

4540 KEARNY VILLA ROAD, SUTE 214, SAN DIEGO , CA 92123

LANDMARK CENTRE

Professional Office/Medical Condo For Lease



MICHAEL SIKORSKI

Sales & Leasing Associate

(619) 960-1352

MichaelS@PacificCoastCommercial.com

Lic. 02204470

PACIFIC COAST COMMERCIAL

(619) 469-3600

10721 Treena St., Ste 200, San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930





PROPERTY FEATURES



Landmark Centre

Approx. 32,000 SF Multi-Tenant Office



Suite 214:

Approx. 800 SF Office/Medical Suite for Lease



Newly Renovated:

Exterior and common area upgrades



Flexible Zoning:

Permitted for Light Medical & Office use



Freeway Accessible:

Seconds from I-15, I-805, SR-163 & SR-52.



Prime Location:

Surrounded by retail and dining amenities.



Lease Rate:

\$2.10/SF Gross + Electric

SUITE PHOTOS



FLOOR PLAN



Suite 214:
Approx. 800 SF Office/Medical Suite



Turn-Key Condition



Abundance of Natural Light



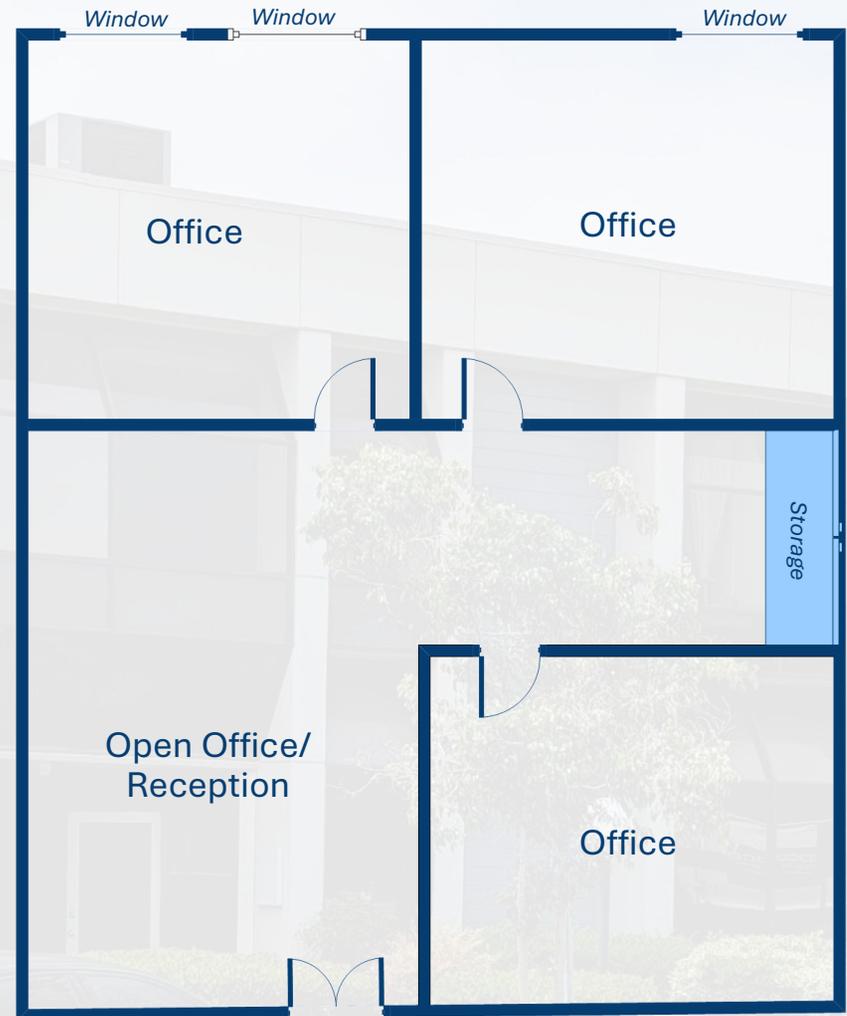
New HVAC



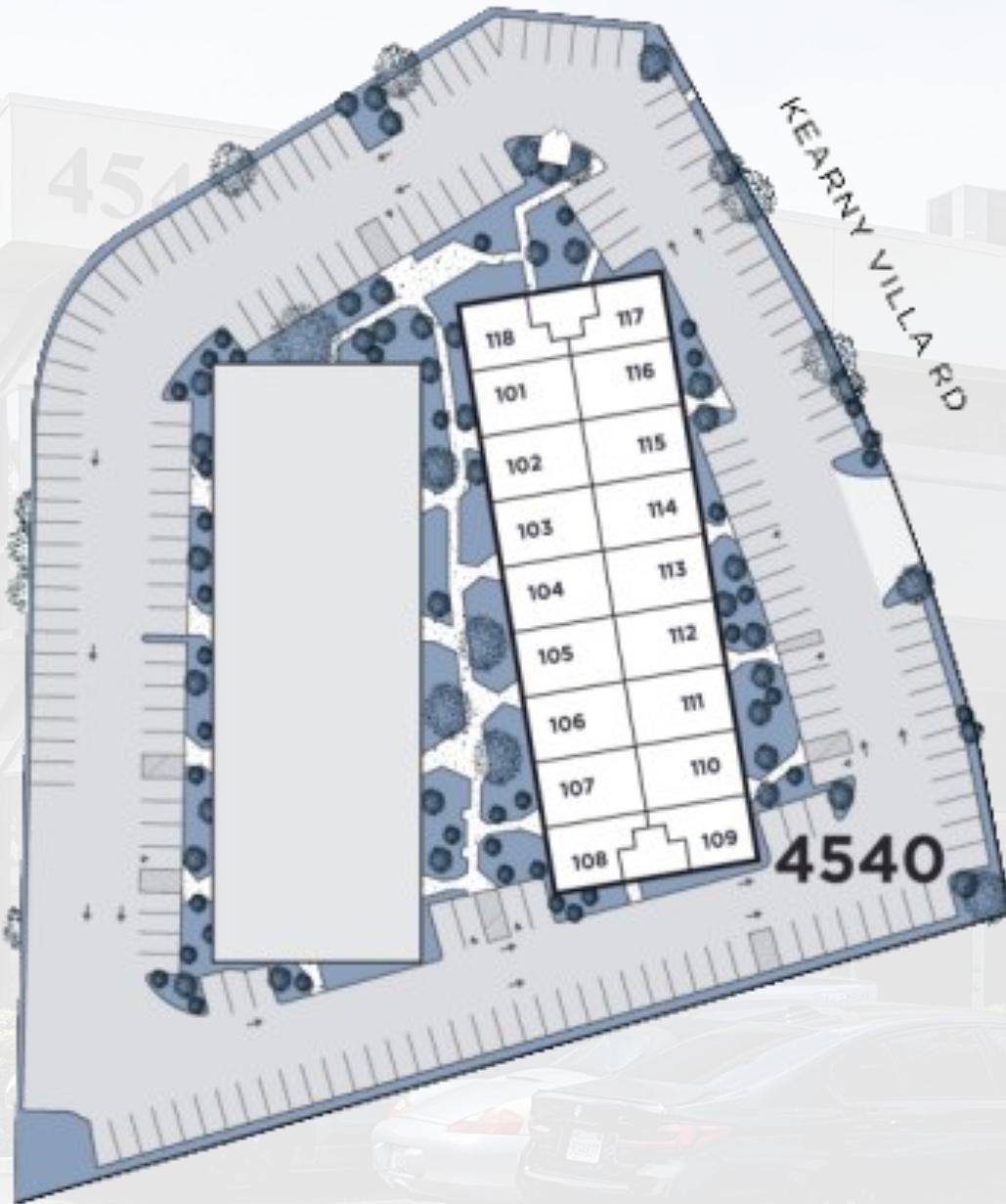
Flexible Terms



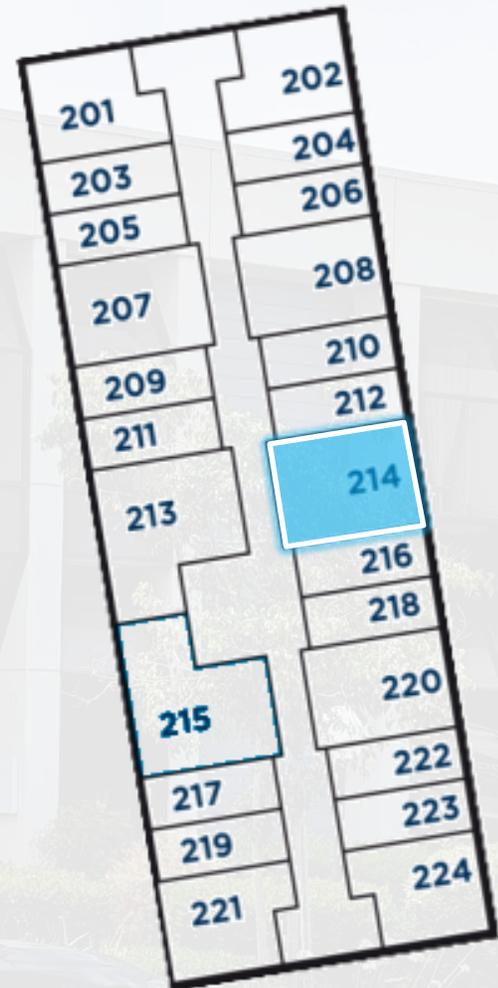
Lease Rate:
\$2.10/SF Gross + Electric



SITE PLAN



Second Floor



Site Plan Not Fit to Scale, for Reference Purposes Only.

DEMOGRAPHICS

	3 MILE	5 MILE
Population	109,489	308,476
Households	40,466	128,425
Consumer Spending	\$1.5B	\$4.6B
Avg. Household Income	\$113,290	\$112,031
Median Home Value	\$673,434	\$693,258
Employees	126,394	273,548
Businesses	12,151	29,098

DRIVE TIMES

6 6 MIN MISSION VALLEY	2 14 MIN MIRAMAR	3 10 MIN LA JOLLA UTC
4 14 MIN DOWNTOWN	5 24 MIN SAN DIEGO INTL AIRPORT	6 16 MIN PACIFIC BEACH

IMMEDIATE ACCESS TO THE I-805 AND HWY 163 WITH 212,425 VPD



AMENITIES MAP



4540
KEARNY VILLA ROAD



MONTGOMERY-GIBBS
EXECUTIVE AIRPORT



4540 KEARNY VILLA ROAD, SUTE 214, SAN DIEGO , CA 92123

LANDMARK CENTRE

Professional Office/Medical Condo For Lease

4540

MICHAEL SIKORSKI

Sales & Leasing Associate
(619) 960-1352

MichaelS@PacificCoastCommercial.com
Lic. 02204470

PACIFIC COAST COMMERCIAL

(619) 469-3600

10721 Treena St., Ste 200, San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930

**PACIFIC COAST
COMMERCIAL**

SALES - MANAGEMENT - LEASING

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.