

FOR LEASE WAREHOUSE/OFFICE SPACES

1545 Tideland Ave, Suite D



JEFF MANCHESTER

Property Manager | Agent
O: 760.720.2829 x103
C: 858.215.2722
jeff@amsinc.bz
CaIDRE #02068475

ED ENGLE

President | Broker | CPM | CCIM
O: 760.720.2829 x101
C: 760.518.1693
ede@amsinc.bz
CaIDRE # 00859830

Asset Management Specialists, Inc. | PO Box 658, Oceanside, CA 92049 | 760.720.2829 | amscommercialrealestate.com

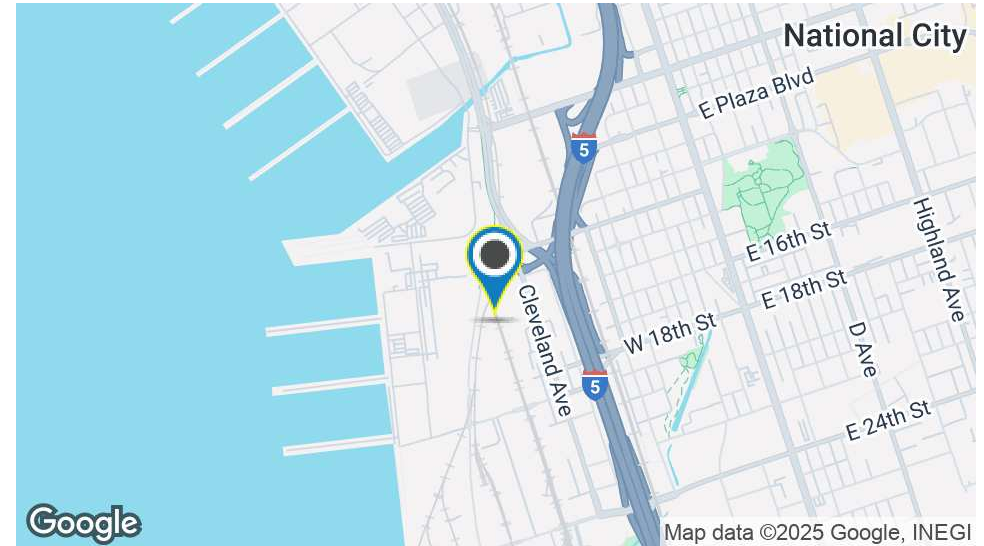
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SPECIALISTS

FOR LEASE Warehouse/Office Spaces

1545 TIDELANDS AVE. SUITE D, SPRING VALLEY, CA 91950



OFFERING SUMMARY

Lease Rate:	\$2,020.00
Available SF:	1,153

PROPERTY OVERVIEW

Tidelands Industrial Park

PROPERTY HIGHLIGHTS

- Water and Trash Included
- Great coastal National City location, Minutes from downtown San Diego
- Easy access to I-5, I-15, I-805, HWY 54 and 94, and 32nd Street Naval Base, and the United Port of San Diego
- Large Front office, Large rear warehouse
- Well maintained Industrial Park
- Fully Sprinklered
- 3 Grade level roll-doors
- Hub Zone Qualified

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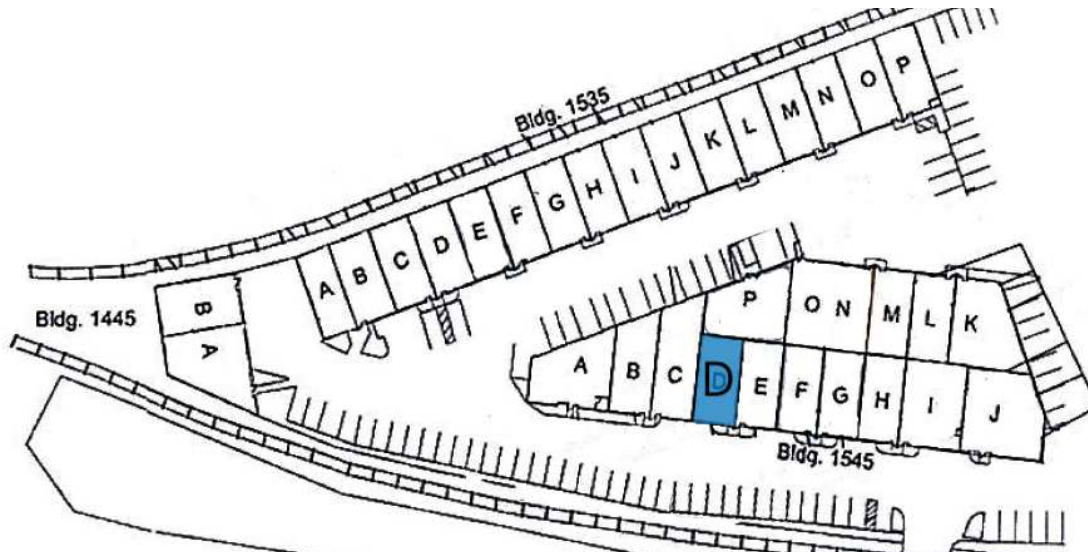
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1545 Tideland Ave Suite D	Available	1,153 SF	Modified Gross	\$2,020 per month	-

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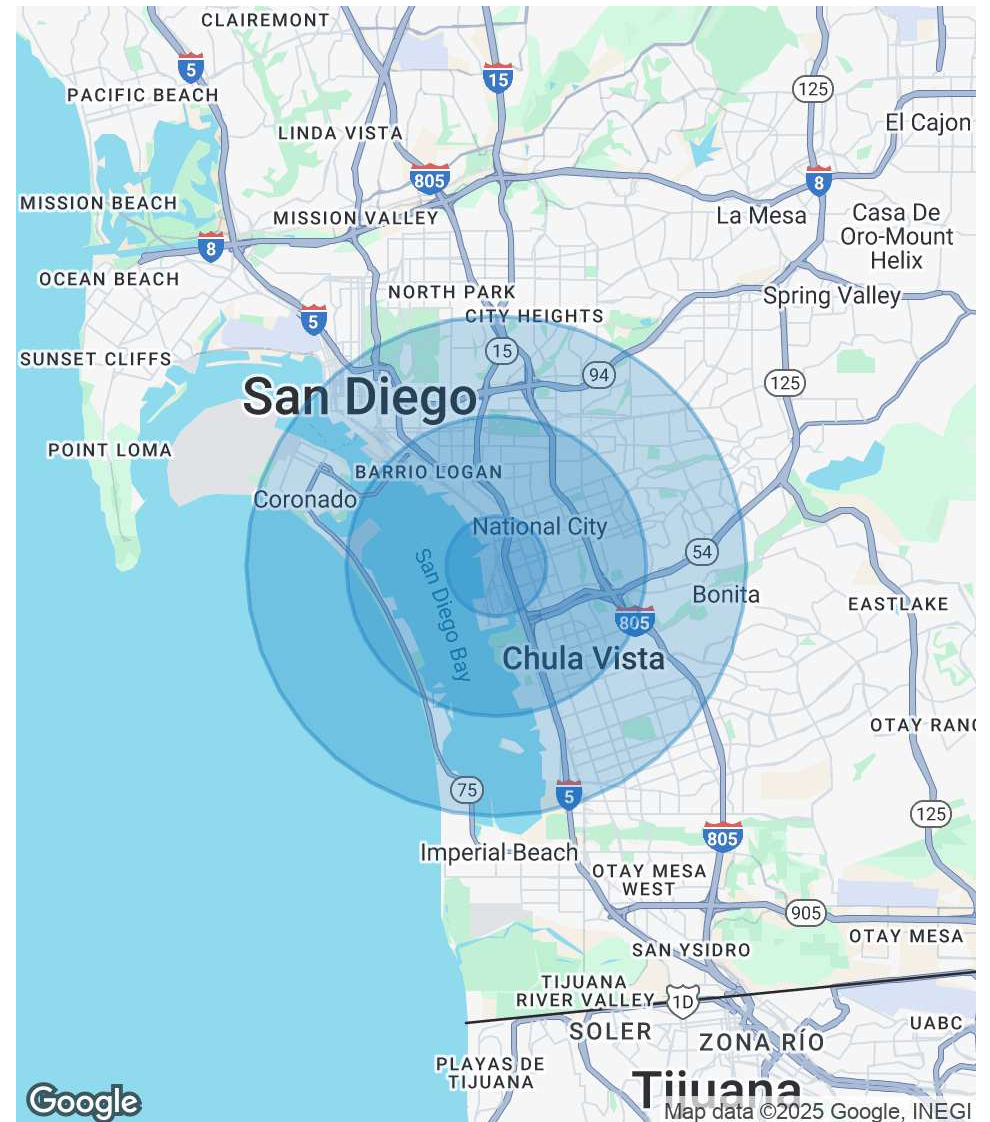
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,003	159,239	417,439
Average age	32.7	33.5	35.8
Average age (Male)	32.3	32.5	34.7
Average age (Female)	33.5	34.9	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,993	47,370	149,702
# of persons per HH	4.0	3.4	2.8
Average HH income	\$48,591	\$59,569	\$77,824
Average house value	\$222,268	\$374,618	\$493,465

* Demographic data derived from 2020 ACS - US Census



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