



**Voit**

REAL ESTATE SERVICES

**FOR SALE**  
**±368 SF OFFICE CONDO**

**4550 KEARNY VILLA ROAD**  
**SUITE 222**

**SAN DIEGO, CA 92123**

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Voit Real Estate Services is pleased to offer this unique owner/user opportunity to purchase an individual office condominium consisting of ±368 SF.

Landmark Centre, located at 4540 & 4550 Kearny Villa Road are two buildings totaling approximately 32,000 square foot and situated on approximately 2.03 acres in the highly desirable Kearny Mesa submarket.



## PROPERTY HIGHLIGHTS

Lush, airy courtyard  
between the 2 buildings

Signage opportunities  
available

Great central county  
location in Kearny Mesa

Recent upgrades to  
exterior and common  
area

Owner occupied  
project

Current zoning allows  
light medical uses

Immediate access  
to Highway 163 and  
Interstates 15 & 805

Close proximity to  
numerous retail  
amenities

**LANDMARK  
CENTRE**





## PROJECT SUMMARY

### CENTER NAME

LANDMARK CENTRE

### ADDRESS

4540 & 4550 KEARNY VILLA ROAD  
SAN DIEGO, CA 92113

### BUILDING SIZE

±32,000 SQUARE FEET

### LOT SIZE

±2.03 ACRES

### PARCEL NUMBER

369-140-15

### # OF STORIES

TWO (2)

### PARKING

FREE, UNRESERVED SURFACE PARKING

### YEAR BUILT

1981

### ZONING

IL-2-1



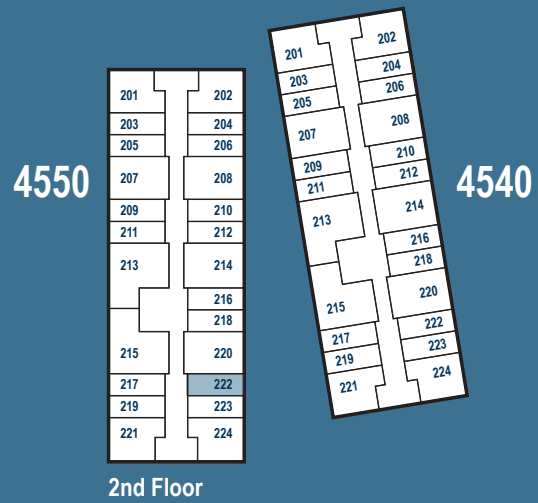
# CURRENT AVAILABILITY

BUILDING	SUITE	SQUARE FEET	SALE PRICE
4550	222	368 SF	\$141,680 (\$385/PSF)



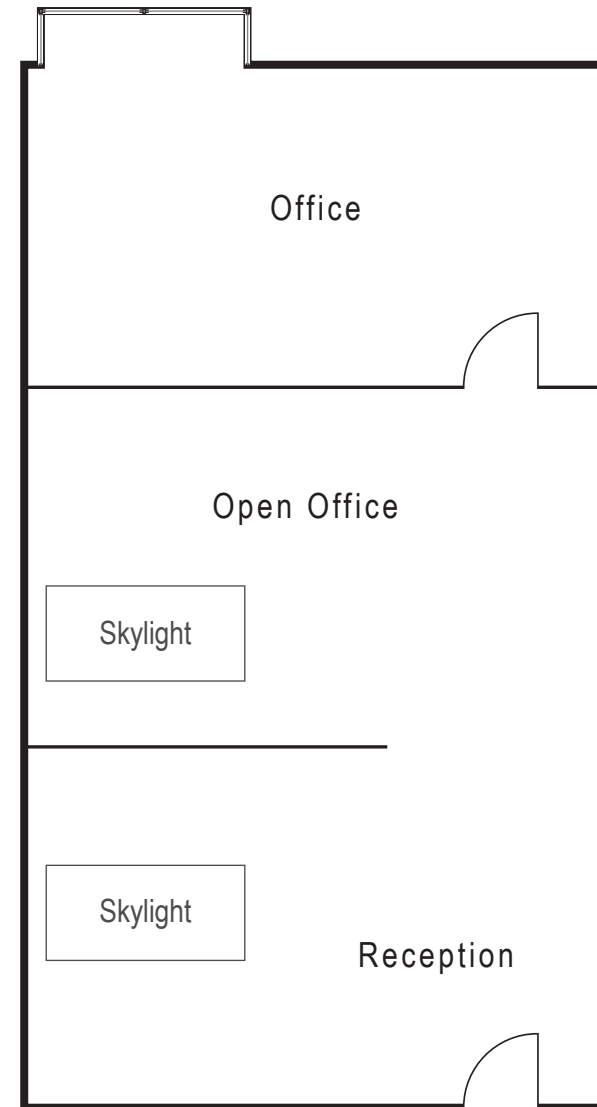


# SITE PLAN





## 4550 KEARNY VILLA ROAD SUITE 222 - 368 SF







## POPULATION

**6,501**  
1 MILE

**114,679**  
3 MILE

**319,952**  
5 MILE



## NUMBER OF HOUSEHOLDS

**2,807**  
1 MILE

**42,334**  
3 MILE

**132,762**  
5 MILE

## NUMBER OF EMPLOYEES



**49,234**  
1 Mile

**124,926**  
3 Mile

**270,556**  
5 Mile



## MEDIAN HOME VALUE

**\$506,553**  
1 MILE

**\$666,728**  
3 MILE

**\$693,563**  
5 MILE

## EASY TRANSPORTATION CORRIDORS

Situated along Interstates 8, 15, & 805  
and State Routes 52 & 163



MONTGOMERY AIRPORT: 500 Acres

## NUMBER OF BUSINESSES



**4,540**  
1 Mile

**11,555**  
3 Mile

**27,679**  
5 Mile



## MEDIAN HOUSEHOLD INCOME

**\$92,593**  
1 MILE

**\$88,720**  
3 MILE

**\$87,621**  
5 MILE

## MEDIAN HOUSE YEAR BUILT



**2010**  
1 MILE

**1972**  
3 MILE

**1972**  
5 MILE



## TRAFFIC COUNTS (CARS/DAY)

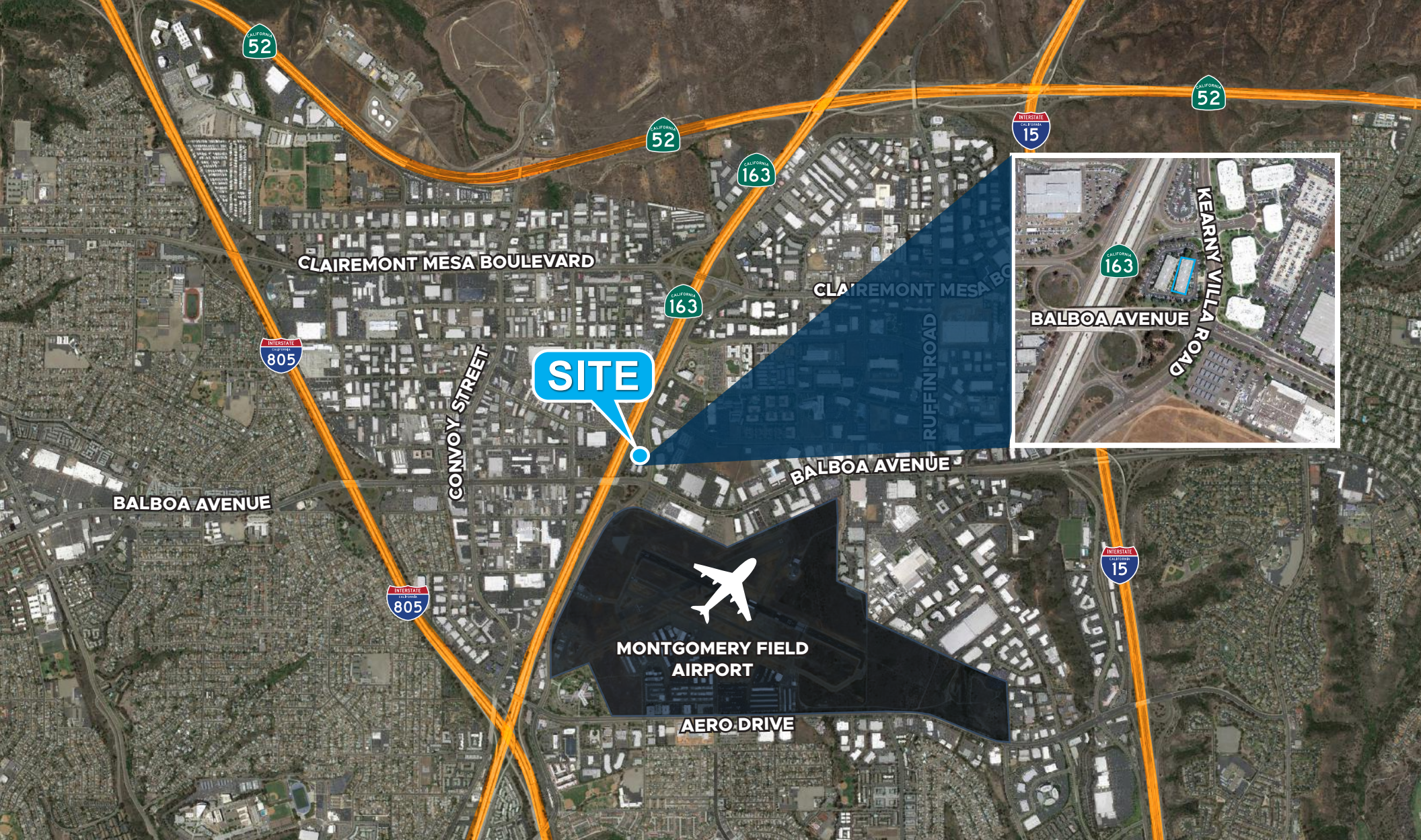
**141,617**  
Highway 163

**21,782**  
Kearny Villa Road +  
Balboa Avenue

**38,940**  
Balboa Avenue +  
Mercury Street

**19,100**  
Mercury Street +  
Dagget Street





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