

# SALE

## FEDERAL BLVD FLEX

6176 Federal Boulevard San Diego, CA 92114



### OFFERING SUMMARY

Sale Price:	\$1,198,000
Building Size:	1,800 SF
Available SF:	
Lot Size:	5,942 SF
Price / SF:	\$665.56
Year Built:	1951
Zoning:	Light Industrial
Submarket:	La Mesa/ Spring Valley

### PROPERTY OVERVIEW

Great property for owner user contractors, service companies or professionals needing yard space and small office. Well located off the 94 this property gives great access to all freeways and areas of the county.

### PROPERTY HIGHLIGHTS

- 1,800 SF building, Built in 1951
- Zoned Light Industrial
- Accessible location
- Versatile space
- Great investment opportunity
- Potential for expansion
- Suitable for manufacturing
- Highly functional layout

**Jeff Davies**  
(619) 887-5270

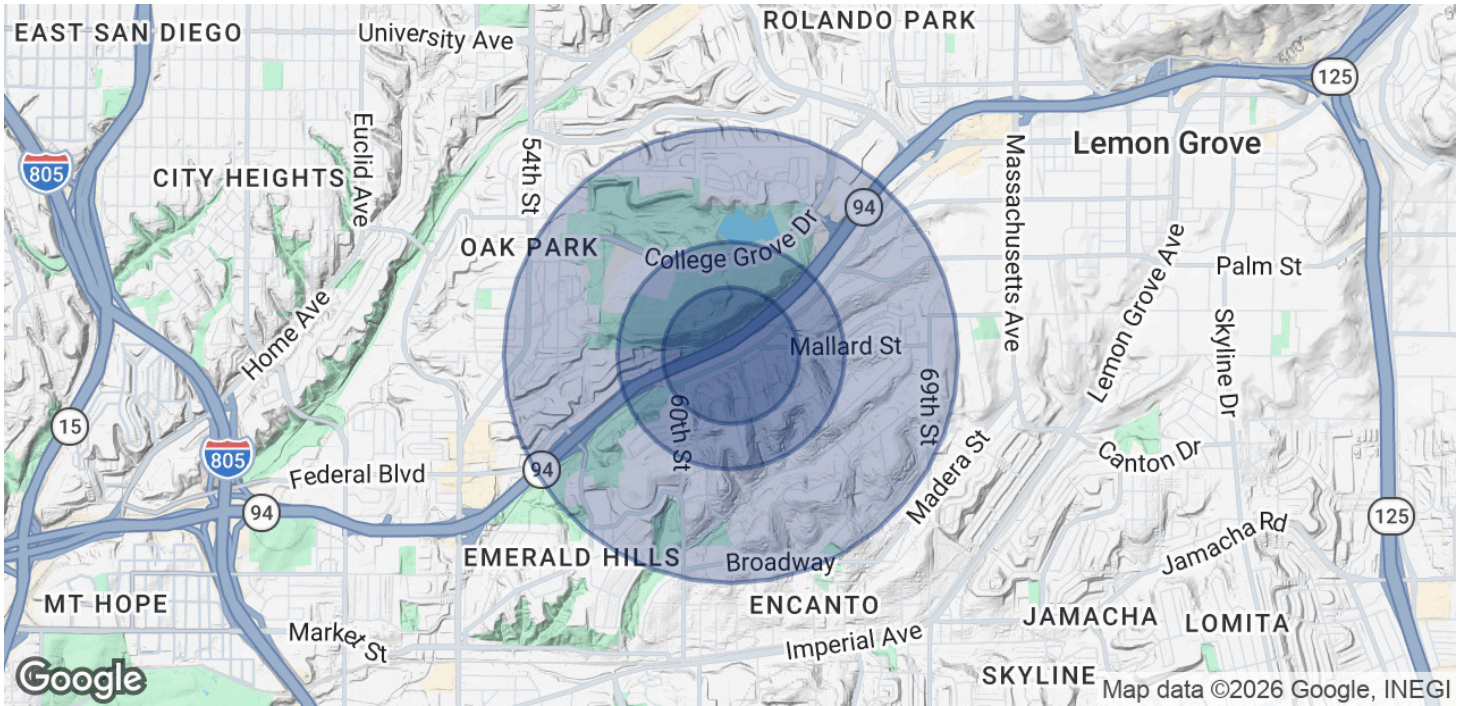


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	431	1,712	15,456
Average Age	42	42	39
Average Age (Male)	41	41	38
Average Age (Female)	44	43	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	137	554	4,783
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$109,180	\$103,486	\$97,874
Average House Value	\$651,775	\$682,787	\$668,388

Demographics data derived from AlphaMap

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