

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



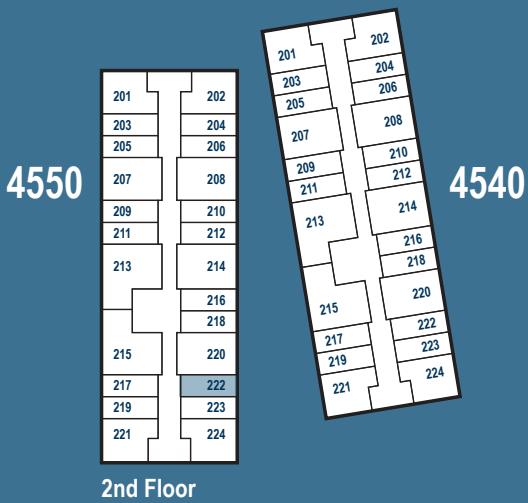
CURRENT AVAILABILITY

LANDMARK
CENTRE

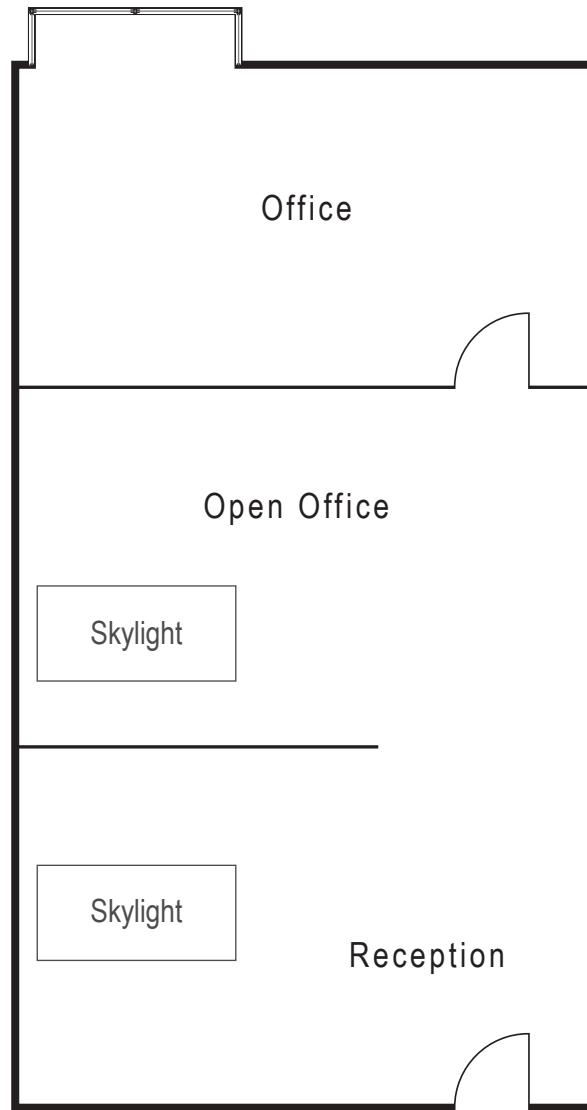
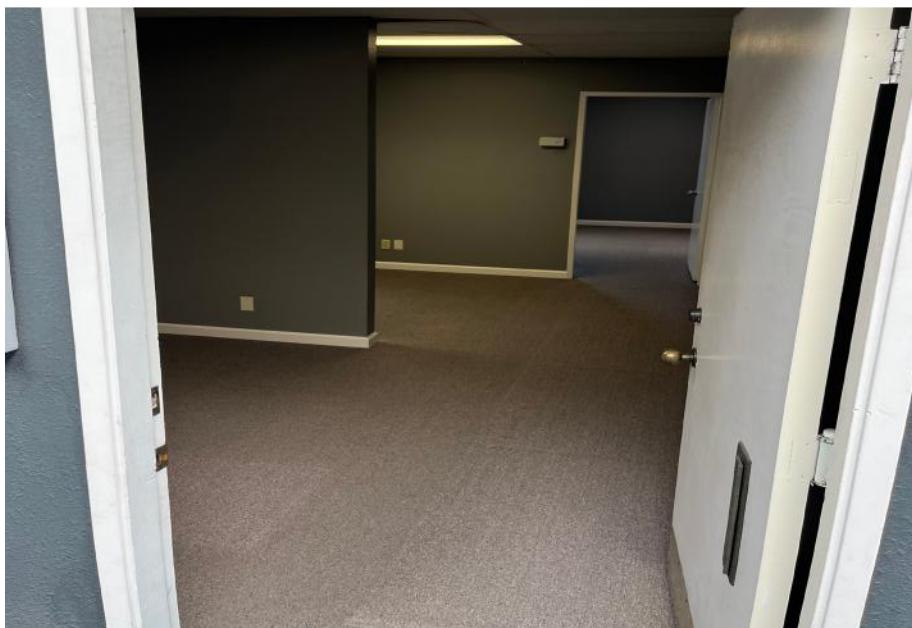
BUILDING	SUITE	SQUARE FEET	SALE PRICE
4550	222	368 SF	\$141,680 (\$385/PSF)



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 EMPLOYEES



49,234
1 Mile
124,926
3 Mile
270,556
5 Mile

NUMBER OF BUSINESSES



4,540
1 Mile
11,555
3 Mile
27,679
5 Mile



MEDIAN HOME VALUE

\$506,553
1 MILE
\$666,728
3 MILE
\$693,563
5 MILE



NUMBER OF HOUSEHOLDS

2,807
1 MILE
42,334
3 MILE
132,762
5 MILE

EASY TRANSPORTATION CORRIDORS

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



MONTGOMERY AIRPORT: 500 Acres



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



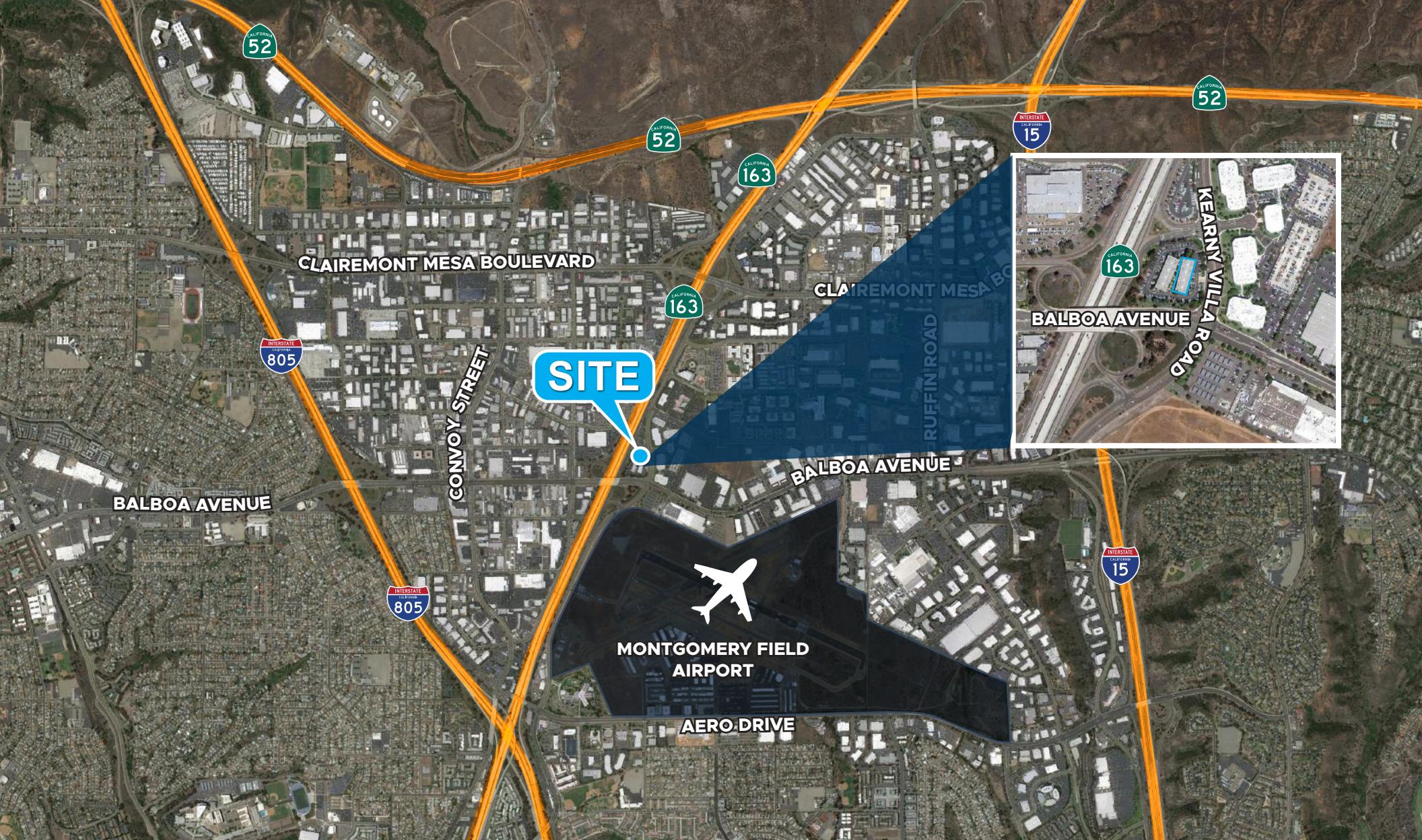
TRAFFIC COUNTS (CARS/DAY)

141,617
Highway 163

21,782
Kearny Villa Road +
Balboa Avenue

38,940
Balboa Avenue +
Mercury Street

19,100
Mercury Street +
Daggett Street



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