



FOR SALE OR LEASE

1210 W. MORENA BLVD.
SAN DIEGO, CA

CFISANDIEGO.COM

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SAN DIEGO, CA



**commercial
facilities**
incorporated

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OFFERING SUMMARY

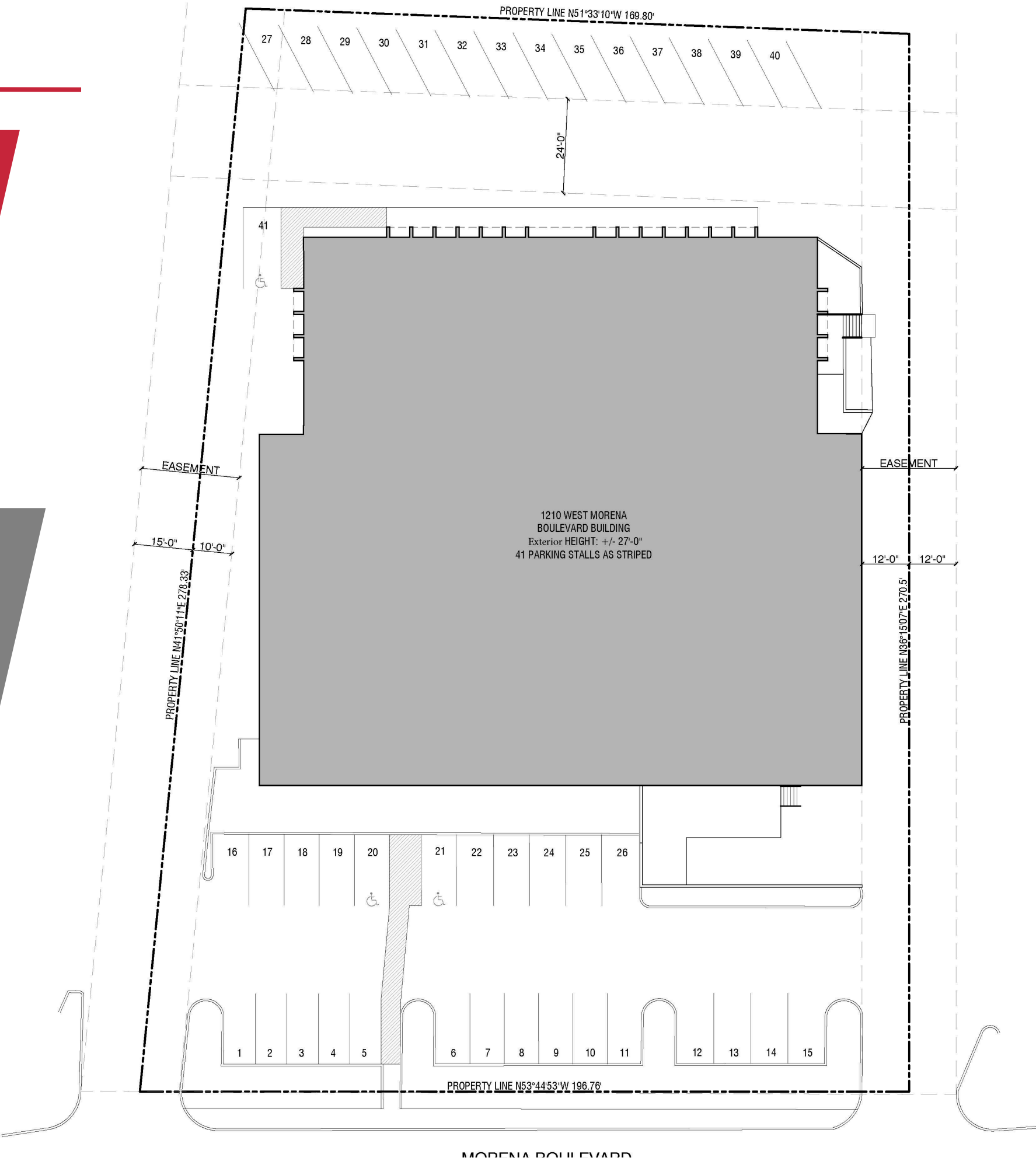
LOCATION

1210 W Morena Blvd, San Diego, CA 92110

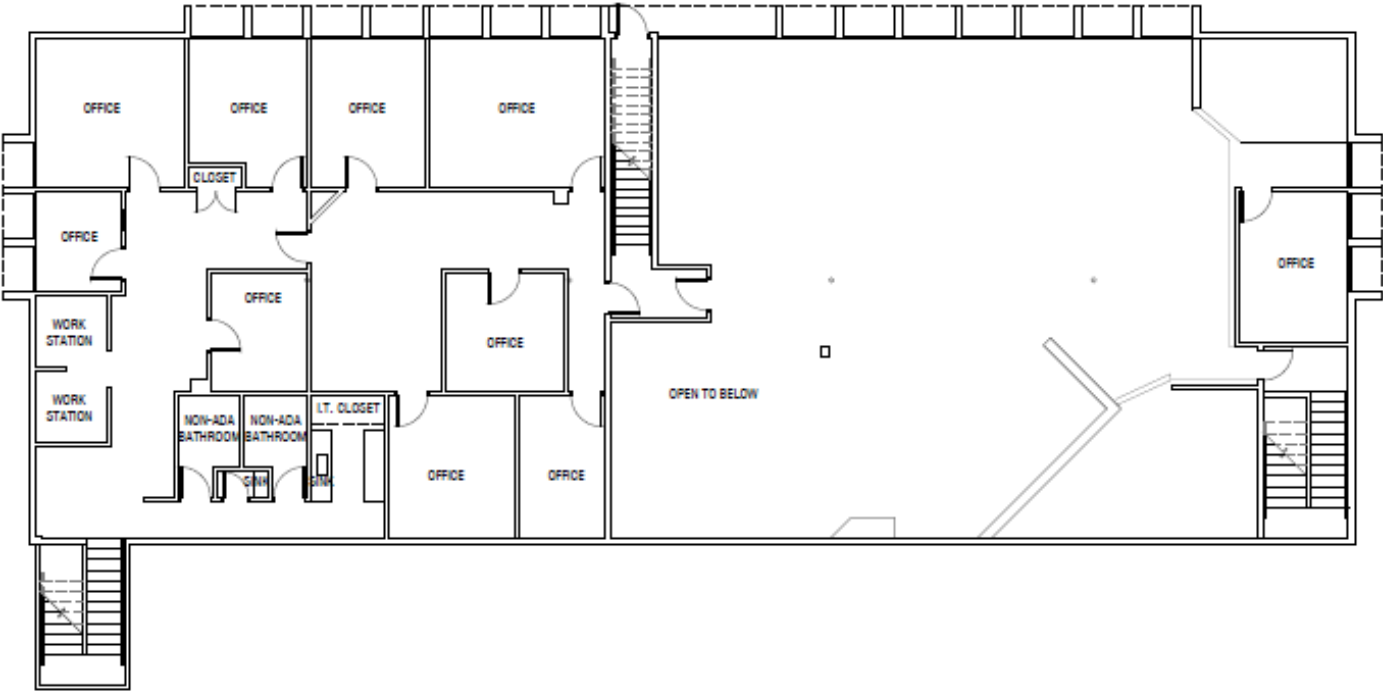
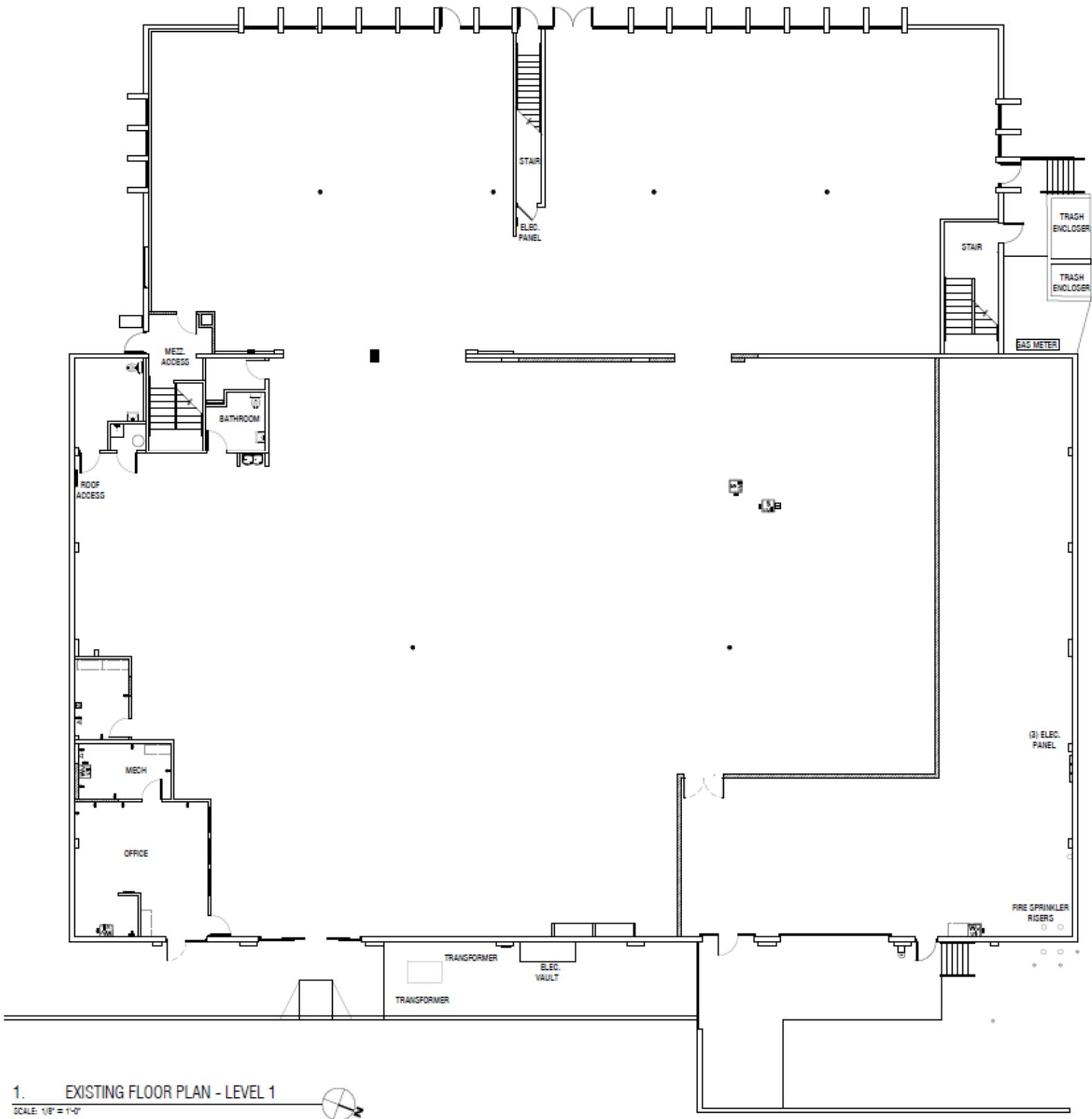
RENTAL RATE: NEGOTIABLE
SALE RATE: CONTACT BROKER

SITE DETAILS

Type	Commercial
Size of Parcel	1.15 acres
Building SF	28,022 SF
Ground Floor SF	+/- 20,843 RSF
2nd Floor SF	+/- 7,179 RSF
Structure	21-22 ft clear span
Parking	41 Spaces / 3 accessible
Zoning	CC-3-7 (Subject to the Morena Corridor Specific Plan)



FLOOR PLAN



INVESTMENT HIGHLIGHTS



DESIREABLE LOCATION

- **Excellent Accessibility and Visibility:** The property is located on W Morena Blvd. with approximately 14,000 vehicles passing the site daily [CalTrans-2019] .
- **Main Thoroughfare:** Located between Tecolote Rd and Friars Rd.
- **Close Freeway Proximity:** Less than 0.3 mi. from I-5 and 0.7 mi. from I-8.
- **Public Transit:** Three-minute walk to Tecolote Trolley Station
- **Easy Ingress and Egress:** Two access points in front of building.

AERIAL OVERVIEW



Ground Floor +/-20,470 RSF
2ndFloor +/-7,300 RSF
Prime Location & Visibility

ADDITIONAL VIEWS



DEMOPGRAPHICS

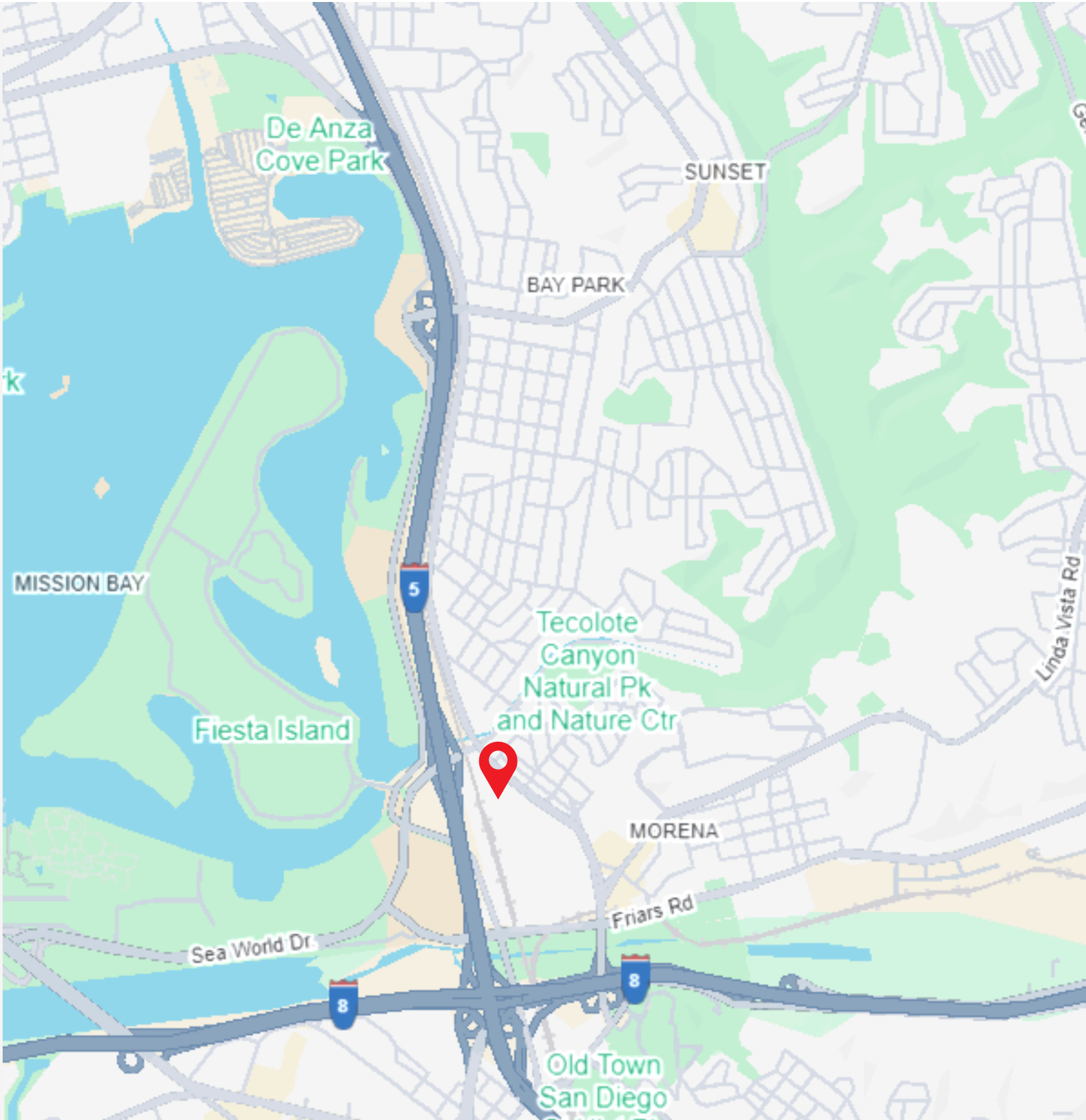
POPULATION AND AVERAGE HOUSEHOLD INCOME

Population:

One Mile Radius:	14,437
Three Mile Radius:	146,189
Five Mile Radius:	414,163

Average Household Income:

One Mile Radius:	\$99,969
Three Mile Radius:	\$114,989
Five Mile Radius:	\$117,376



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