

# FOR LEASE

# 1437 MORENA BLVD SAN DIEGO, CA 92110



**GARRETT GAMBAL**

**LEV MIZAN**

Associate  
DRE Lic. #02238640  
C: (619) 837-3443  
O: (619) 314-8181 ext. 106  
Garrett@InfinityInvestProp.com

Managing Broker  
DRE Lic. #01998777  
C: (619) 888-5343  
O: (619) 314-8181 ext. 101  
Lev@InfinityInvestProp.com

 **INFINITY**  
INVESTMENT PROPERTIES

# PROPERTY HIGHLIGHTS

- Prime location along Morena Blvd with **strong daily traffic counts**
- Well-positioned office opportunity along the **highly accessible** Morena corridor, just **minutes from Pacific Beach and central San Diego.**
- Easy access to **I-5, I-8** & major San Diego corridors
- Close proximity to **retail, dining & everyday amenities**
- Includes **parking** and functional office layouts
- **Common area restrooms**



# CURRENT AVAILABILITY

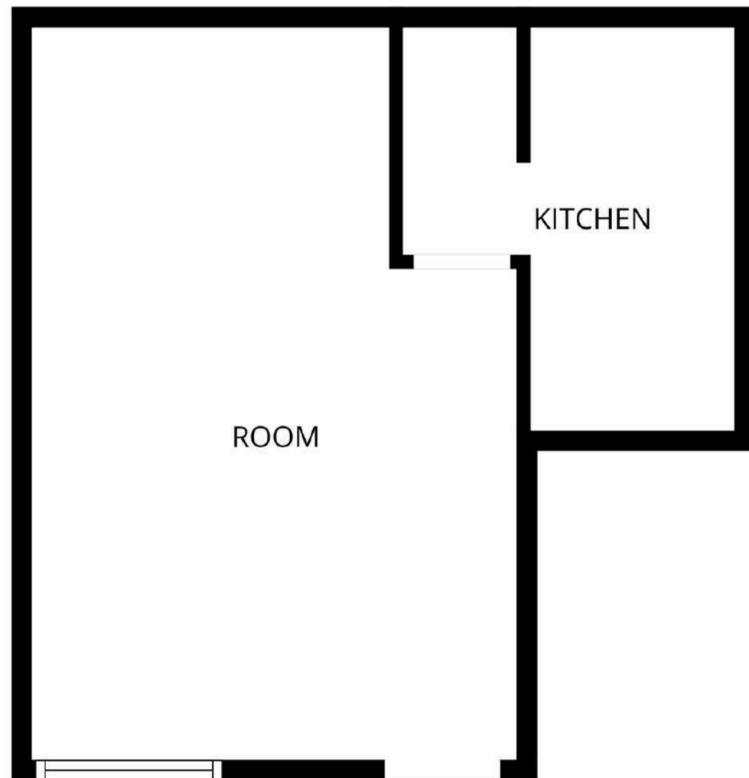
1437 Morena Blvd

Building - Suite	Total Size	Monthly Amount
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Suite #204

±300 SF

Contact Agent



- ±300 SF
- One (1) Large Office
- Kitchenette
- Common Area Restroom



# DEMOGRAPHICS

1 MILE

POPULATION  
11,617

AVERAGE HH INCOME  
\$131,601

HOUSEHOLDS  
3,750

3 MILE

POPULATION  
141,993

AVREAGE HH INCOME  
\$115,112

HOUSEHOLDS  
61,522





2

5

4

8

7

6

3

Tecolote Rd

1

1437 Morena Blvd

Morena Blvd

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8

# NEARBY AMENITIES



# INFINITY

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