

# 722 33RD STREET

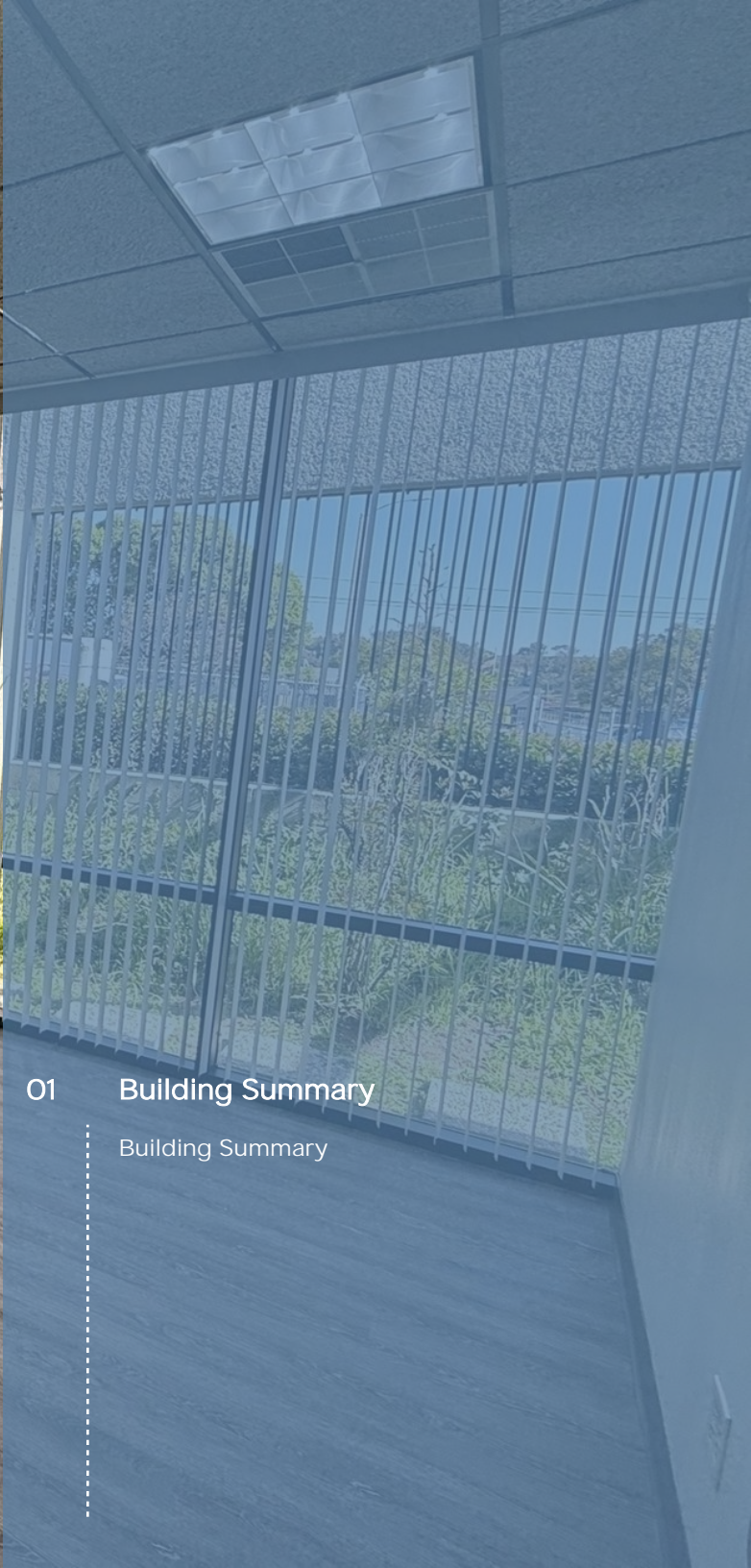
722 33rd Street | San Diego, CA

FOR LEASE



TURN-KEY OFFICE!





01 Building Summary

Building Summary

# THE SPACE

Location	722 33rd Street San Diego, CA 92102
Size	2,000 SF
Space	Available Now!
Monthly Rent	\$2.00 PSF (Monthly) - Plus Utilities!
Lease Type	Modified Gross

**Notes** Fresh remodeled office space with several private offices, kitchen, restrooms, conference and outdoor patio!

## HIGHLIGHTS

- Freshly Remodeled Bite Size Office Lease!
- Secured Parking!
- Turn-Key Offices!
- 24/7 Access!
- Perfect for Start Up or Small Business!
- Lots of Natural Light!
- +/- 2,000 Square Feet!
- Limited Office Submarket!
- On-Site Responsive Ownership!
- \$4,000/month!
- Tenant Pays Utilities



### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	31,944	270,880	554,390

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$103,615	\$109,399	\$115,694

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	11,417	110,396	219,262

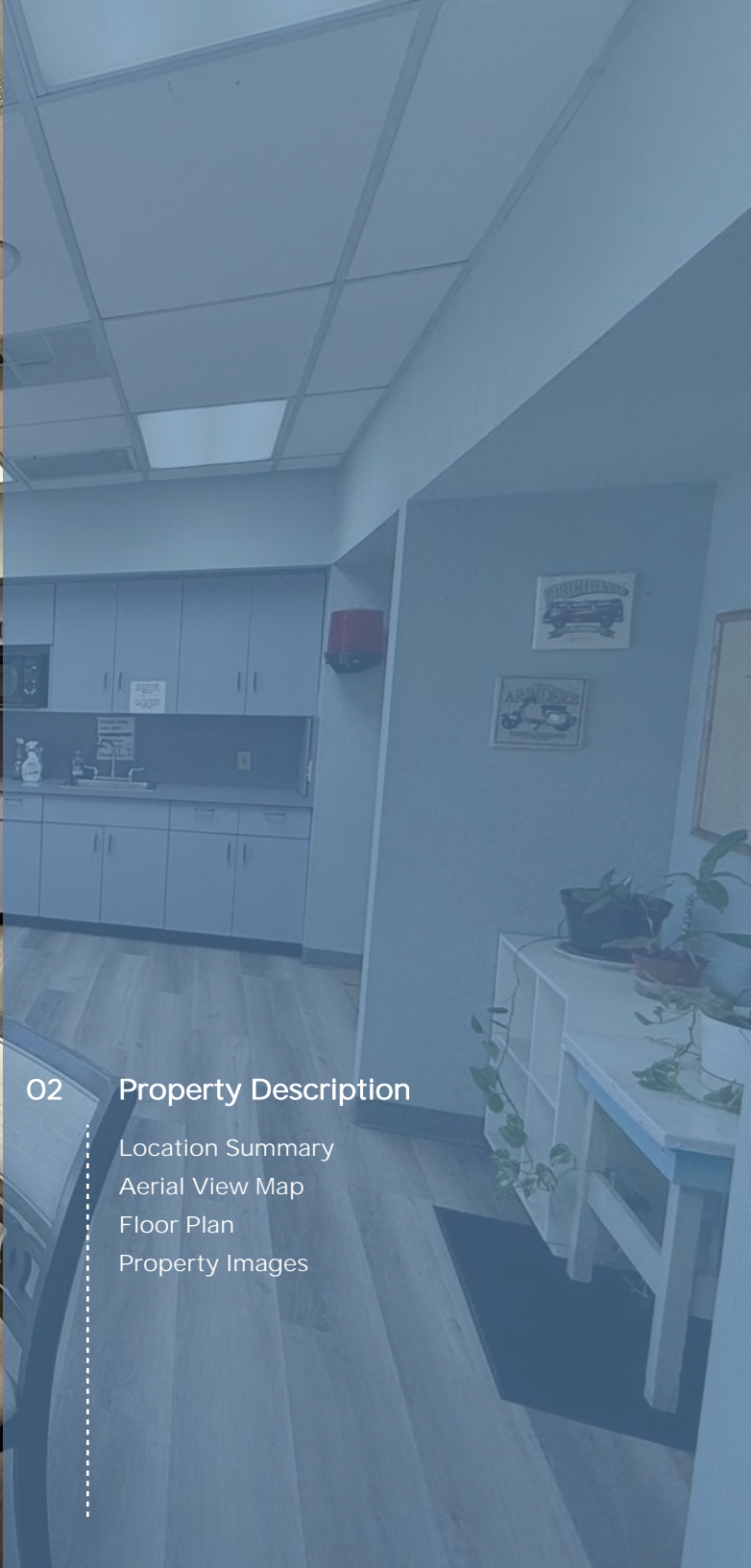


Phil Emery  
Principal & Broker  
(619) 955-6070  
Phil@alliedcommercialsd.com  
01802522



## 02 Property Description

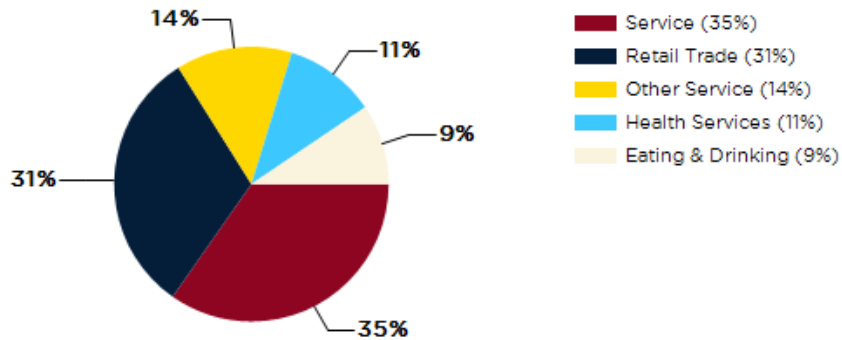
- Location Summary
- Aerial View Map
- Floor Plan
- Property Images



## Centrally Located Office!

- Nearby popular dining options include the renowned Carnitas' Snack Shack and the local favorite, Underbelly North Park, offering a diverse range of culinary experiences.
- Residents and visitors can enjoy the cultural scene at the historic Observatory North Park, a popular music venue hosting a variety of concerts and events.
- The area boasts a strong sense of community with regular farmers' markets, street fairs, and art walks, fostering a lively and engaging atmosphere.
- North Park is conveniently situated near Balboa Park, providing easy access to recreational activities, museums, and the San Diego Zoo, offering a diverse mix of leisure options for those in the area.

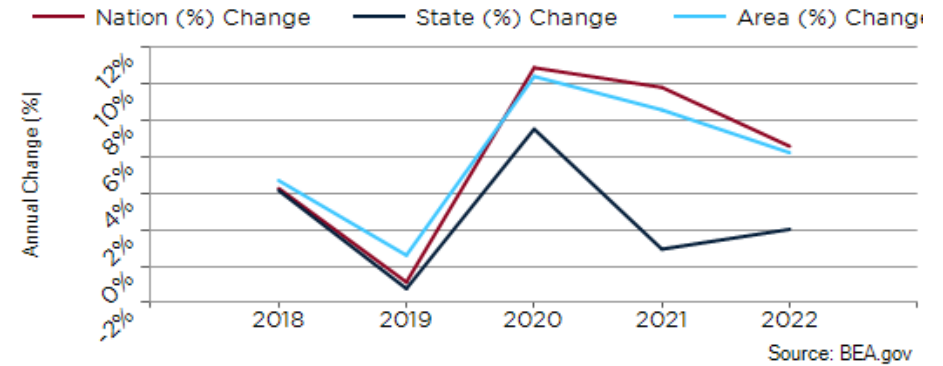
## Major Industries by Employee Count

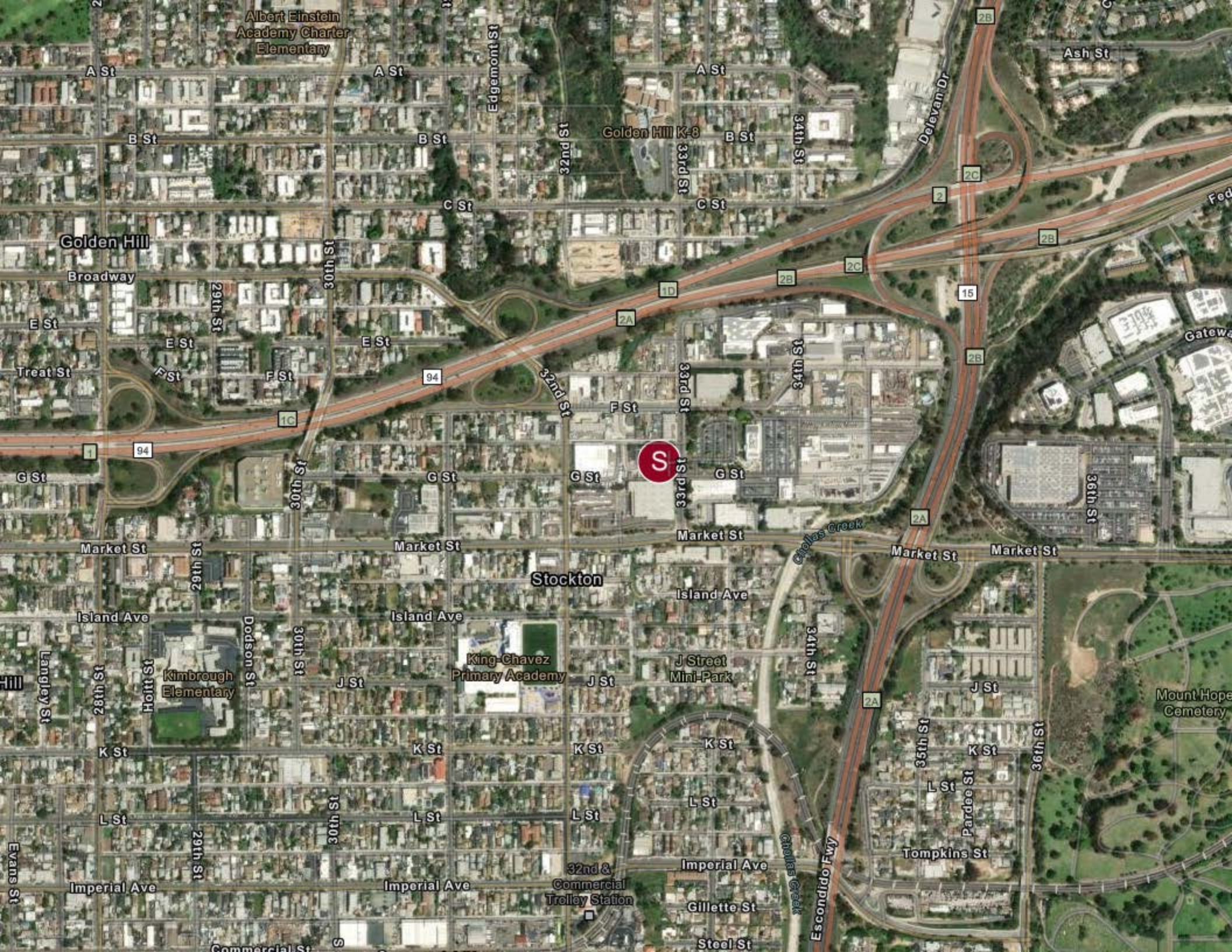


## Largest Employers

Paradise Valley Hospital	1,138
National Elementary School District	462
Sweetwater Union High School District	400
Wal-Mart	400
NMS Management	300
Dixieline Lumber	285
City of National City	275
Ball Automotive Group	250

## San Diego County GDP Trend





Albert Einstein  
Academy Charter  
Elementary

Golden Hill K-8

Golden Hill

Stockton

King-Chavez  
Primary Academy

J Street  
Mini-Park

32nd &  
Commercial  
Trolley Station

Mount Hope  
Cemetery



A St

B St

A St

B St

A St

B St

Ash St

Edgemont St

32nd St

33rd St

34th St

2B

Delevan Dr

2C

2B

15

2B

30th St

29th St

E St

E St

E St

2A

2B

2C

Treat St

F St

F St

32nd St

F St

33rd St

34th St

2B

G St

G St

G St

G St

30th St

33rd St

36th St

Market St

Market St

Market St

Market St

Market St

St 4982

Island Ave

Island Ave

Island Ave

Langley St

St 4982

Hoitt St

Dodson St

30th St

J St

J St

J St

J St

Evans St

Imperial Ave

Imperial Ave

Imperial Ave

29th St

30th St

K St

K St

K St

K St

L St

L St

L St

L St

L St

Escondido Fwy

Tompkins St

35th St

Pardee St

36th St

Gillette St

Steel St

Level

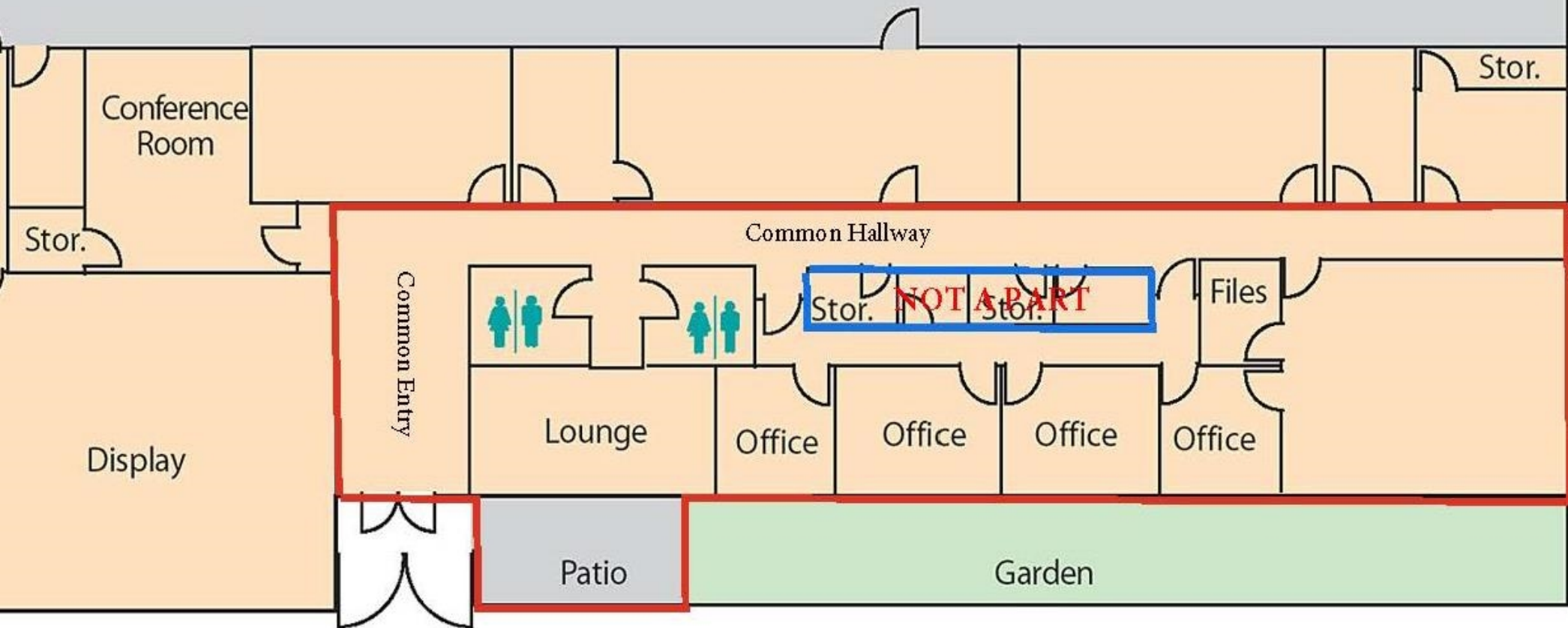
High

Level

Level

R/R

Warehouse





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Exclusively Marketed by:



### Phil Emery

Allied Commercial Properties, Inc.  
Principal & Broker  
(619) 955-6070  
Phil@alliedcommercialsd.com  
01802522



Brokerage License No.: 02403995  
<http://www.alliedcommercialsd.com>