

# FOR SALE! Rare Freestanding Office/Flex Building

Ideal for both Owner/User or Investor Purchaser  
4616 Mission Gorge Place, San Diego CA. 92120

## Property Details\*:

**Ownership Type:** Fee Simple

**Building Size:** Approx. 5,400 sq. ft.  
(Building can be delivered vacant at the close of escrow), part of the PID development, Stadium Park East.

**Lot Size:** Approx. 5,760 Sq. ft.

**APN #:** 461-010-06-00

**Zoning:** CC 3-8, potentially allowing a variety of uses, including Office, Retail, Medical, Dental, and light industrial uses (potentially can put roll door in place of current window in rear)\*

**Parking:** 15 Spaces\* (per CoStar Property Report, buyer to verify). A reciprocal parking agreement/eastment and CCR& cover parking lot & landscaping, which is managed by Caster Properties Inc.

**Roof, HVAC & Ceil Height:** Roof and one HVAC unit replaced in 2022, 100% of the building is improved with the HVAC system. And it is approx. 12-13' +/- to roof from slab.

\*Commercial Properties Services/Broker does not represent or warrant the accuracy of the Property information contained herein; Buyer is to verify all information, including zoning, number of parking spaces, allowed uses, and estimated square footage of building and lot. The Potential Buyer is to use the aforementioned information contained herein at its own risk.



Offered at just \$2,220,000

Exclusively Offered by:



**Commercial Properties Services**  
**Steve Salmons - 619-253-4049 (cell)**

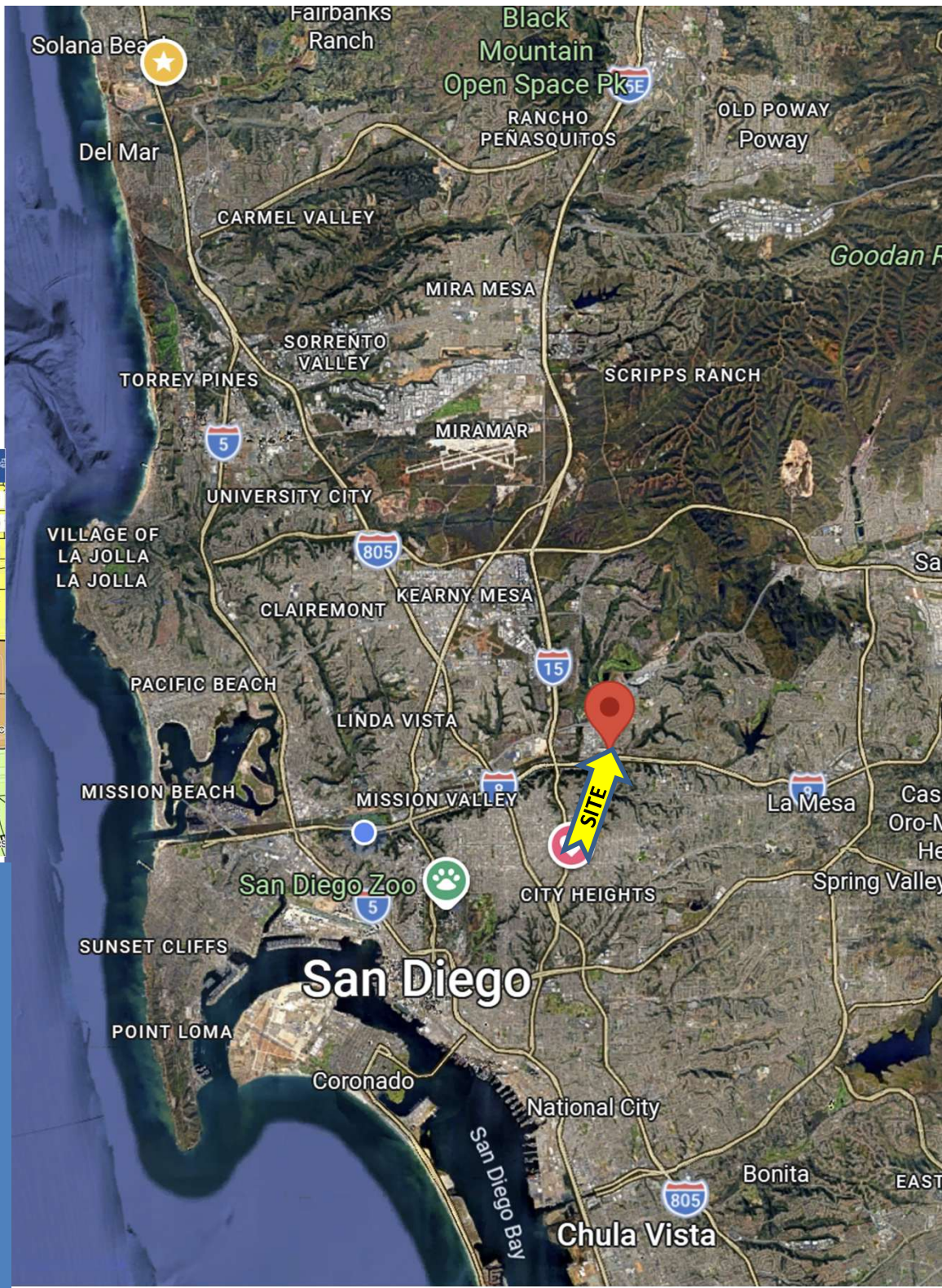
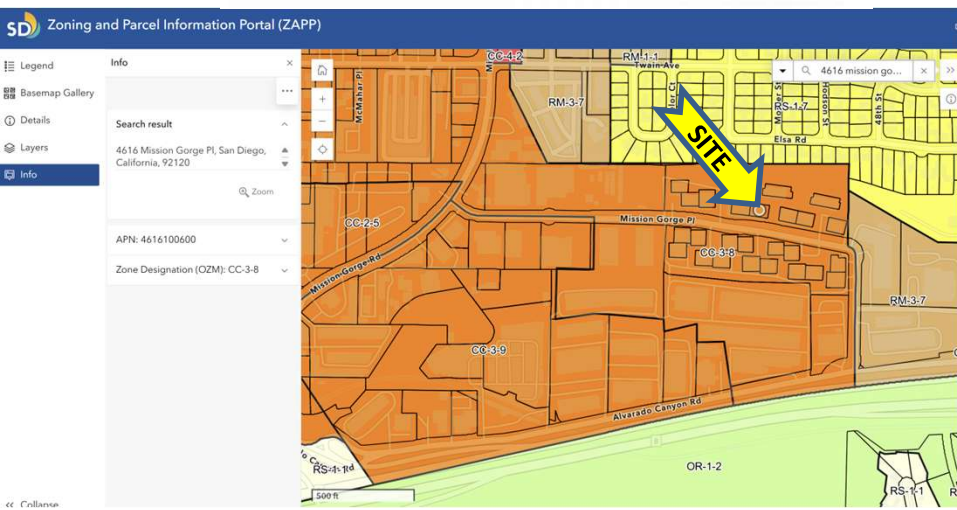
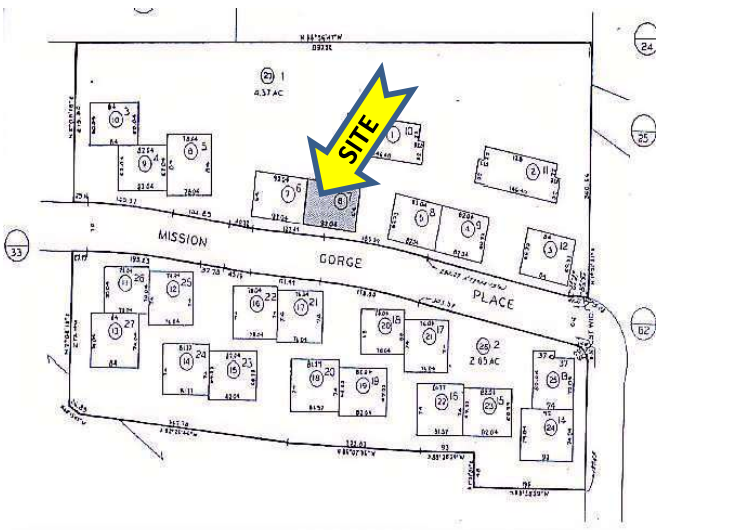
CA. Bk. Lic. #00874893

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## Building Highlights:

- Minutes from and easy access to Freeway #8, #805, and #15
- Newer Roof and HVAC unit.
- Desirable revitalized Central East Mission Valley/Grantville location provides exceptional accessibility to service owners' clients and additionally provides short commutes for its employees.
- Walk to Grantville Trolley stop, lunch restaurant, post office, Vegan Market/convenience store, and other amenities within 1 block+/-.
- Ample Parking and abundant street parking adjacent to the property.
- Excellent Demographics with approx. 214,000 people within 3 miles, approx. 480,000 people within a 5-mile radius of site. Your business will have a large pool of employees to draw from.
- Building has a flexible Floor plan, with 100% of the space improved with central HVAC systems.
- Building can potentially work for a wide variety of types of uses including office, retail, medical, dental, regional sale office, corporate headquarters and light manufacturing/industrial.

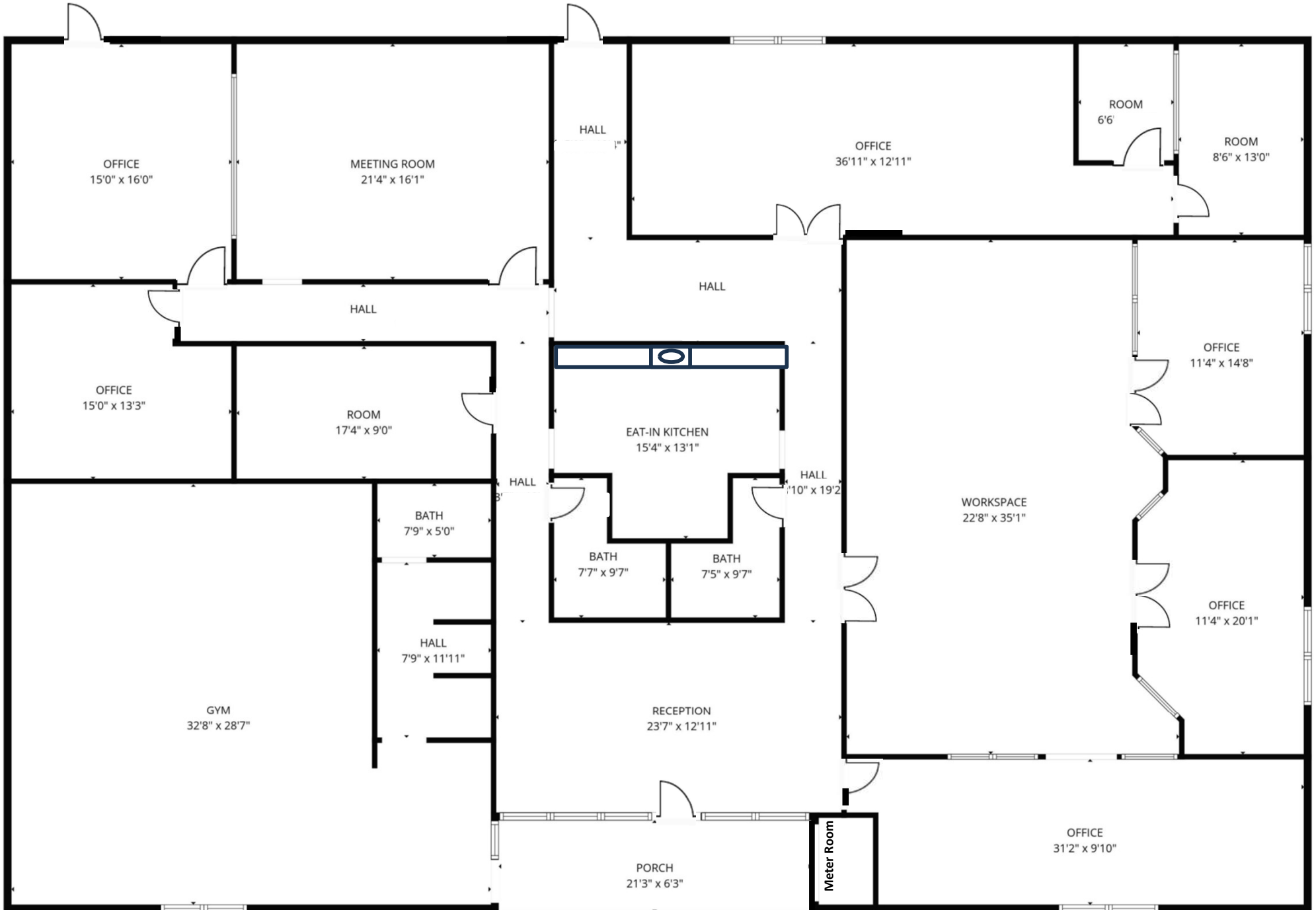




**Approximate Drive times:**

- 2 MIN est. drive time**      **18 mins. To Airport**
- .6 MILES to Fwy #8**      **12.1 miles**
  
- 4 mins est. drive time**
- 1.4 miles to Fwy #15**
  
- 6 mins est. drive time**
- 2.8 miles to Fwy #805**

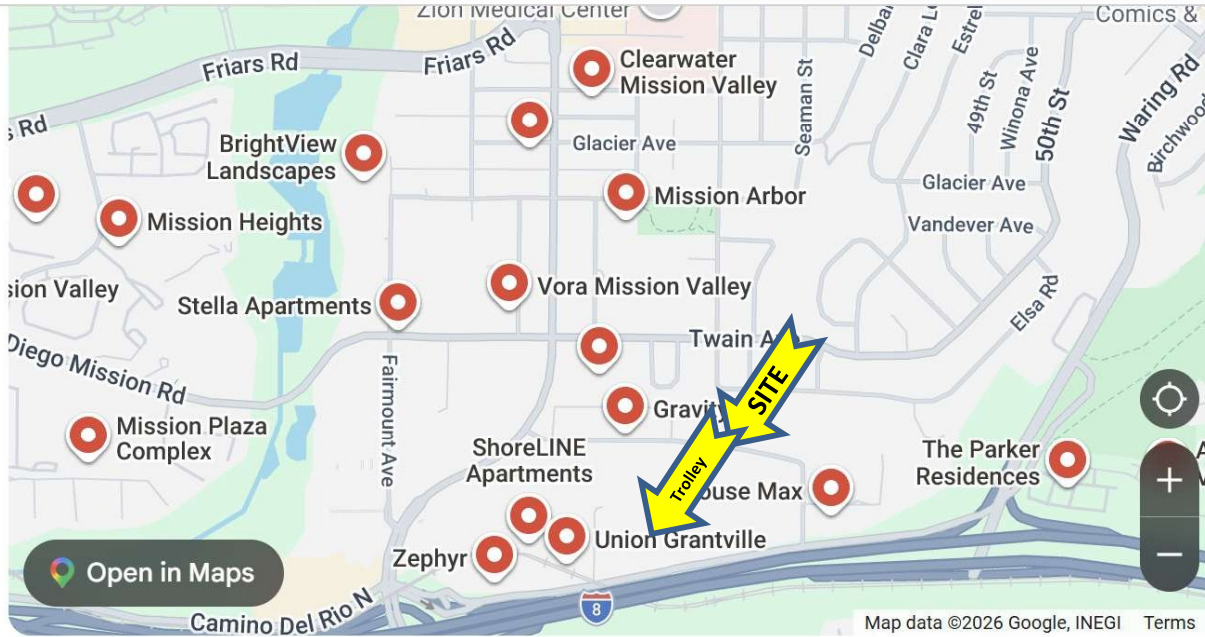
# Approximate Floor Plan Sketch - 4616 Mission Gorge Place, SD, CA. 92120



The approximate sketch floor plan, estimated measurements, and estimated square footage calculations contained herein were prepared by a third-party vendor using a mobile phone floor plan app. Hence, Commercial Properties Services/Broker and Owner of Property do not guarantee or warrant the accuracy of said plan or information contained herein. Buyer is to verify all information contained herein with its own independent experts. Buyer is to use the information contained herein at its own risk.



apartment development and complexes grantville san diego



### Union Grantville

3.4 ★★★★★ (160) · Apartment rental agency

4520 Alvarado Canyon Rd

"Unique **property** with great amenities!"



### Vora Mission Valley

3.9 ★★★★★ (420) · Apartment rental agency

4440 Twain Ave

"The community is beautifully designed and really feels like luxury living."



### Gravity

3.4 ★★★★★ (128) · Apartment rental agency

4560 Mission Gorge Pl

"You can tell they care about the community and the residents who live here."

