

4540 KEARNY VILLA ROAD, SUTE 207, SAN DIEGO , CA 92123

LANDMARK CENTRE

Approx. 800 SF Office Suite for Lease



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PROPERTY FEATURES



Landmark Centre
Approx. 32,000 SF Multi-Tenant Office



Suite 207:
Approx. 800 Sf Office Suite for Lease



Available Fully Furnished if Desired



Top of the Line HVAC Upgrades
Recent Exterior & Common Area Improvements



LED Lighting Systems Designed to Reduce Glare
on Computer Screen and Reduce Eye Strain



Upgraded to 9.5 ft Ceiling Height
(From Typical 8ft in the Project)



High Speed Internet Connections



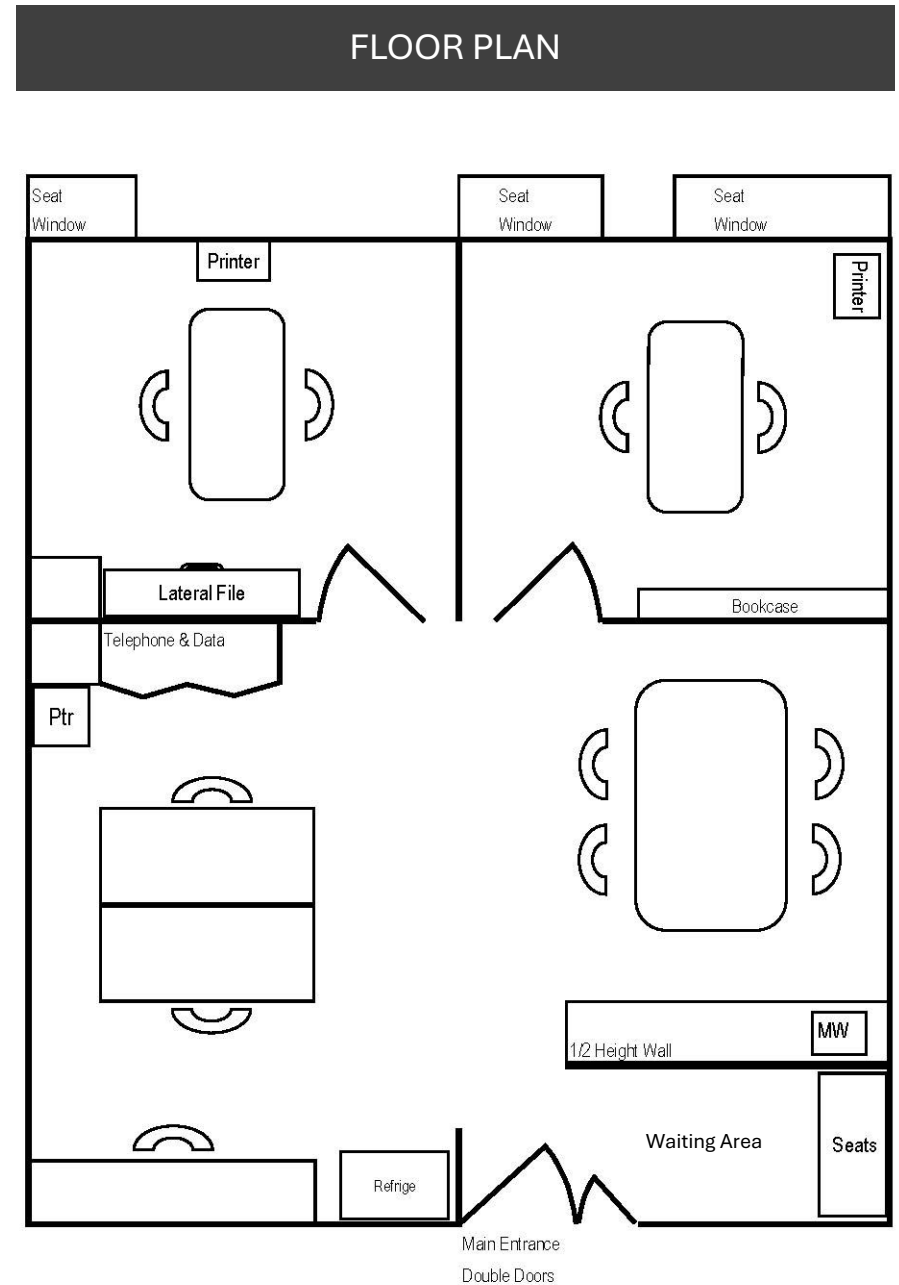
Lease Rate: \$1,600/Month + Electric

SUITE PHOTOS





COMMON AREA HALLWAY



FLOOR PLAN

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

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.

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

