

FOR LEASE

4456 Vandever Avenue, San Diego, CA 92120



2-STORY MULTI-TENANT
RETAIL/OFFICE BUILDING

± 544 RSF AVAILABLE



\$995/Month - Gross + Electric



Located in the Heart of San Diego County



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

PROPERTY FEATURES



AVAILABILITY

Suite 7: ± 544 SF Office Suite



PROPERTY SIZE

± 5,824 SF Multi-Tenant Retail / Office Building



IDEAL LOCATION

Central Location in the Heart of San Diego County



FREEWAY ACCESS

Via Mission Gorge Rd./Fairmont Ave.
or Friars Rd.



AMENITY RICH

Surrounded by Numerous Restaurants, Retail,
Healthcare Facilities, Universities and Business
Service Providers



PUBLIC TRANSPORTATION

Bus Stop - 1 Minute Walk
Grantville Trolley Station - 15 Minute Walk



PARKING

14 Parking Spaces and Abundant Street Parking



Lease Rate: \$995/Month - Gross + Electric

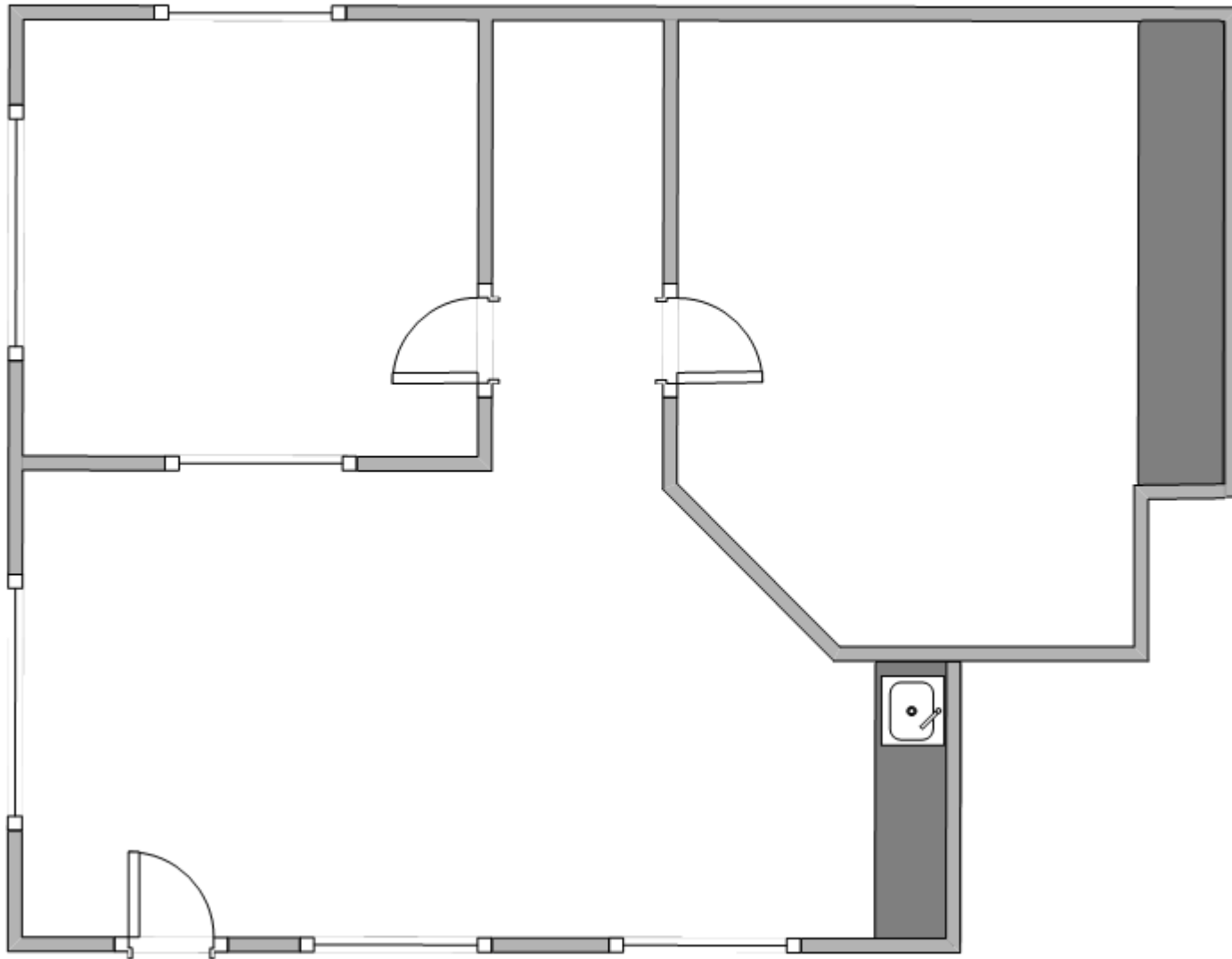
FLOOR PLAN

Suite 7

± 544 SF

\$995/Month - Gross + Electric

2 Offices, Open Office/Reception, Kitchenette
Available Now

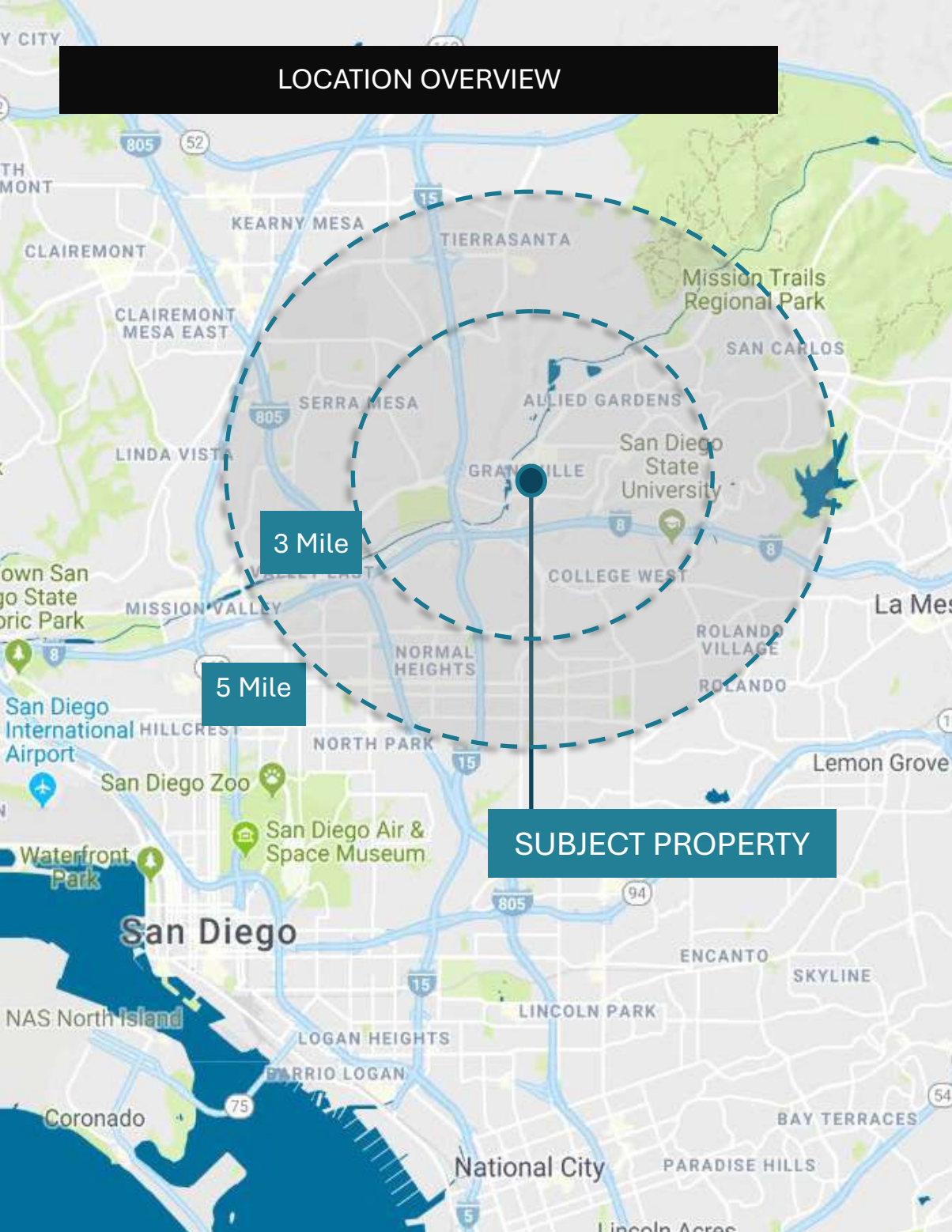


* FLOOR PLAN IS NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

NEARBY AMENITIES



LOCATION OVERVIEW



467,271
population



465,716
population growth
(2029)



\$103,589
avg household
income



301,937
total employees



38,334
total businesses



10
trolley stops
(SDSU to Morena)



21,572
traffic count
(mission gorge)



73
walk score
(very walkable)



36.7
median age

Just minutes away from the San Diego International Airport and within easy reach of all that San Diego has to offer, Grantville is a great place to grow your business. Conveniently located in the center of San Diego county, the area is within a 15 minute drive of the San Diego Zoo, SeaWorld San Diego and Downtown Gaslamp District and offers a wealth of affordable accommodations, family friendly dining options and great shopping at both the Fashion Valley and Mission Valley malls.

* DEMOGRAPHICS BASED ON 5 MILE RADIUS.