

15260  
ANNA  
AVENUE

25,089 - 73,756 SF  
INDUSTRIAL BUILDING  
FOR SALE OR LEASE



# PROPERTY FEATURES

<b>ADDRESS</b>	5260 Anna Avenue
<b>SUBMARKET</b>	Morena
<b>TOTAL BUILDING SF</b>	73,756 SF (Divisible to 25,089 SF)
<b>OFFICE SF</b>	5,825 SF
<b>TOTAL LAND AC</b>	2.32 AC
<b>STORIES</b>	Single Story
<b>PARKING</b>	53 Spaces
<b>CLEAR HEIGHT</b>	16' - 30'
<b>COLUMN SPACING</b>	20' x 60'

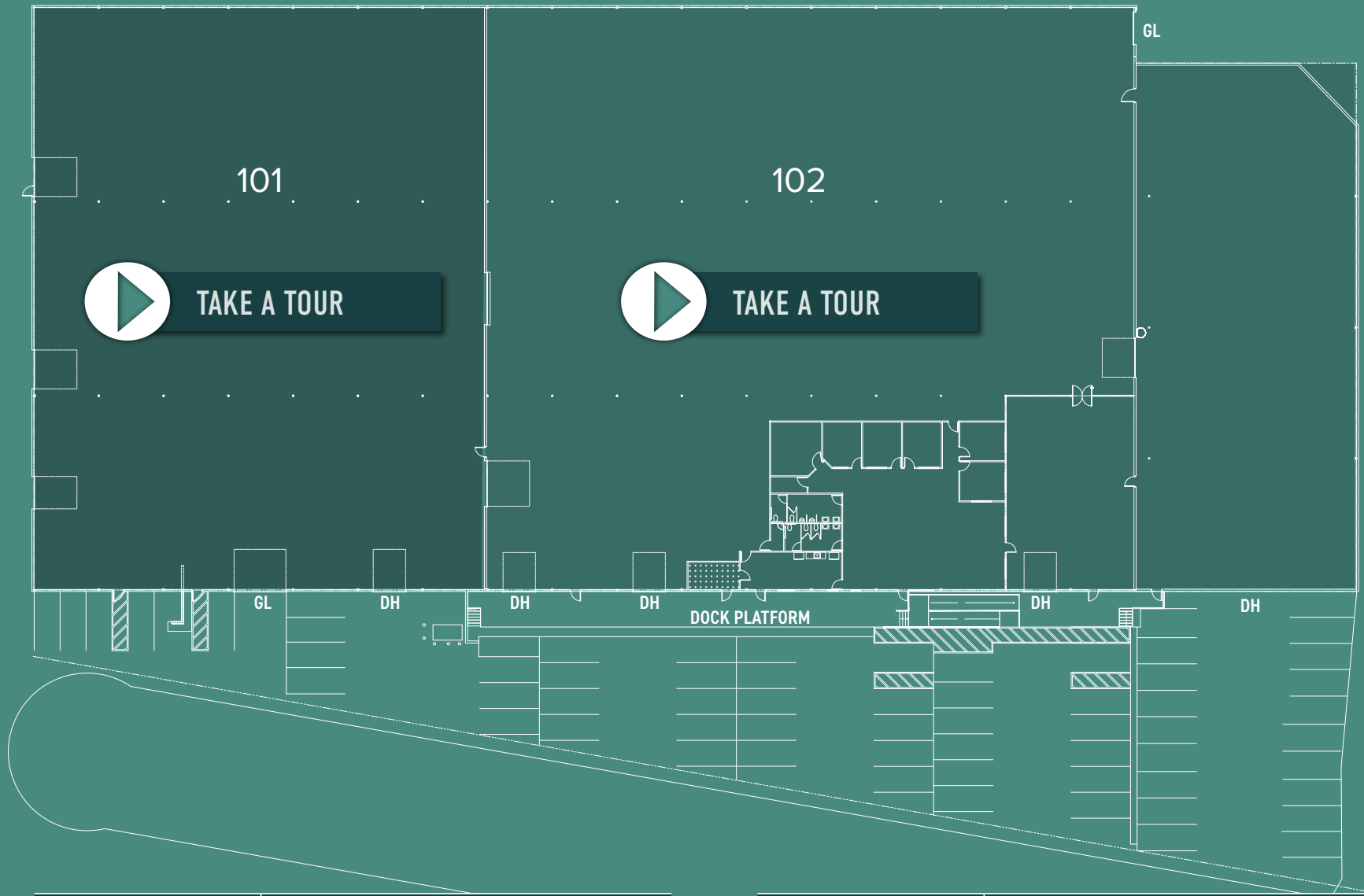
<b>LEASE RATE</b>	\$1.45 PSF NNN (NNN = \$0.33 PSF)
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<b>DOCK LOADING</b>	5 Dock High Doors
<b>DOCK POSITIONS</b>	7 Dock High Positions (Platform)
<b>GRADE LOADING</b>	2 Grade Level Doors
<b>SIGNAGE</b>	I-5 & I-8 Facing Building Signage
<b>POWER</b>	800a 277-480v
<b>UTILITIES</b>	Natural Gas
<b>SPRINKLERS</b>	Yes
<b>ZONING</b>	IL-3-1
<b>ACCESS</b>	Excellent access to I-5 & I-8

<b>SALE PRICE</b>	\$359 PSF
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# FLOOR PLAN



**SUITE 101** | 25,089 Rentable SF

**SUITE 102** | 48,667 Rentable SF



# PROPERTY LOCATION



Coronado Brewing

Bird Rock Coffee Roasters

Shell

Bull's Smokin BBQ

JV's Mexican Food

Valero

University of San Diego

Ballast Point

A1 Storage

Petco

W MORENABLDV

Storage Etc

Tio Leo's Mexican

Carl's Jr

Tecolote Trolley Station

CrossFit Fortius

Catalina Offshore Market

UPS

Morena Storage

Sears Outlet

The Village at Morena Vista

DecoBike

Morena/Linda Vista Trolley Station

- Urbane Cafe
- Starbucks
- zpizza
- Sushi Freak
- Jamba Juice
- PitaPit
- Pho Kitchen
- Subway

PACIFIC HWY

ANNA AVE

FRIARS RD

New 11-mile Extension of Trolley Blue Line



# PROPERTY LOCATION



LA JOLLA

New 11-mile Extension of Trolley Blue Line

5260  
ANNA  
AVENUE

KEARNY  
MESA

MISSION BEACH

MISSION VALLEY

OCEAN BEACH

SAN DIEGO AIRPORT

BALBOA PARK

DOWNTOWN  
SAN DIEGO

CORONADO ISLAND



# PROPERTY LOCATION









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