

# WAREHOUSE/MANUFACTURING PROPERTY FOR LEASE

## Rancho San Diego Plaza

2733-2739 VIA ORANGE WAY, SPRING VALLEY, CA 91978

A photograph of the Rancho San Diego Plaza property. In the foreground, a large, rectangular, light-colored stone sign features the words "RANCHO SAN DIEGO PLAZA" in bold, red, serif capital letters. The sign is flanked by two tall, thin, reddish-orange trees. Behind the sign is a chain-link fence, and in the background, a large industrial building with a flat roof is visible under a clear blue sky. A tall flagpole with an American flag stands behind the sign.

**RANCHO SAN DIEGO PLAZA**

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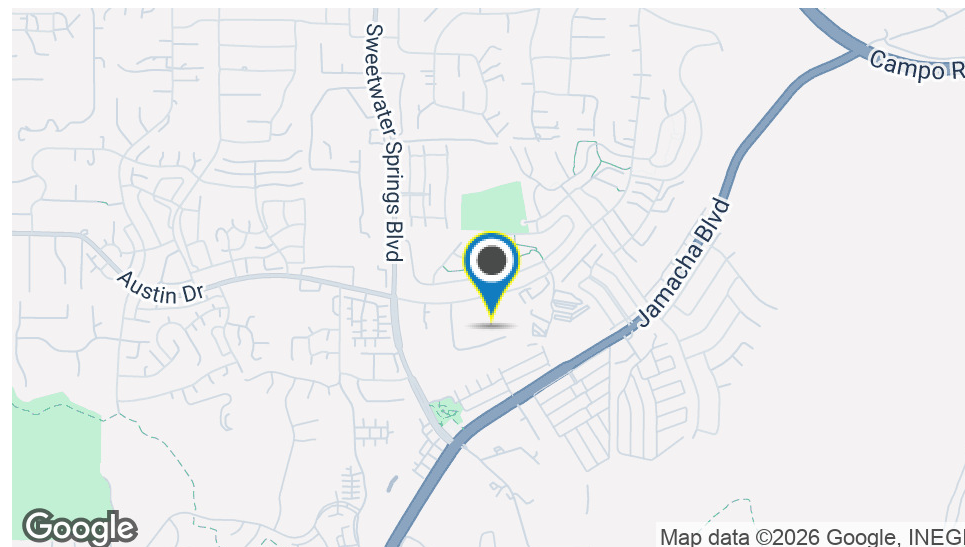


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## OFFERING SUMMARY

Lease Rate (2739 Suite 101):	\$2,450.00
Available SF (2739 Suite 101):	1,320 +/- SF
Lease Rate (2739 Suite 108):	\$1,636.00
Available SF (2739 Suite 108):	825 +/- SF
Market:	San Diego
Submarket:	La Mesa/Spring Valley Ind

## PROPERTY OVERVIEW

Spacious warehouse/office suite at well maintained, gated industrial park. Great location with easy access to/from Hwy 94 & 125 and close proximity to downtown, East County and South Bay.

## PROPERTY HIGHLIGHTS

- -1 grade level roll up doors
- Office suite and bathroom
- Large rear warehouse
- Well maintained, gated industrial park!
- Ample parking-M-52 zoning-Easy access to/from Hwy 94 & Ramp; 125 to downtown, East County and South Bay
- \*\*Sorry, no automotive use businesses\*\*\*

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# Rancho San Diego Plaza

2733-2379 VIA ORANGE WAY, SPRING VALLEY, CA 91978



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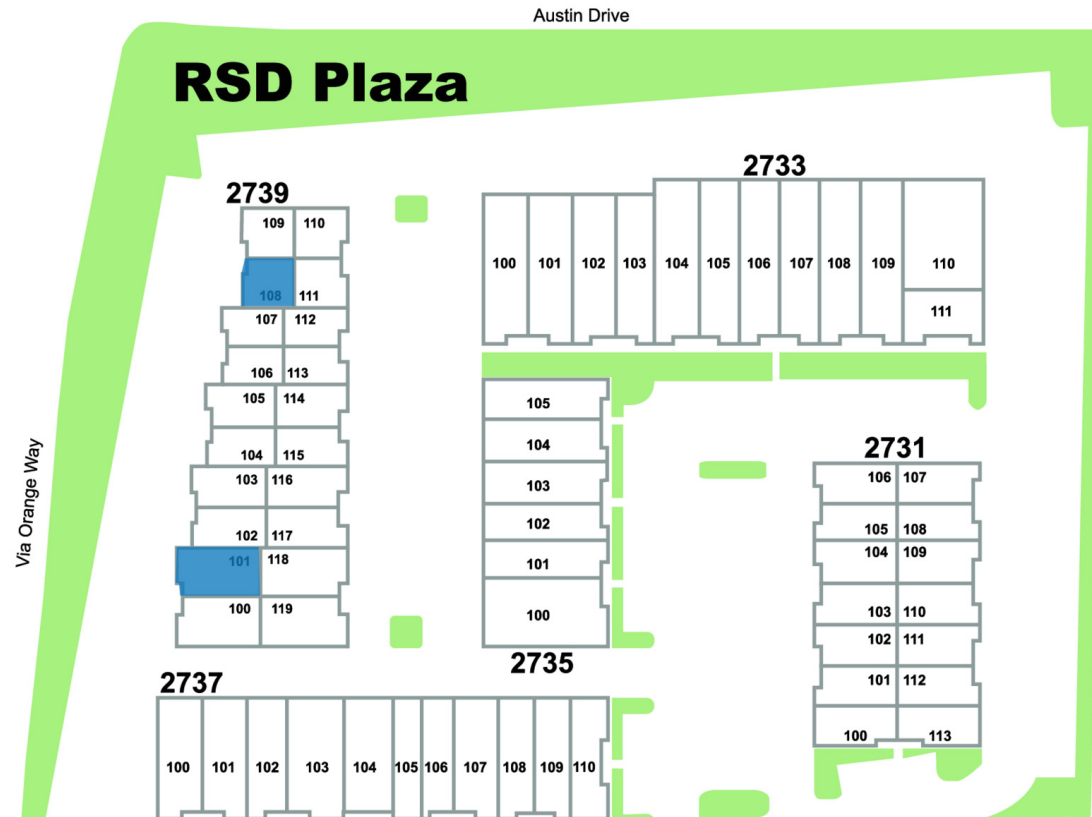
P. 3



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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
2739 Via Orange Way, Suite 101	Available	1,320 SF	Modified Gross	\$2,450.00 SF/month
2739 Via Orange Way, Suite 108	Available	825 SF	Modified Gross	\$1,636.00 SF/month

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P. 5



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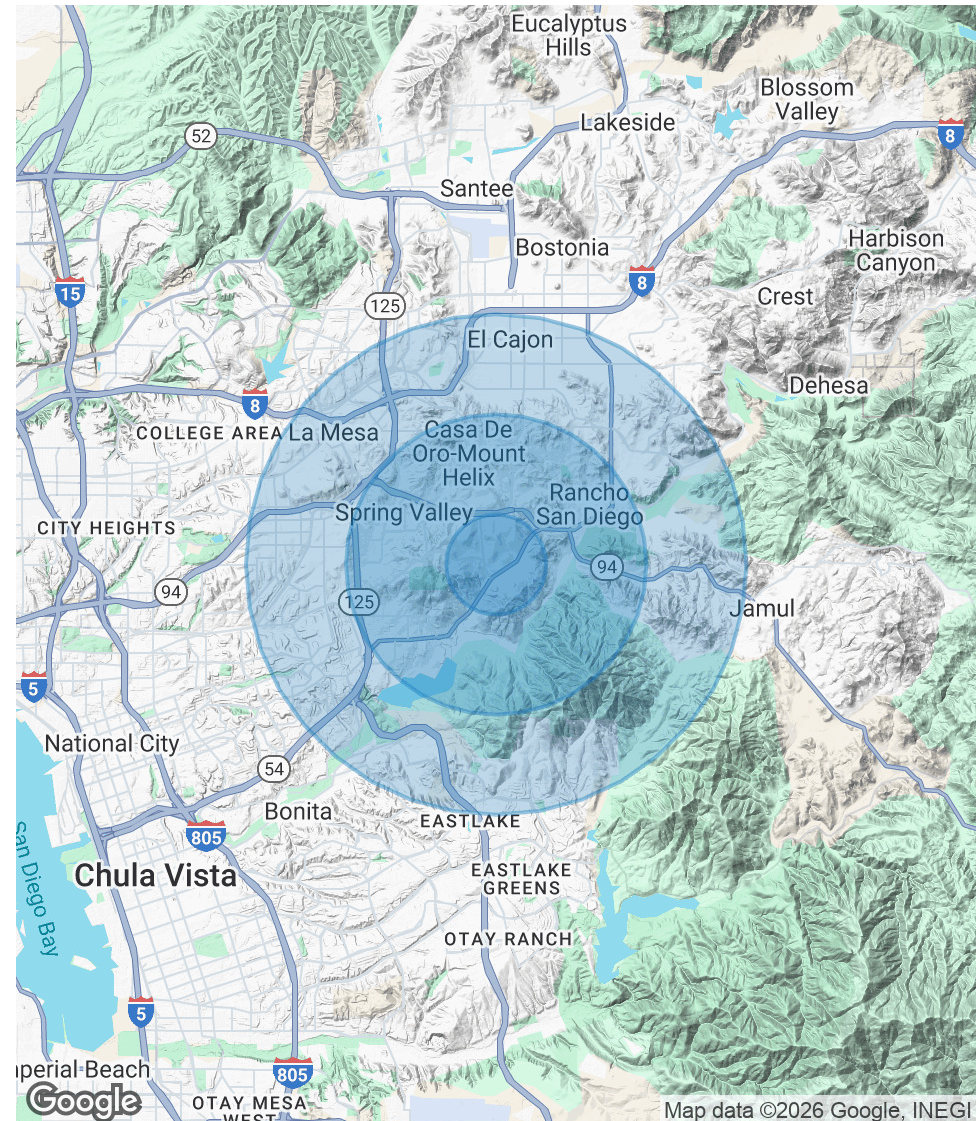
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,595	83,120	274,509
Average Age	37.6	36.8	35.5
Average Age (Male)	34.2	35.8	34.3
Average Age (Female)	40.6	38.3	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,865	28,402	92,615
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$77,531	\$83,700	\$74,926
Average House Value	\$404,900	\$486,473	\$448,205

\* Demographic data derived from 2020 ACS - US Census



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