

**±7,995 SF - ±9,995 INDUSTRIAL/FLEX SUITE AVAILABLE FOR SUBLICENSE
6969 CORTE SANTA FE, SAN DIEGO, CA 92121**

*SHORT LEASE TERMS WILL BE CONSIDERED



GLENN ARNOLD
Lic. #00953038
858.458.3319
garnold@voitco.com

MILES ARNOLD
Lic. #02094013
858.458.3324
marnold@voitco.com

Voit
REAL ESTATE SERVICES



PROPERTY SPECIFICATIONS

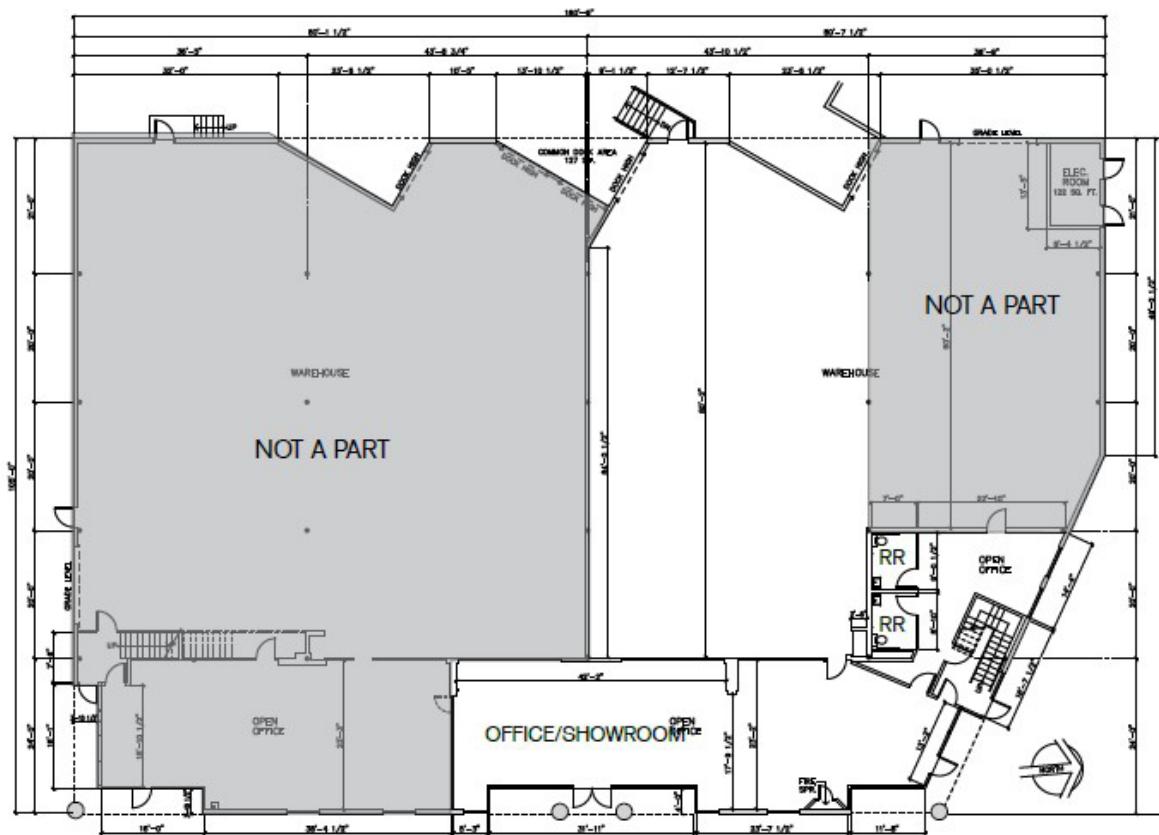
ADDRESS	6969 Corte Santa Fe, San Diego, CA 92121
BUILDING SIZE	± 19,560 SF
AVAILABLE SIZE	± 7,995 SF - ± 9,995 SF
PARKING	± 2.10/1,000 SF
YEAR BUILT	1988
ZONING	IL-2-1
POWER	TBD

PROPERTY HIGHLIGHTS

- » ±7,995 SF - ±9,995 industrial/flex suite available
- » Short lease terms will be considered
- » Great location just off of Miramar Road
- » Ground floor showroom/offices
- » Approx 21' clear height in warehouse
- » Warehouse racking may be available
- » Four restrooms
- » Kitchen/break area
- » Double wide entry
- » Dock and grade level loading
- » Available now
- » Sublease Rate: \$2.00 PSF Per Month, Gross
- » Lease terms ends October 31, 2029

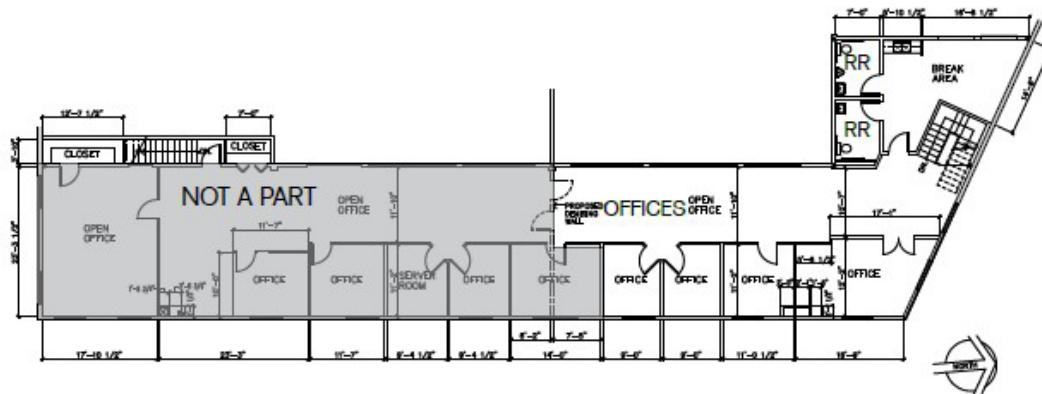
FLOOR PLANS

1ST
FLOOR



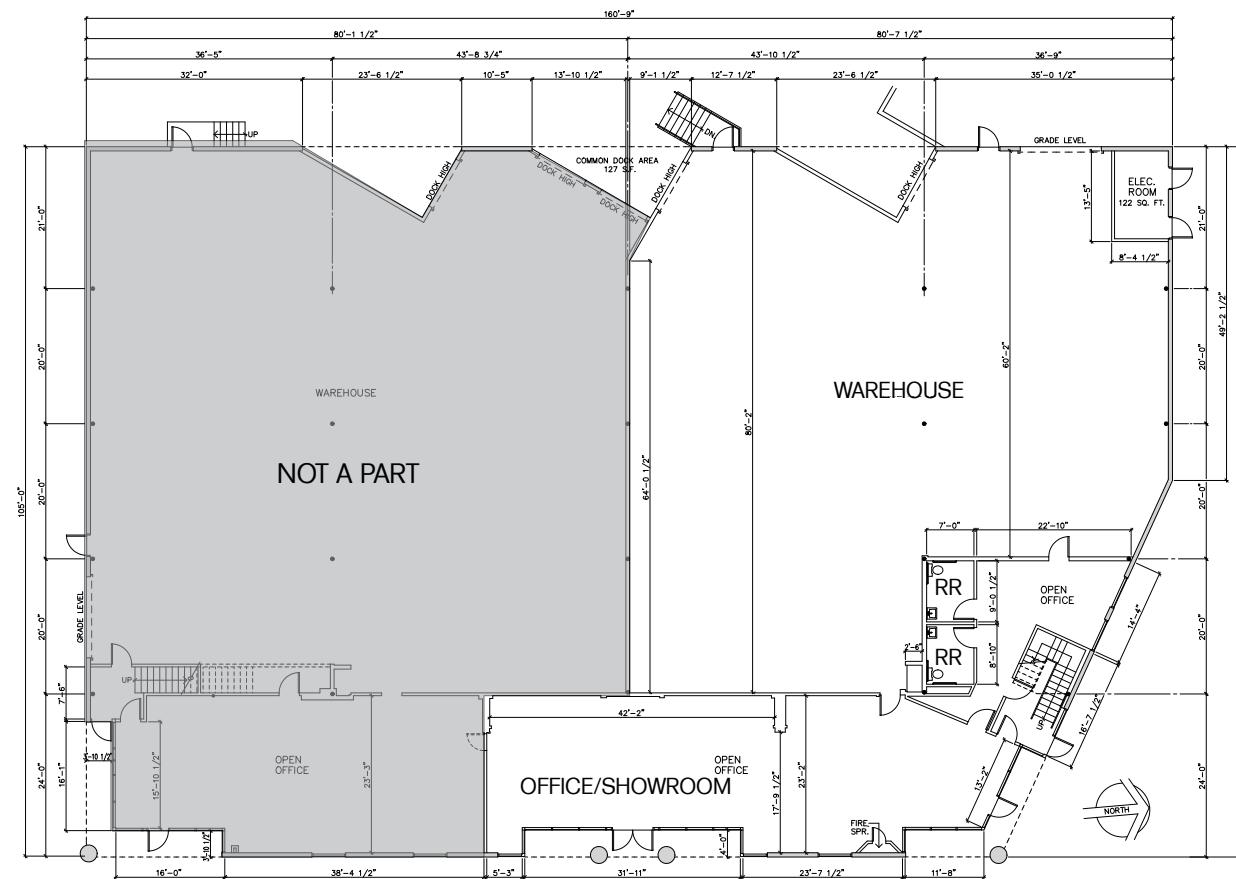
OPTION 1
(PARTIAL SPACE):
±7,995 SF

2ND
FLOOR

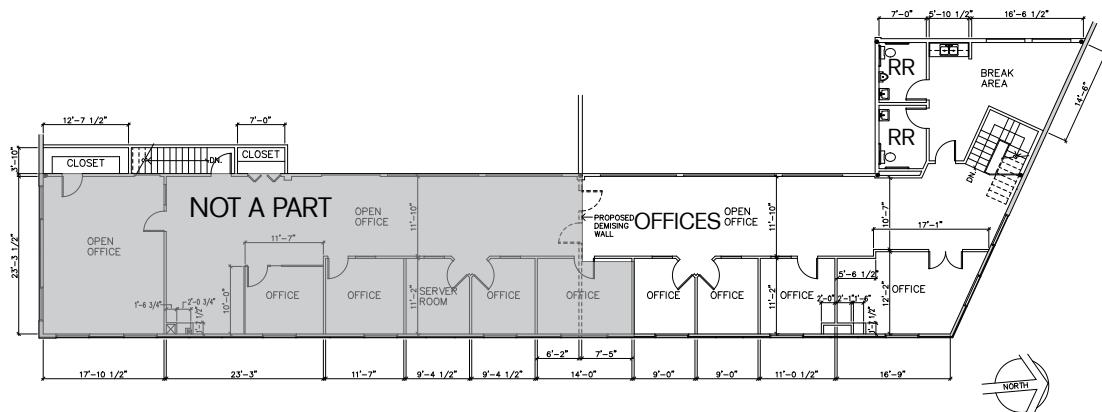


FLOOR PLANS

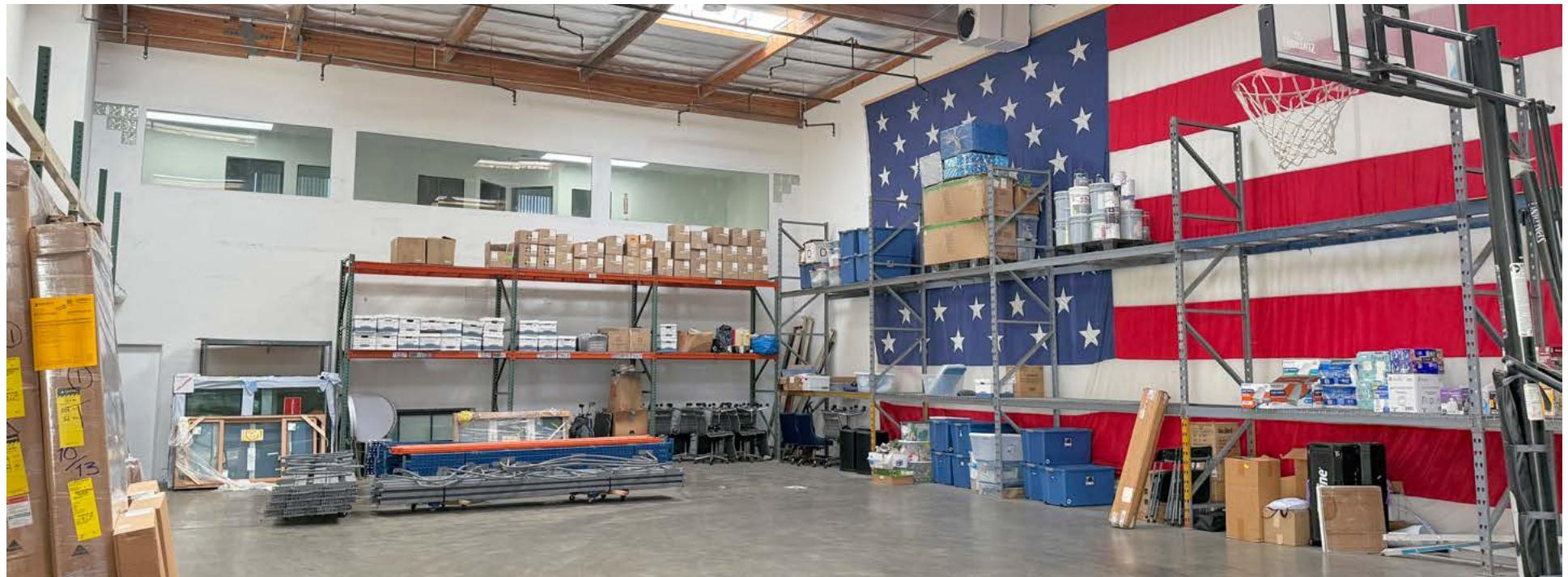
1ST
FLOOR



2ND
FLOOR



OPTION 2
(ENTIRE SPACE):
±9,995 SF



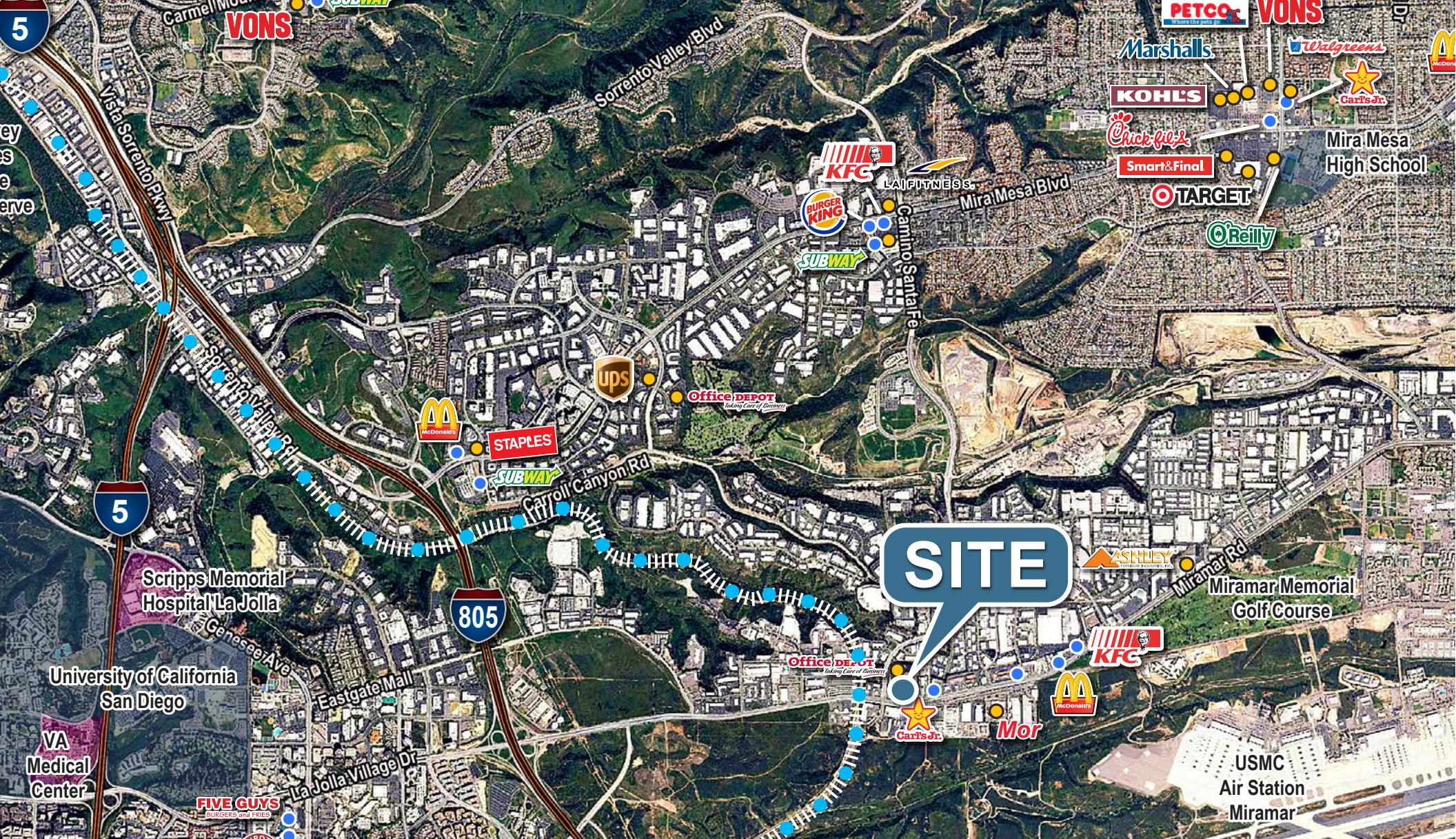
DEMOGRAPHIC COUNTS

	1 MILE	3 MILES	5 MILES
2024 Population	4	71,247	255,266
2029 Population Projection	4	71,188	254,333
Annual Growth 2024-2029	0%	0%	-0.1%
Median Age	0	33.8	35.3
2024 Households	1	26,274	91,379
2029 Household Projection	1	26,306	91,108
Annual Growth 2024-2029	0%	0%	-0.1%
Median Household Income	\$0	\$103,748	\$109,808
Median Home Value	\$750,000	\$792,059	\$803,646
Median Year Built	1984	1985	1981

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	CARS/DAY
Corte Santa Fe	Camino Santa Fe	26,031
Miramar Road	Commerce Avenue	53,681
Miramar Road	Frost-Mar Place	54,339
Camino Santa Fe	Construction Court	24,605
Miramar Road	Empire Street	56,746
Commerce Avenue	Miramar Road	6,625





GLENN ARNOLD
Lic. #00953038
858.458.3319
garnold@voitco.com

MILES ARNOLD
Lic. #02094013
858.458.3324
marnold@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | Lic.#01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

Voit
REAL ESTATE SERVICES