

# 5520 RUFFIN ROAD

5520 Ruffin Road | San Diego, CA

FOR SALE



EXCELLENCE THROUGH NEGOTIATION

**Todd Bulich**

REAL ESTATE COMPANY

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**01    Executive Summary**  
Investment Summary

## OFFERING SUMMARY

ADDRESS	5520 Ruffin Road San Diego CA 92123
COUNTY	San Diego County
MARKET	San Diego
SUBMARKET	Hazard Commercial Park
BUILDING SF	17,210 SF
LAND ACRES	.85
LAND SF	37,026 SF
YEAR BUILT	1975
YEAR RENOVATED	2021
APN	369-191-23
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$6,700,000
PRICE PSF	\$389.31

## Investment Highlights

- Voluntary Employees Benefits Association ("VEBA") presents this unique and beautifully remodeled building in the heart of Kearny Mesa. With complete renovation records from Beck's Construction this is a perfect opportunity for an owner/user company.
- Kearny Mesa is a largely commercial and industrial area, known for multiple company headquarters and close to Montgomery-Gibbs Executive Airport.

## Investment Summary

- The overall appearance is in outstanding condition and is highly improved, from landscaping, roofing, elevators, HVAC, and finishes.
- The parcel includes a two-story commercial office building with enclosed parking for 60 spaces.

## 02 Location

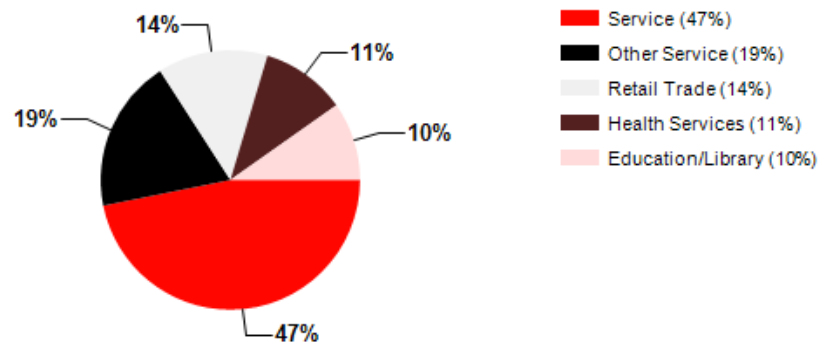
Location Summary

Aerial View Map

## Location Highlights

- The property is located in the Kearny Mesa neighborhood of San Diego, known for its concentration of industrial and office spaces.
- Kearny Mesa is home to a variety of businesses, including technology companies like Qualcomm and defense contractors like General Atomics.
- The neighborhood boasts a diverse dining scene, with popular restaurants such as Convoy Street offering a wide range of Asian cuisines.
- Kearny Mesa is centrally located in San Diego, providing easy access to major freeways like I-805 and I-15, facilitating transportation and connectivity.
- The area is also known for its recreational opportunities, with nearby parks like Kearny Mesa Community Park providing green spaces for outdoor activities.

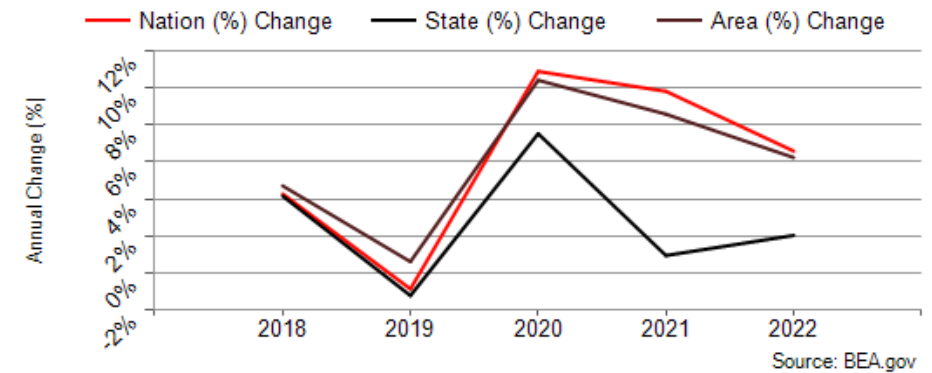
## Major Industries by Employee Count



## Largest Employers

Naval Base San Diego	40,472
University of California, San Diego	39,688
Sharp HealthCare	20,139
County of San Diego	18,936
San Diego Unified School District	17,226
Scripps Health	14,732
City of San Diego	13,408
Qualcomm	10,124

## San Diego County GDP Trend











### 03 Property Description

Property Features

Floor Plan

Additional Map



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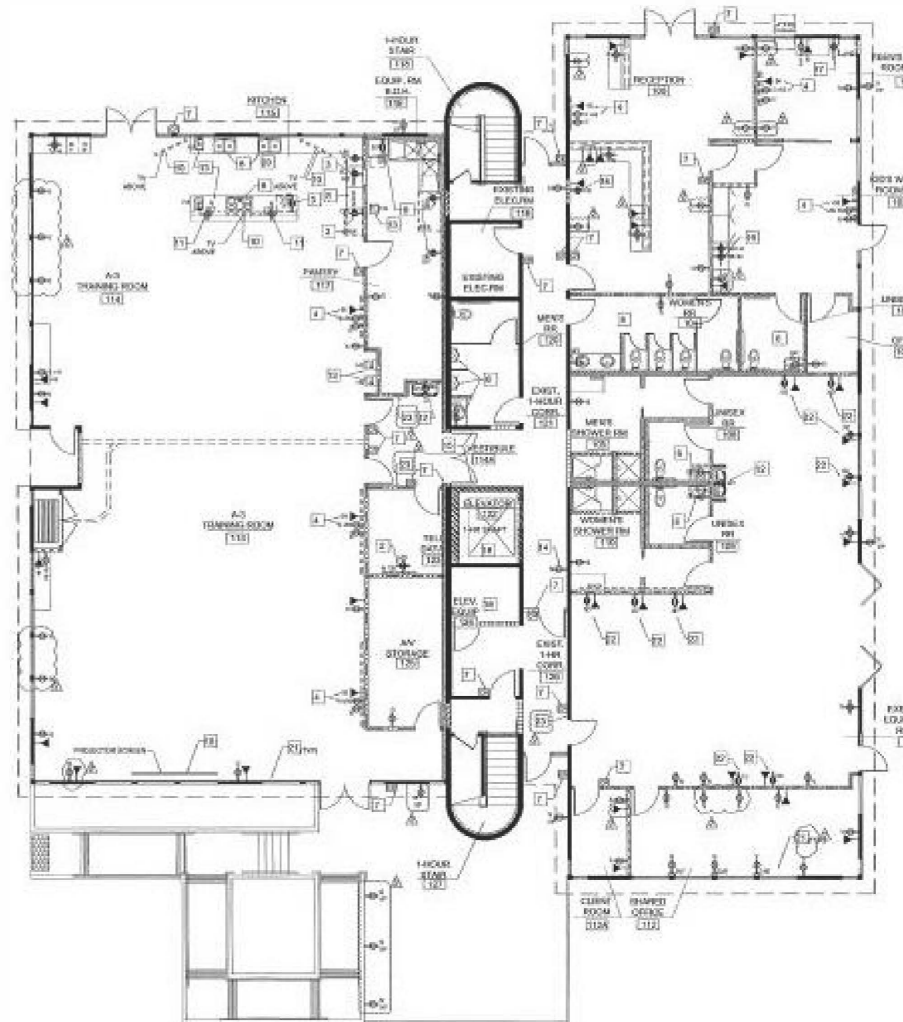
## PROPERTY FEATURES

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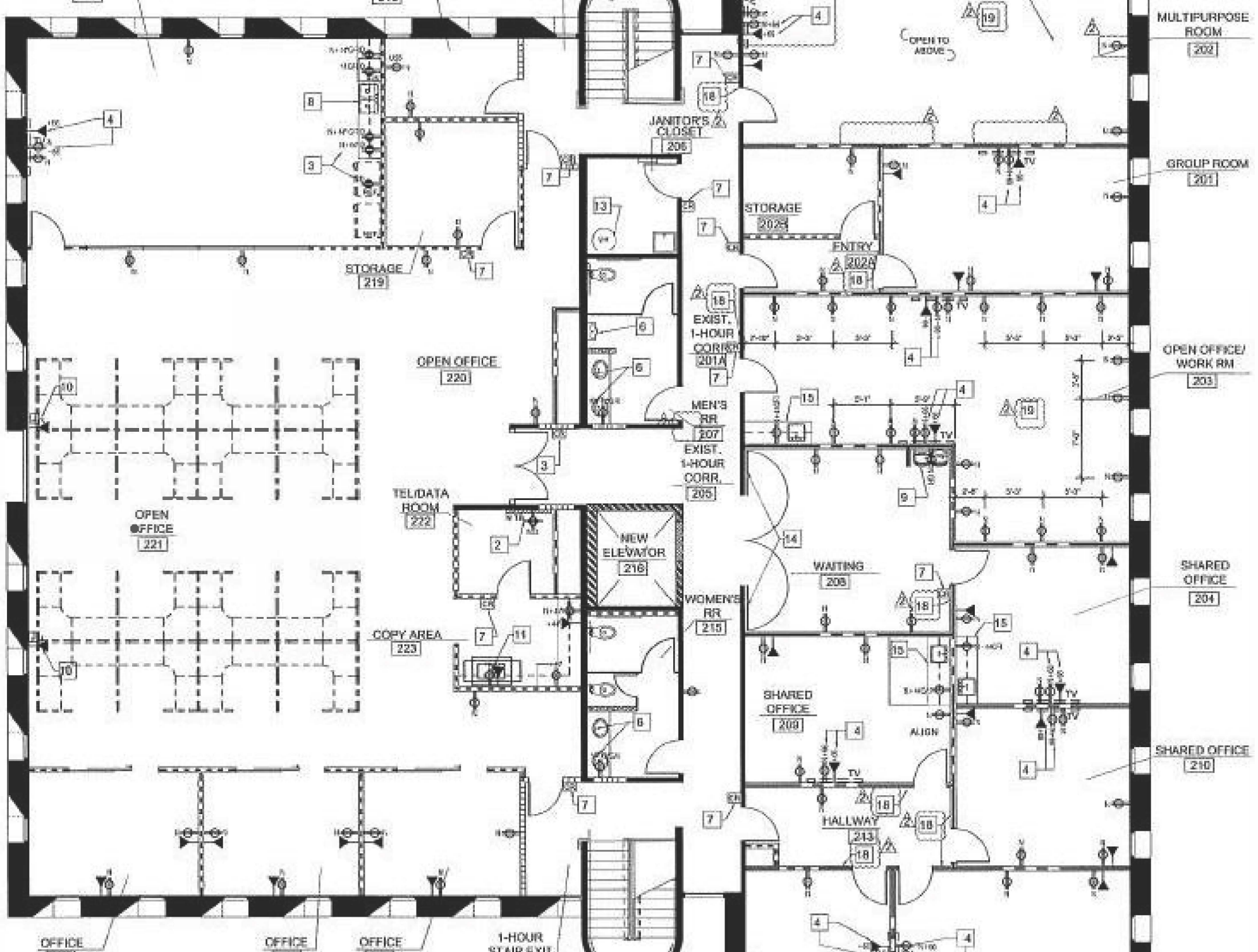
BUILDING SF	17,210
LAND SF	37,026
LAND ACRES	.85
YEAR BUILT	1975
YEAR RENOVATED	2021
ZONING TYPE	IS-1-1
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	60

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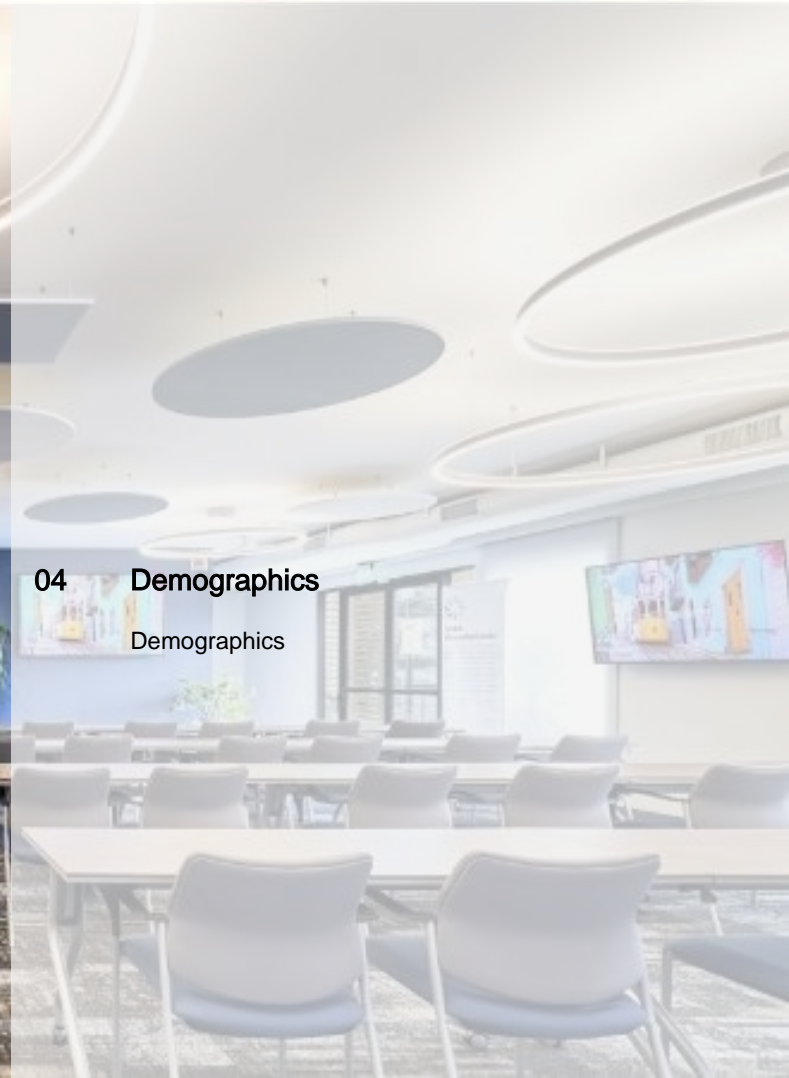




POWER/COMMUNICATION PLAN - 1ST FLOOR  
 SCALE: 1/8" = 1'-0"







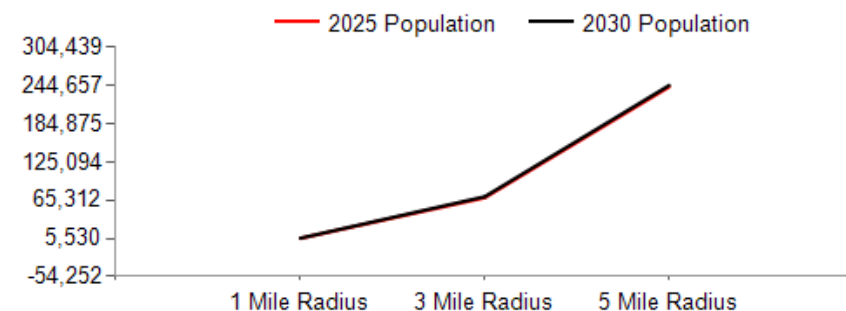
04 Demographics  
Demographics



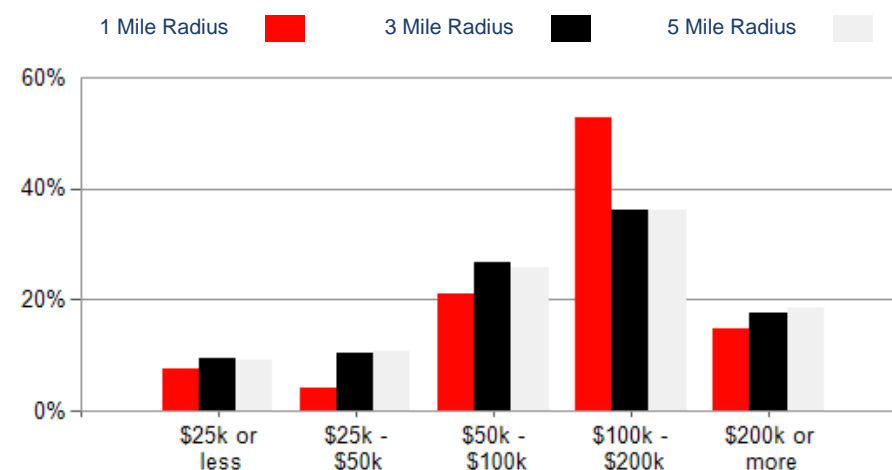
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	964	64,064	216,707
2010 Population	2,254	64,095	222,510
2025 Population	5,530	69,127	242,293
2030 Population	5,810	70,746	244,657
2025-2030: Population: Growth Rate	4.95%	2.30%	0.95%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	128	1,644	5,543
\$15,000-\$24,999	80	871	3,145
\$25,000-\$34,999	55	1,116	4,060
\$35,000-\$49,999	59	1,626	6,191
\$50,000-\$74,999	272	3,653	12,728
\$75,000-\$99,999	317	3,440	11,796
\$100,000-\$149,999	968	5,758	21,066
\$150,000-\$199,999	504	3,812	13,292
\$200,000 or greater	408	4,656	17,534
Median HH Income	\$118,180	\$105,476	\$106,817
Average HH Income	\$146,333	\$138,430	\$142,276

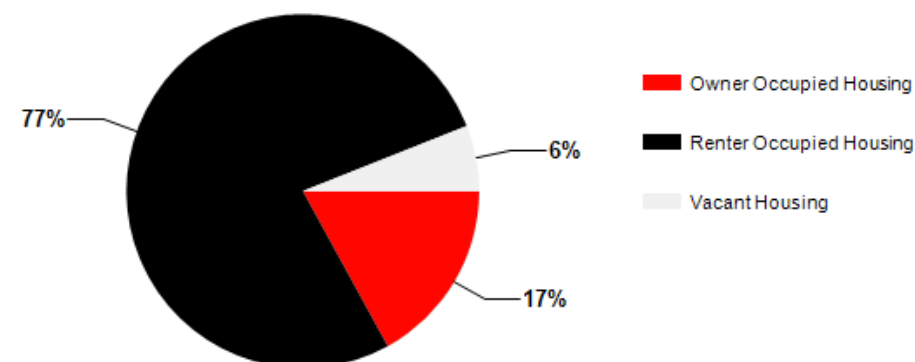
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	350	23,785	86,007
2010 Total Households	1,092	23,836	87,257
2025 Total Households	2,792	26,576	95,354
2030 Total Households	3,004	27,852	98,242
2025 Average Household Size	1.95	2.58	2.45
2025-2030: Households: Growth Rate	7.35%	4.70%	3.00%



2025 Household Income



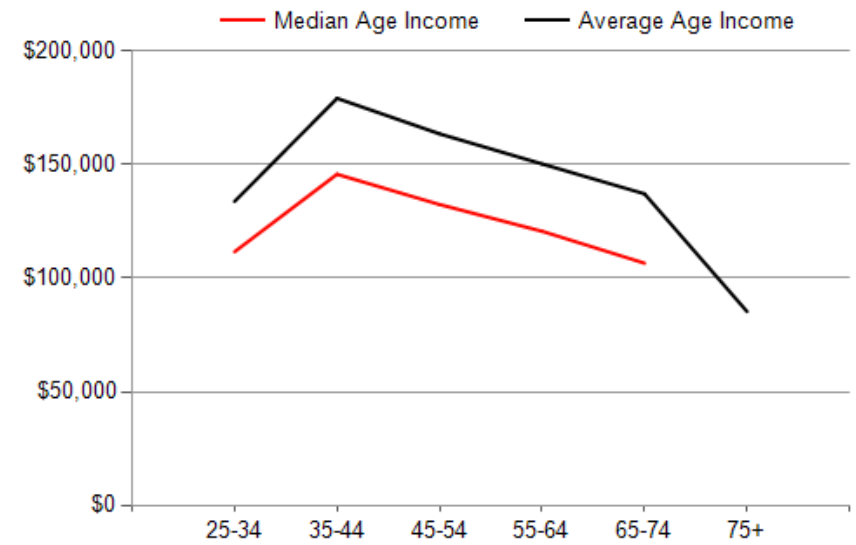
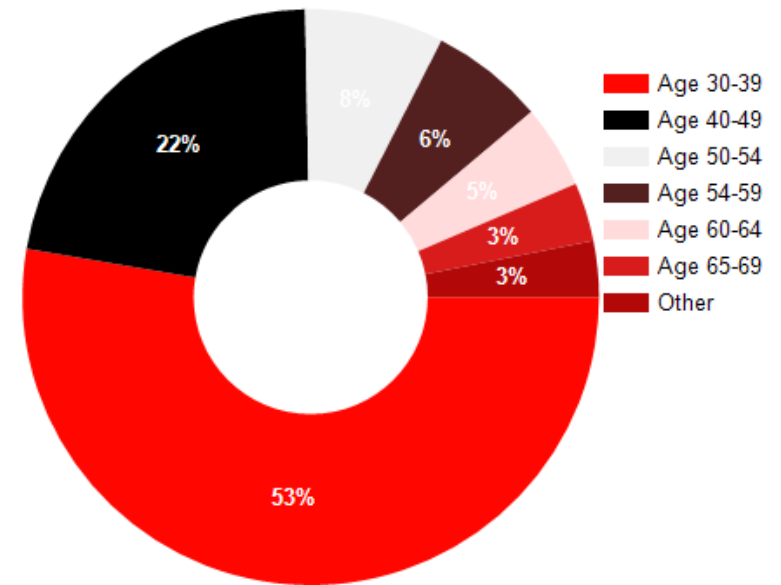
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,071	7,537	24,421
2025 Population Age 35-39	705	6,060	20,569
2025 Population Age 40-44	446	4,939	17,507
2025 Population Age 45-49	295	3,716	13,867
2025 Population Age 50-54	263	3,449	13,021
2025 Population Age 55-59	215	3,184	12,204
2025 Population Age 60-64	158	3,245	12,559
2025 Population Age 65-69	111	2,949	11,361
2025 Population Age 70-74	65	2,473	9,494
2025 Population Age 75-79	41	1,882	7,159
2025 Population Age 80-84	25	1,096	4,368
2025 Population Age 85+	18	1,180	4,922
2025 Population Age 18+	4,786	53,814	198,717
2025 Median Age	33	35	36
2030 Median Age	36	37	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,617	\$95,343	\$101,311
Average Household Income 25-34	\$133,776	\$120,107	\$128,199
Median Household Income 35-44	\$145,777	\$125,829	\$126,739
Average Household Income 35-44	\$179,205	\$161,087	\$165,140
Median Household Income 45-54	\$132,440	\$140,716	\$137,945
Average Household Income 45-54	\$163,577	\$176,202	\$178,110
Median Household Income 55-64	\$120,669	\$125,044	\$122,231
Average Household Income 55-64	\$150,311	\$163,754	\$162,699
Median Household Income 65-74	\$106,598	\$91,863	\$92,416
Average Household Income 65-74	\$137,150	\$123,082	\$126,115
Average Household Income 75+	\$85,291	\$88,248	\$93,027



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