



SAN DIEGO, CALIFORNIA • OWNERSHIP
OPPORTUNITY

The Garage, reimagined as Luxury Car Condos

A 27-unit private luxury car condominium and Owners club in San Diego — the Sponsor's flagship project, institutionally financed and pre-selling now during construction. Reservations being accepted.

LOCATION

San Diego, CA

TOTAL UNITS

27 Condos

DELIVERY

Summer 2027

BUYER PRESENTATION

Q2 2026 • RESERVATIONS OPEN

Private *auto ownership*.

Twenty-seven private car condominiums, individually deeded and titled, anchored by an owners clubhouse and auto concourse. Designed for collectors, enthusiasts, and the cars they love.

WHAT YOU OWN

UNIT SIZE RANGE

1,000+

SQFT starting size, up to 3,300 SF

UNITS AVAILABLE

27

Individually deeded condominiums

DELIVERY

Mid 27

Targeted move-in & occupancy

FINANCING

Yes

Conventional & SBA-eligible

PROJECT FACTS

Project	Grand Prix Auto Club · San Diego
Asset Type	27 luxury car condos
Total Building	45,236 SF · 27 condos
Amenities	Owners clubhouse, concourse, rooftop deck
Pricing	See pricing sheet — varies by unit & configuration
Buyer Process	Reserve now — close at completion
Construction Start	Q4 2026 (post-entitlement)

Demand without supply. *Three precedents, all sold out.*

Southern California has one of the world’s densest concentrations of high-net-worth car collectors and almost no inventory of dedicated, premium garage condominiums. San Diego alone hosts La Jolla, Rancho Santa Fe, Del Mar, and Coronado — markets where supply is structurally constrained. Comparable projects in adjacent submarkets have all sold out, often during construction.

PROJECT	SUBMARKET	PRICE PER UNIT SQ FT	STATUS	BUYER POOL
Costa Mesa	Orange County	\$1200+	100% sold out	Coastal OC affluent
Westlake Village	North Los Angeles	\$1,000+	100% sold out	North Los Angeles
Calabasas	West San Fernando Valley	\$1,000+	100% sold out	Calabasas / Hidden Hills
<i>Grand Prix Auto Club</i>	San Diego · Sponsor Flagship	Starting \$995	Now selling	San Diego HNW collectors

100%

Sell-out rate at comparable projects

3 / 3

Comp projects fully sold out

10

Pending at GPAC San Diego — early sales activity

Buy at Grand Prix. *Buy at lifestyle.*

27 individually-owned condominiums. The building is more than secure storage — it is a private destination, Concierge service, designed to function as a clubhouse, an entertaining space, and the social anchor of the surrounding collector community.

THE ASSET

The Concourse

Two interior drive aisles for displaying cars and hosting events.

The Clubhouse

Owners lounge, multiple bars, conference room, featured-car display.

Rooftop Deck

Elevated outdoor entertaining space overlooking the Concourse.

The Units

Epoxy floors, finished walls, LED lighting, electric roll-up doors. Plumbing & electrical.

PATH TO OWNERSHIP

i.

Reserve

Choose your unit and place a refundable reservation deposit.

ii.

Contract

Not binding until entitlements are finalized.

iii.

Construction and Permits

Twelve-month renovation of units, Concourse, Clubhouse, and rooftop.

iv.

Closing & Move-In

Take title at completion. Targeted delivery June 2027.

Site Plan.



LEGEND

- Luxury car condos + mezzanine
- Clubhouse (1st and 2nd floor)
- Landscape area

KEY FACTS

- 27** Total units
- 8** Units with mezzanine
- 2** Acres

[8108 Mercury Ct. · San Diego, CA

The Project, *Photo simulation.*

THE BUILDING — EXTERIOR



Building Approach
ARRIVAL DRIVE • MAIN ENTRY



Clubhouse Exterior
MEMBER ENTRY • UPPER LOUNGE

INSIDE — CLUBHOUSE & BUILDOUT CONCEPT



Event Viewing & Owner Lockers
UPPER CLUBHOUSE • EVENT VIEWING, OWNER LOCKERS



Lounge & Mezzanine
UPPER CLUBHOUSE • LOUNGE AREA AND CONFERENCE ROOM



Bar & Outdoor Deck
UPPER CLUBHOUSE • BAR • OUTDOOR DECK

Garage Units

Standard configurations & custom buildout

INCLUDED IN STANDARD UNIT

- Sealed concrete floors
- Mezzanine
- Automatic garage doors (extra wide*)
- Finished walls and ceilings
- Stained beams
- LED lighting
- Fire sprinklers
- Wired for Internet
- Fully secured facility with camera surveillance
- Bathroom -fully built out*

** Not typically standard at competing properties.*



STANDARD WITH MEZZANINE



STANDARD NO MEZZANINE



STANDARD UPGRADE



CUSTOM DESIGNS AVAILABLE

Unit Pricing Sheet.

27 individually-deeded condominiums. Square footage includes mezzanine where applicable.

S Q U A R E F O O T A G E		P R I C E	S Q A U R E F O O T A G E		P R I C E	S Q U A R E F O O T G E		P R I C E
1	1,255	AVAILABLE	12	2,530	SOLD	23	1,550	SOLD
2	1,255	AVAILABLE	13	1,399	SOLD	24	1,482	SOLD
3	1,255	AVAILABLE	14	1,091	SOLD	25	2,059	AVAILABLE
4	1,255	AVAILABLE	15	1,047	SOLD	26	2,305	AVAILABLE
5	1,255	AVAILABLE	16	874	SOLD	27	3,391	AVAILABLE
6	1,255	AVAILABLE	17	2,212	AVAILABLE			
7	1,255	AVAILABLE	18	1,517	AVAILABLE			
8	1,784	AVAILABLE	19	1,524	AVAILABLE			
9	1,984	AVAILABLE	20	1,562	AVAILABLE			
10	1,400	SOLD	21	1,550	SOLD			
11	1,783	AVAILABLE	22	1,550	SOLD			

27

Total units
Individually deeded

45,236

Total SF
Sellable area, all units

\$1.00M – \$3.37M

Price range

Pricing subject to change without notice. Final purchase price set at contract. Square footage includes mezzanine where applicable; final SF determined by as-built survey.

Project *Walkthrough.*



Click anywhere on the frame to view the project walkthrough on Google Drive.



NEXT STEPS

For collectors of cars, *and lifestyle.*

Reservations are being accepted now ahead of construction start in Q4 2026. Units are offered on a first-come basis to qualified buyers.

RESERVATION INQUIRIES:

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DEVELOPED BY

