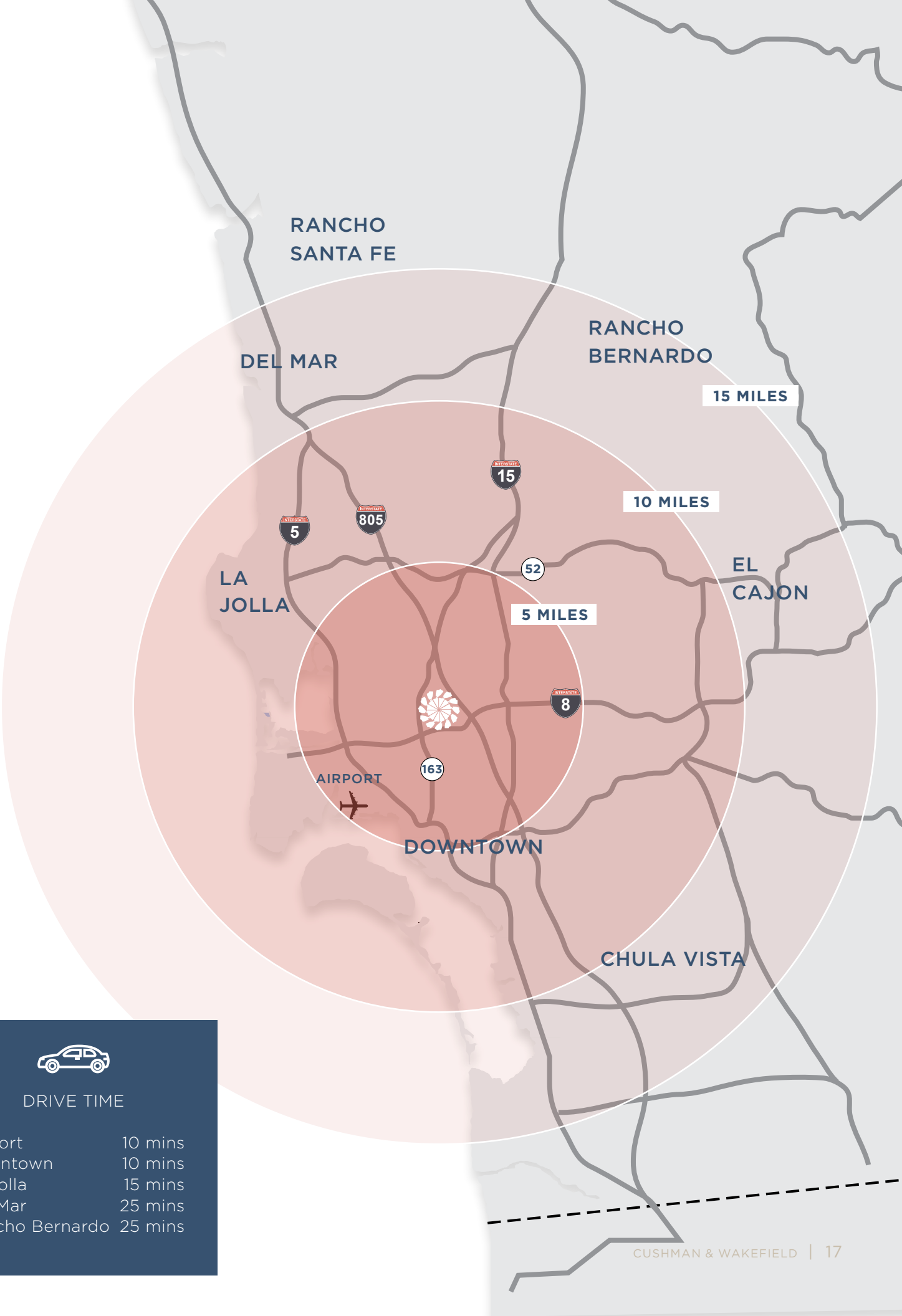
29
RETAIL OPTIONS

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.



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
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

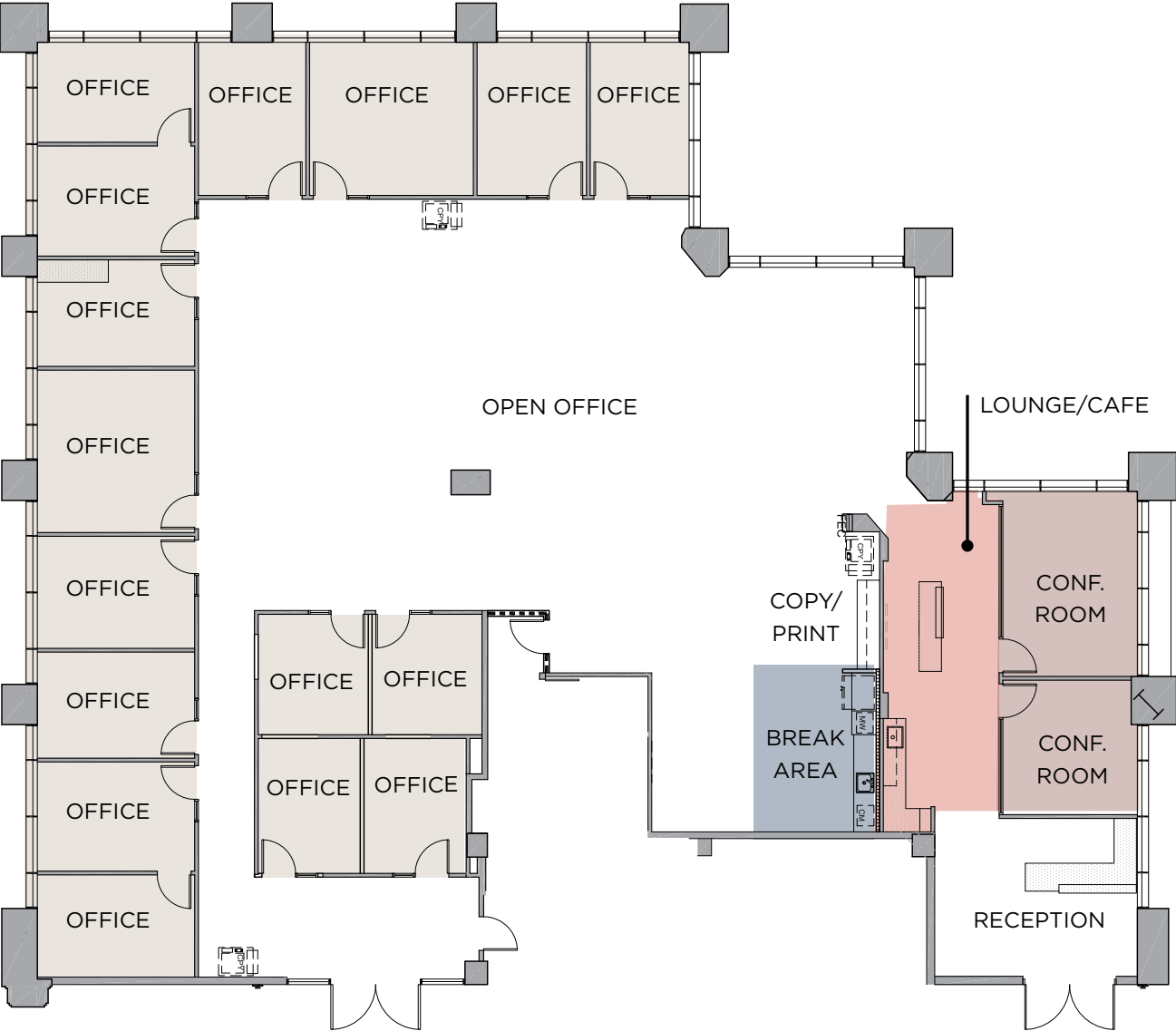
[VIEW TOUR](#)



AS BUILT

SUITE 200 - 7,788 RSF

[VIEW TOUR](#)



16 PRIVATE OFFICES

1 BREAK AREA

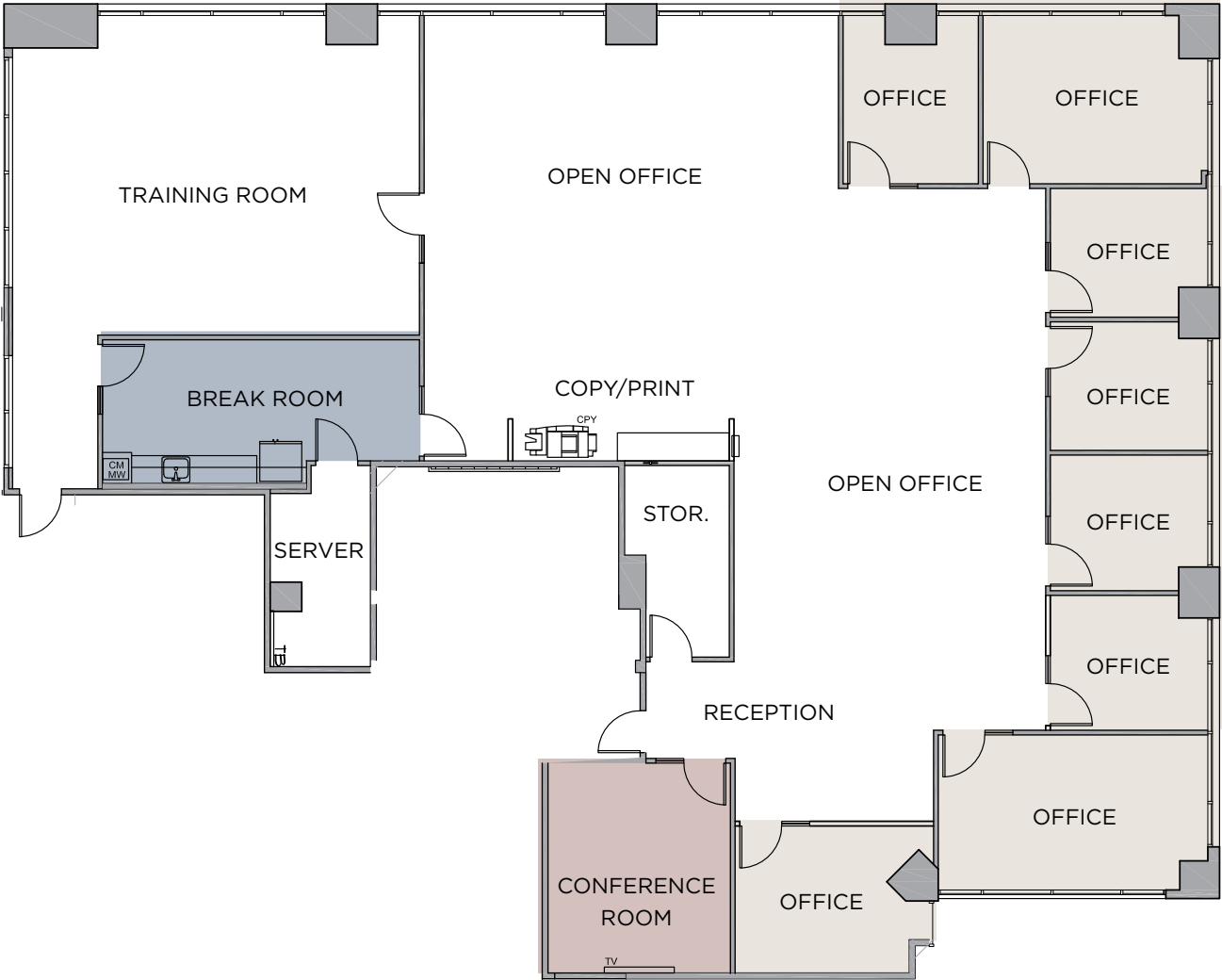
2 CONFERENCE ROOMS

1 LOUNGE/CAFE AREA

AS BUILT

SUITE 300 - 5,700 RSF

[VIEW TOUR](#)



8 PRIVATE OFFICES

1 BREAK AREA

1 CONFERENCE ROOM

SUITE 400 - 6,313 RSF



SUITE 500 - 10,413 RSF



57

APPROX. CUBES IN
OPEN OFFICE

5

1

1

1

HUDDLE ROOM



2

1



PHONE ROOM

AS BUILT

SUITE 625 - 2,977 RSF

VIEW TOUR



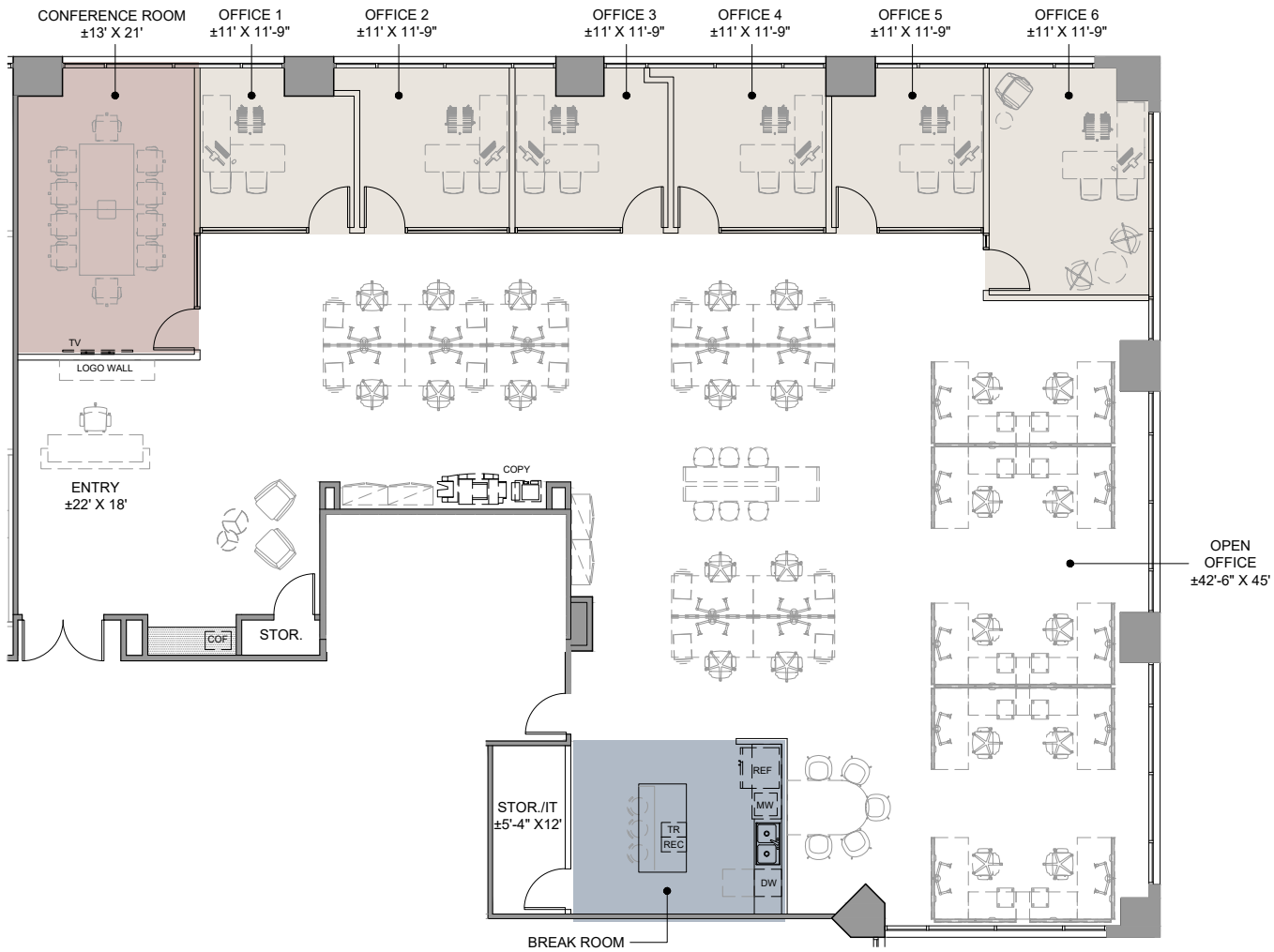
12 APPROX. CUBES IN OPEN OFFICE



PLANNED SPEC SUITE

SUITE 650 - 5,182 RSF

VIEW TOUR



24 APPROX. CUBES IN OPEN OFFICE



AS BUILT

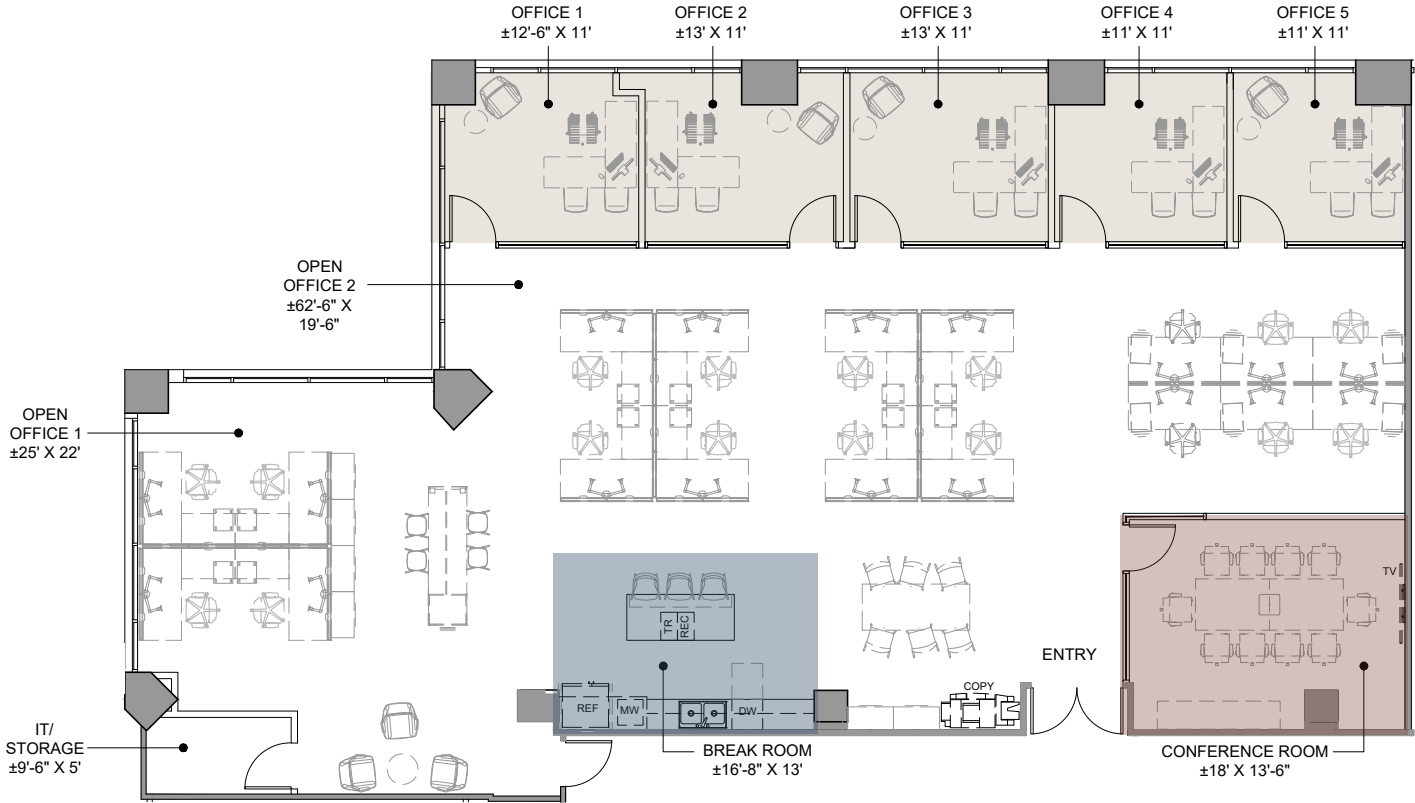
SUITE 725 - 4,016 RSF

[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

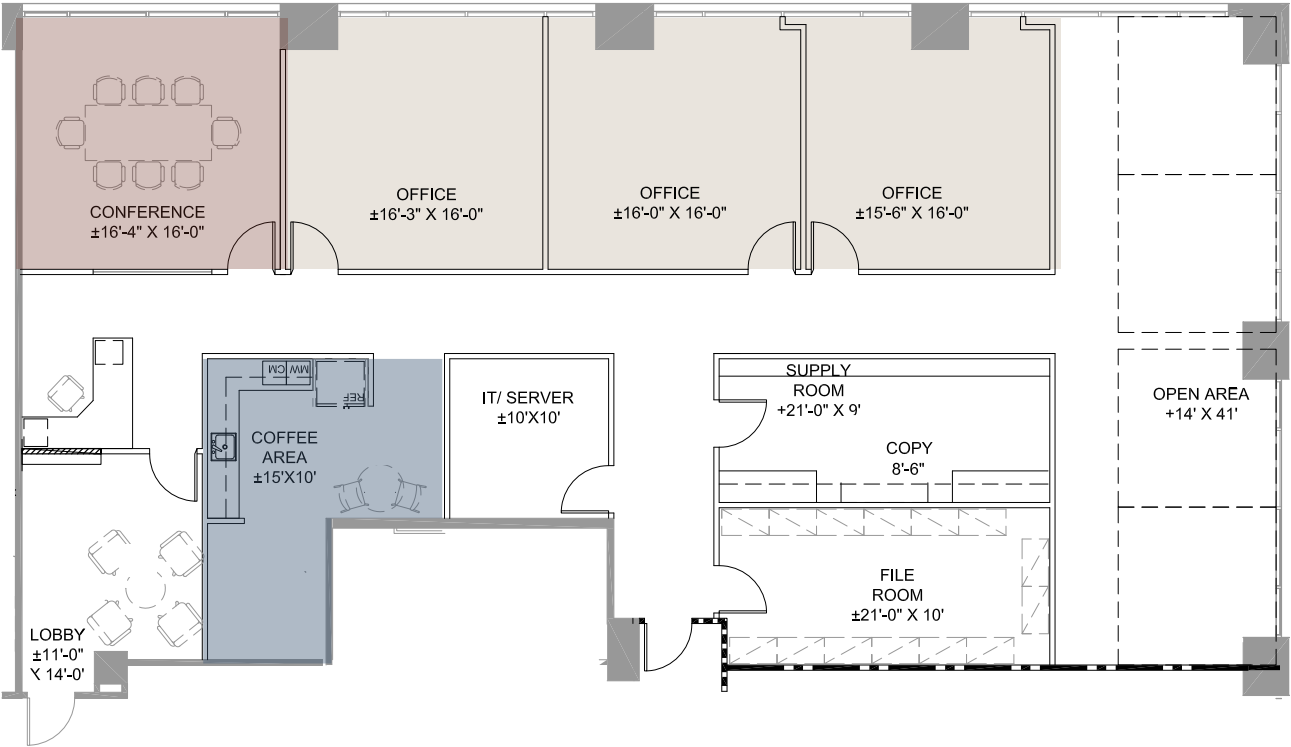
1

BREAK AREA

AS BUILT

SUITE 750 - 3,813 RSF

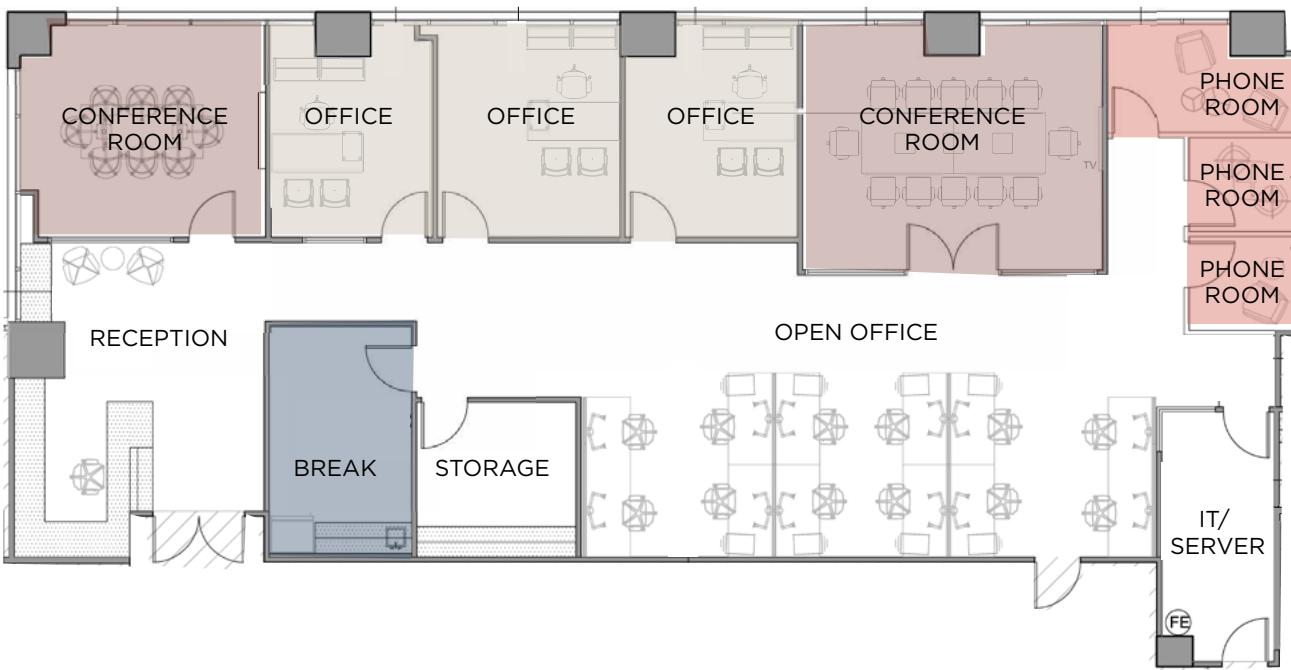
[VIEW TOUR](#)



AS BUILT

SUITE 810 - 3,977 RSF

[VIEW TOUR](#)



AS BUILT

SUITE 860 - 2,056 RSF

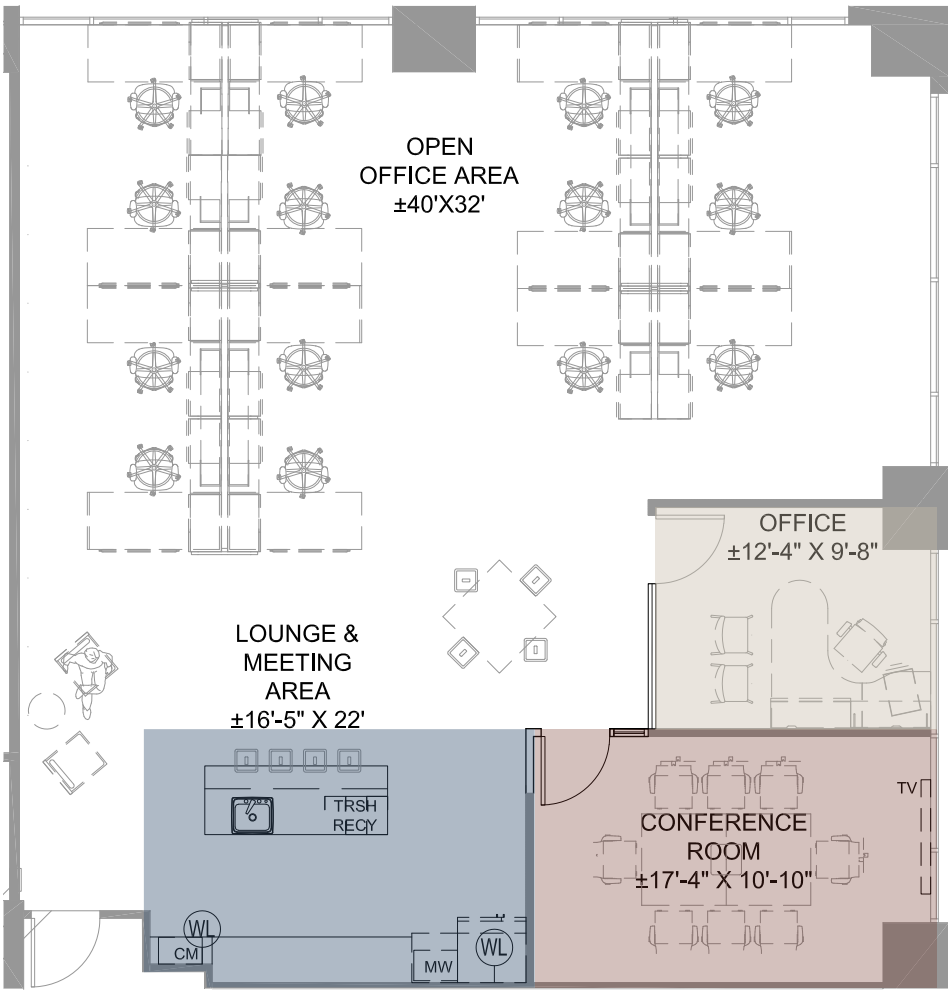
[VIEW TOUR](#)



4 PRIVATE OFFICES 1 BREAK AREA

PLANNED SPEC SUITE

SUITE 860 - 2,056 RSF

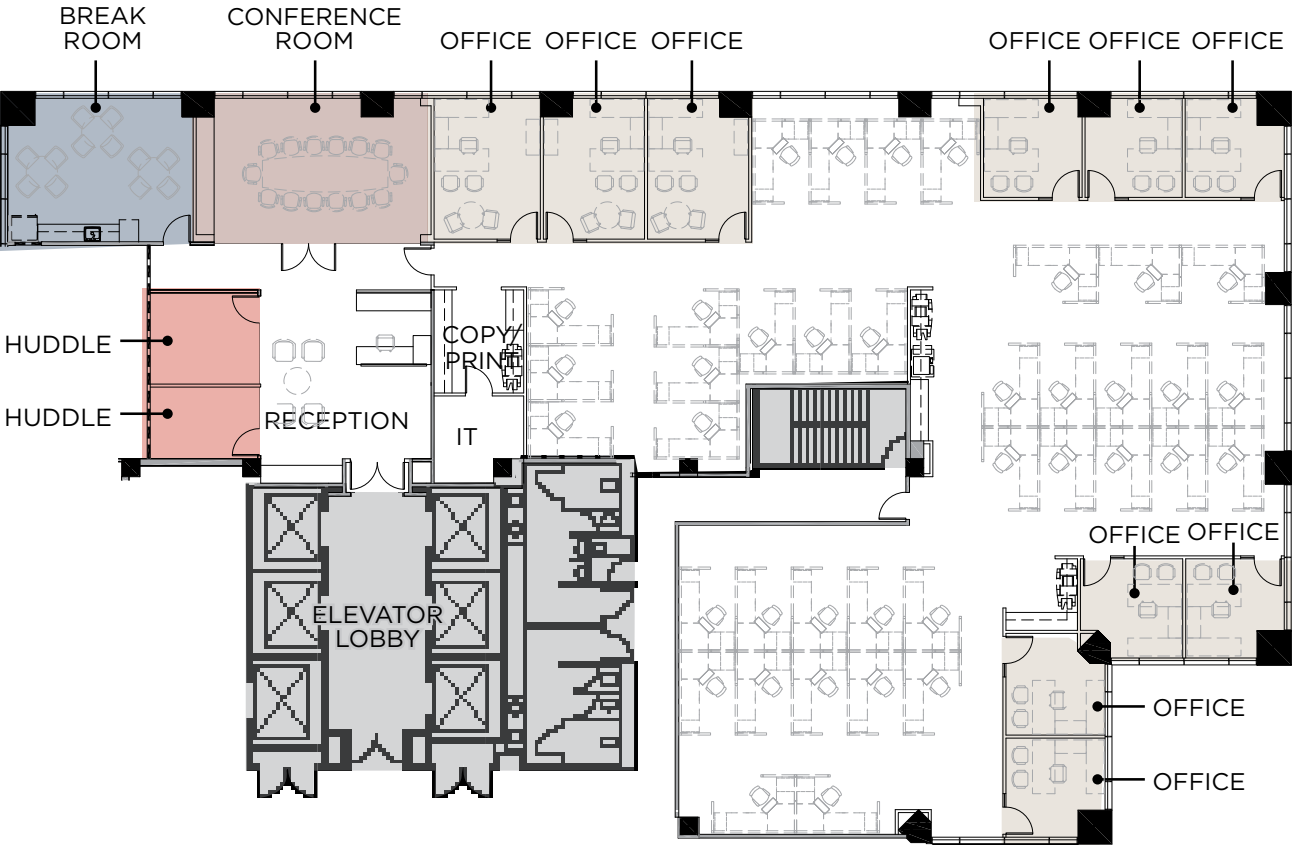


14 APPROX. CUBES IN OPEN OFFICE

1 PRIVATE OFFICE 1 CONFERENCE ROOM
1 BREAK AREA

AS BUILT

SUITE 1100 - 9,685 RSF



38

APPROX. CUBES IN
OPEN OFFICE

10

PRIVATE OFFICES

1

CONFERENCE ROOM

1

BREAK AREA

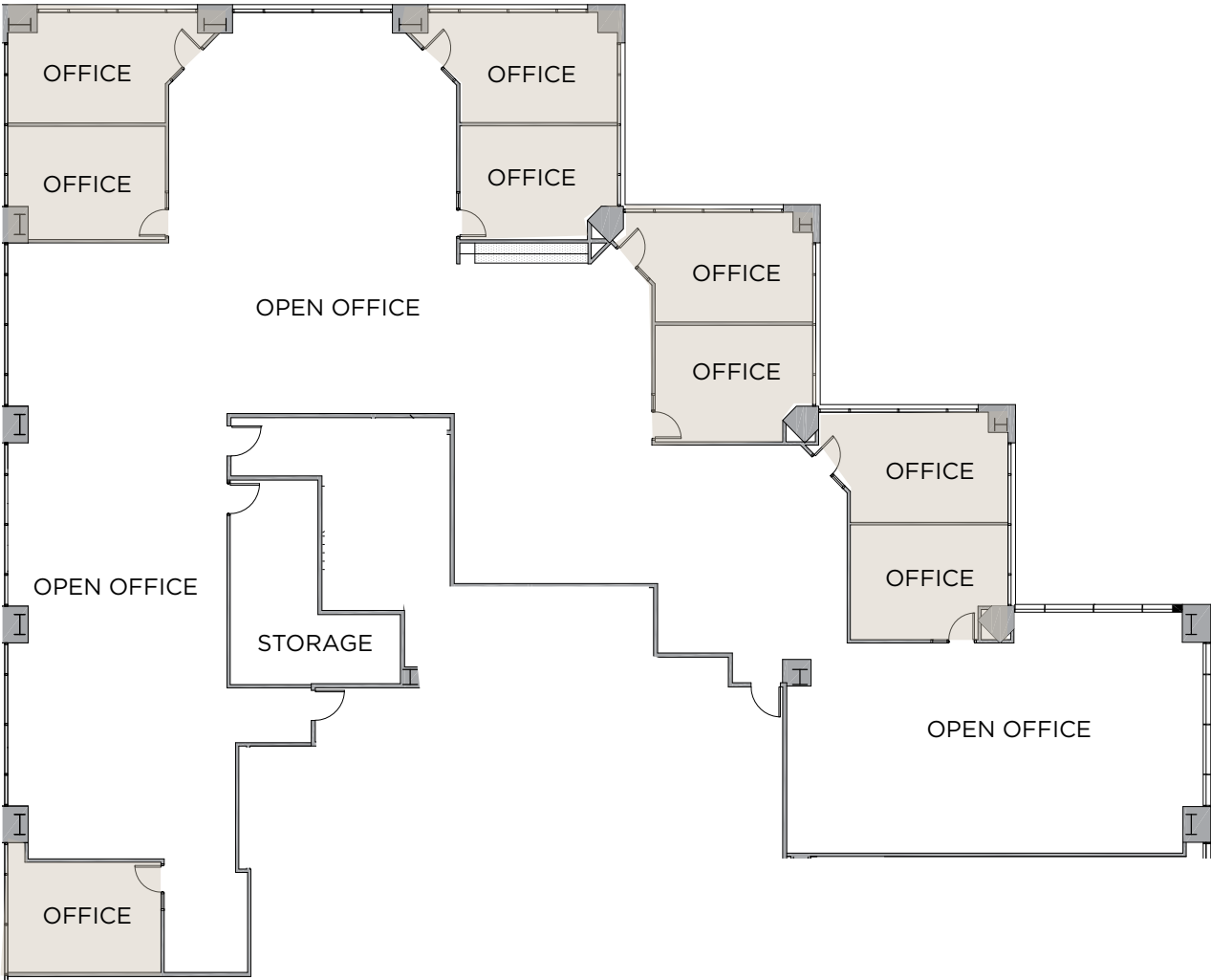
2

HUDDLE ROOMS

AS BUILT

SUITE 1360 - 8,411 RSF

[VIEW TOUR](#)



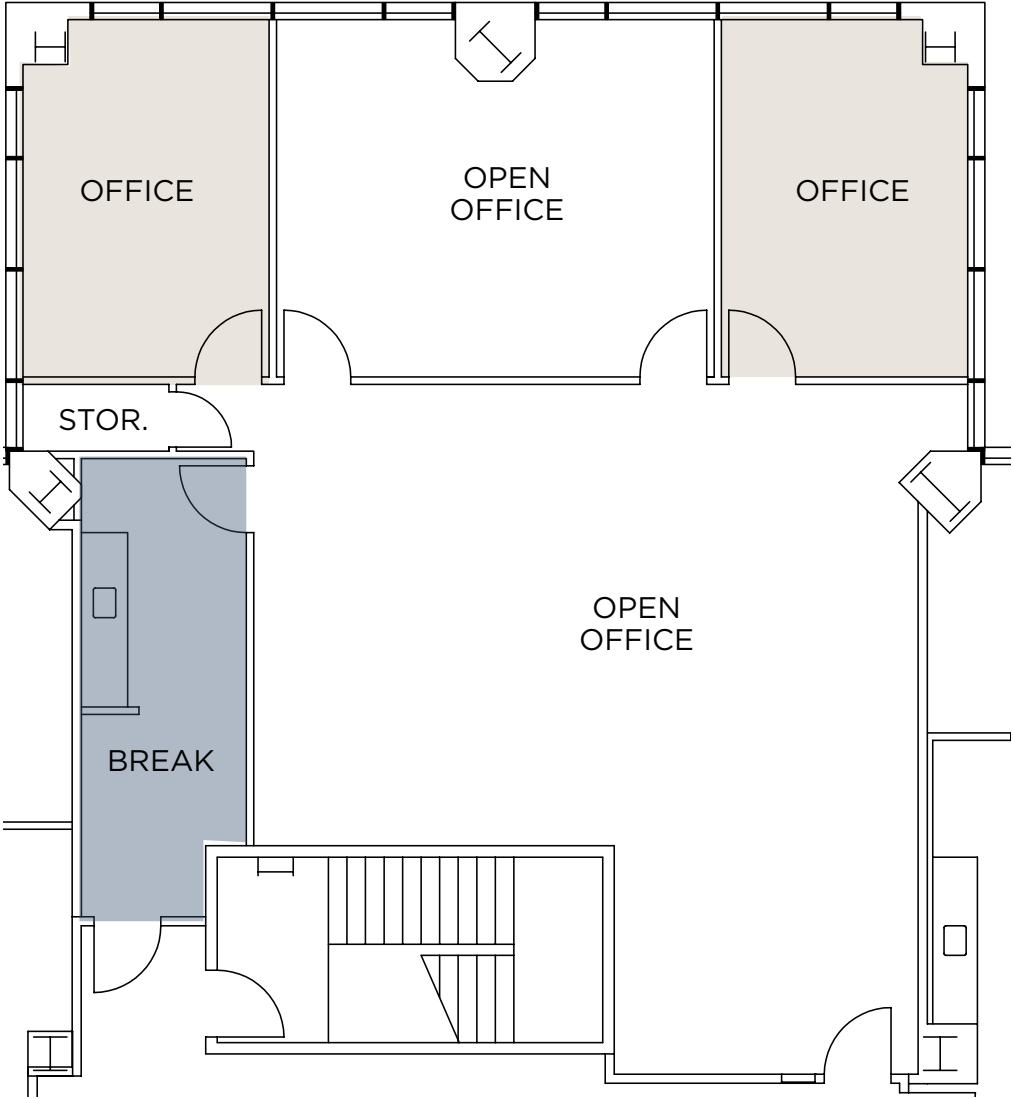
9

PRIVATE OFFICES

AS BUILT

SUITE 1540 - 2,062 RSF

VIEW TOUR





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