

**FOR LEASE**

# RSD Plaza Industrial Park

**2731-2739 VIA ORANGE WAY, SPRING VALLEY, CA 91978**



**RANCHO SAN DIEGO PLAZA**

**JEFF MANCHESTER**

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Asset Management Specialists, Inc. | PO Box 658, Oceanside, CA 92049 | 760.720.2829 | [amscommercialrealestate.com](http://amscommercialrealestate.com)

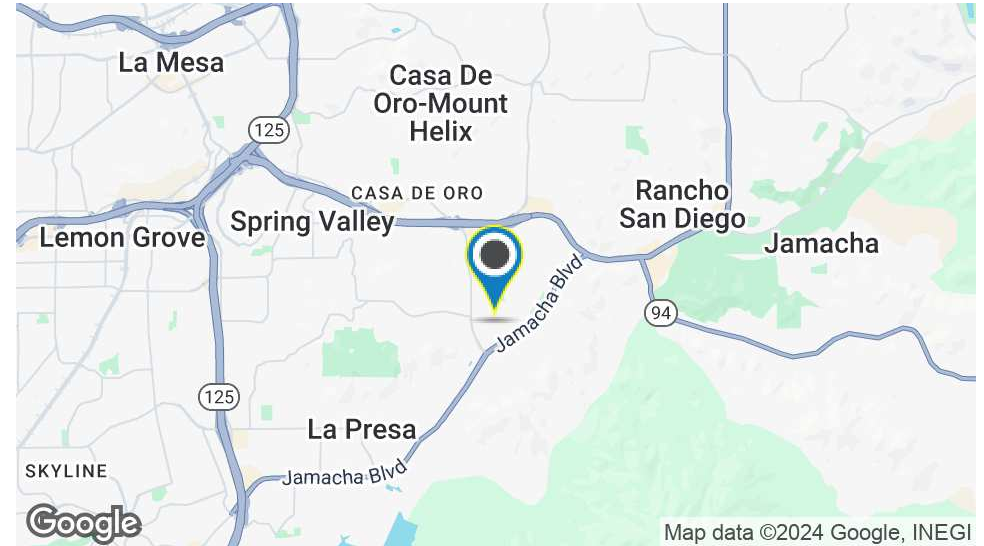
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# Warehouse for Lease

2731-2739 VIA ORANGE WAY, SPRING VALLEY, CA 91978



## OFFERING SUMMARY

|               |                 |
|---------------|-----------------|
| Lease Rate:   | \$1,920-\$3,605 |
| Available SF: | 1,125-2,121     |

## PROPERTY OVERVIEW

Spacious warehouse/office suite at well maintained, gated industrial park. Great location with easy access to/from Hwy 94 & 125 and close proximity to downtown, East County and South Bay.

## PROPERTY HIGHLIGHTS

- Front glass window reception/office: Approx. 400 SF
- 12'x10' roll up doors
- 14' Clear height
- Power for manufacturing equipment, etc.
- Ample Parking
- Fully Sprinklered
- M-52 zoning

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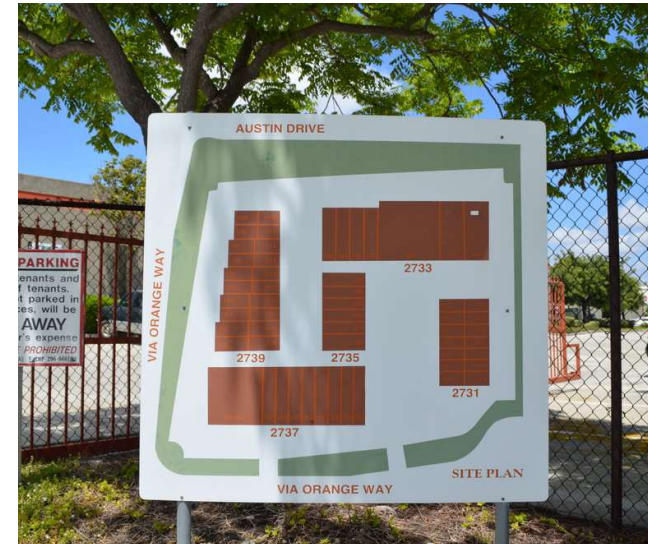


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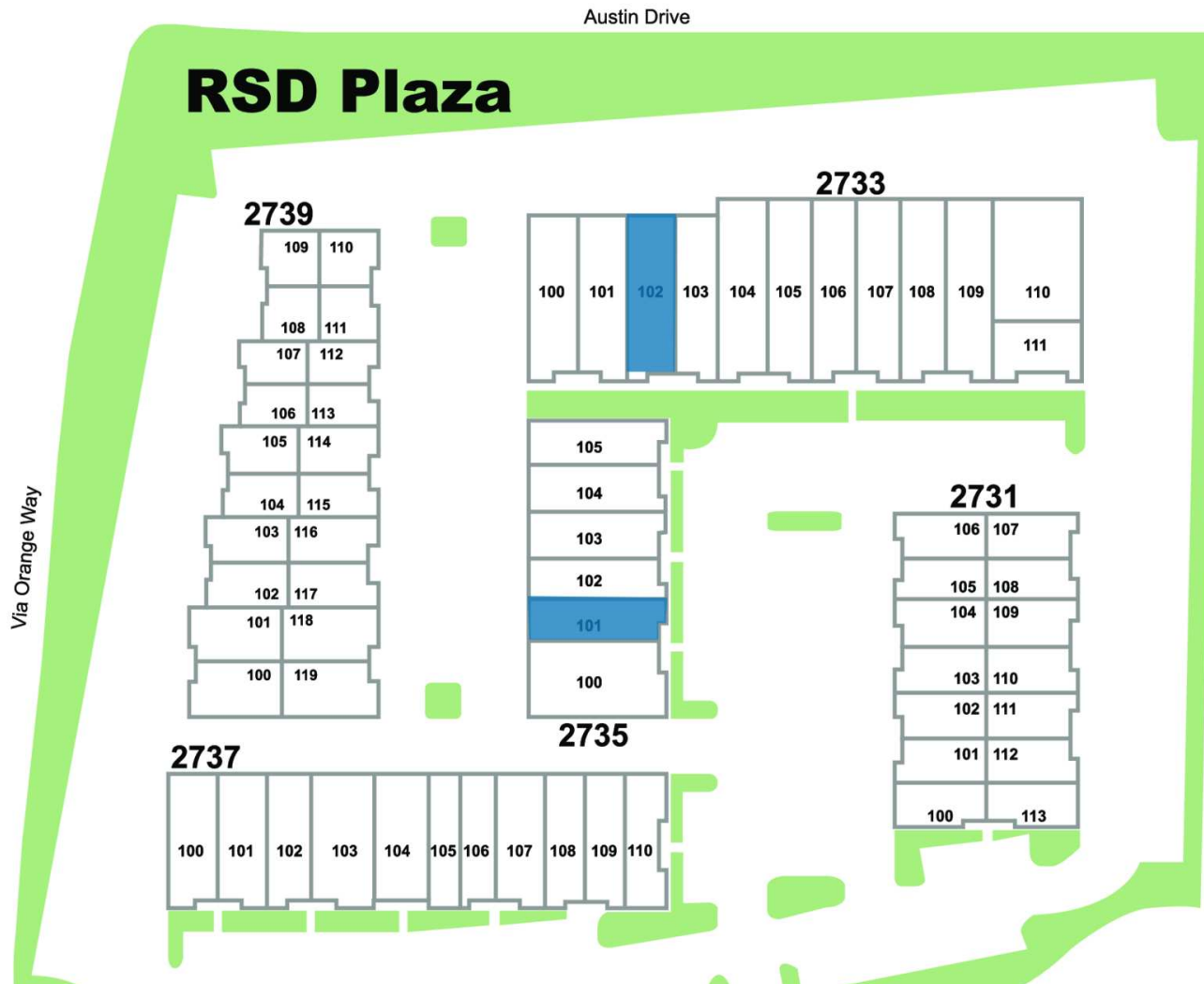
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# Rancho San Diego Plaza

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# Rancho San Diego Plaza

2733 VIA ORANGE WAY, SUITE 102, SPRING VALLEY, CA 91978



## AVAILABLE SPACES

| SUITE                          | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        |
|--------------------------------|-----------|-----------|----------------|-------------------|
| 2733 Via Orange Way ,Suite 102 | Available | 2,121 SF  | Modified Gross | \$3,605 per month |

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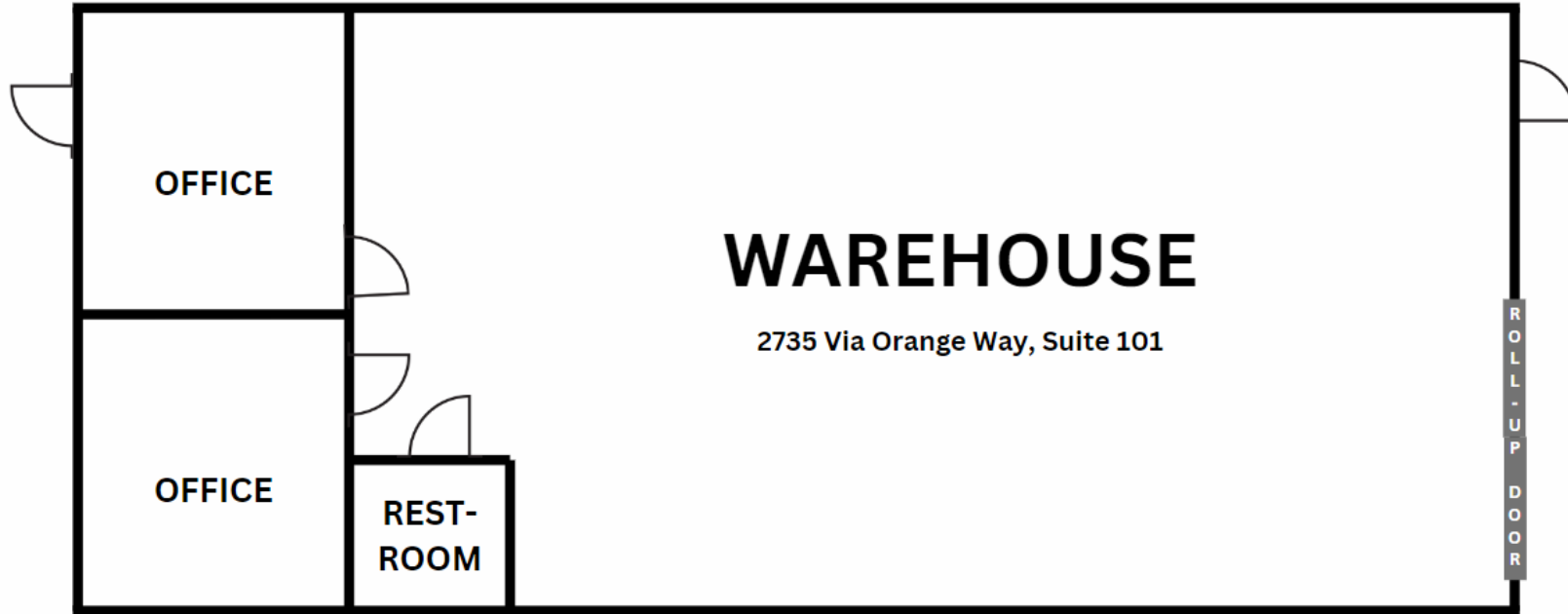
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# Rancho San Diego Plaza

2735 VIA ORANGE WAY, SUITE 101, SPRING VALLEY, CA 91978



## AVAILABLE SPACES

| SUITE                          | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        |
|--------------------------------|-----------|-----------|----------------|-------------------|
| 2735 Via Orange Way, Suite 101 | Available | 1,788 SF  | Modified Gross | \$3,040 per month |

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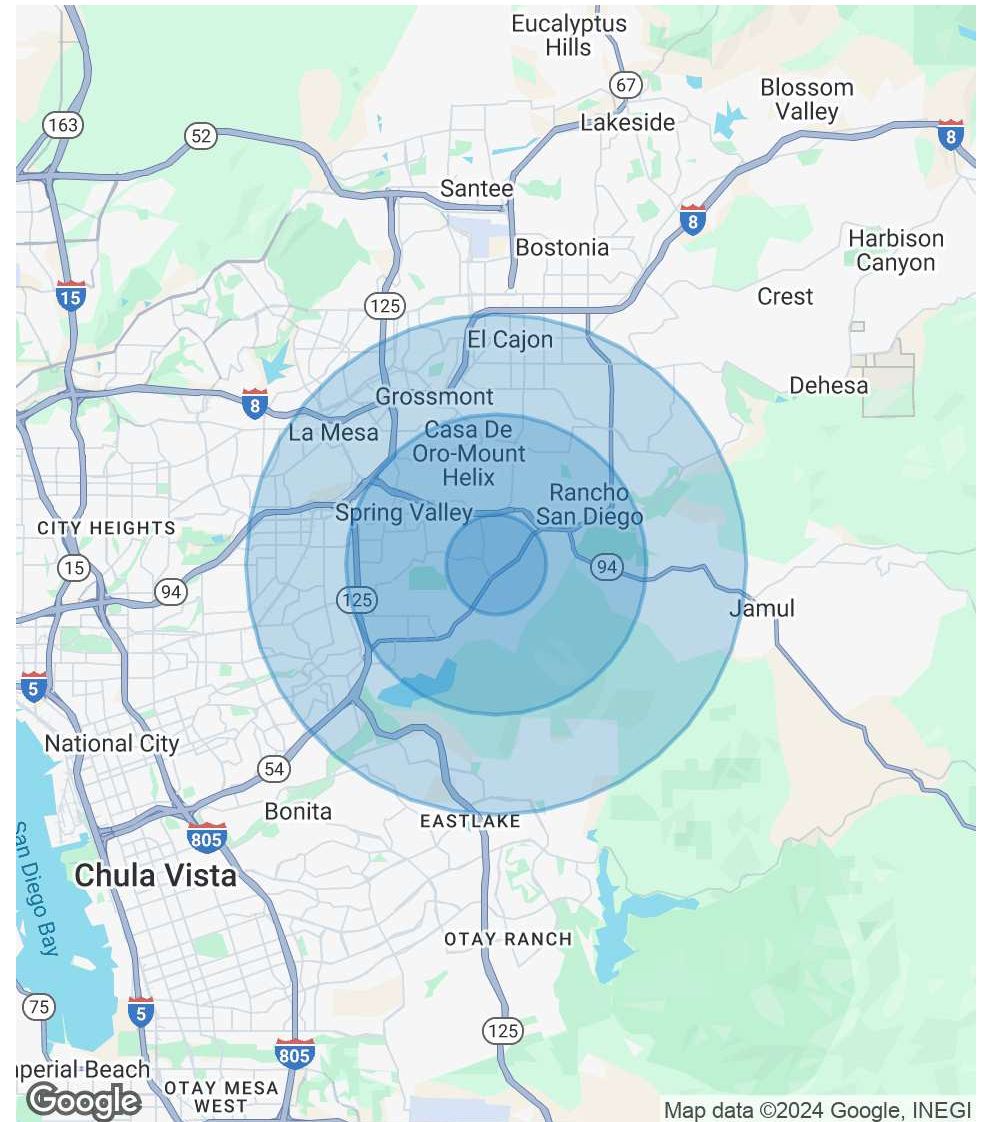
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 10,595 | 83,120  | 274,509 |
| Average age          | 37.6   | 36.8    | 35.5    |
| Average age (Male)   | 34.2   | 35.8    | 34.3    |
| Average age (Female) | 40.6   | 38.3    | 36.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,865     | 28,402    | 92,615    |
| # of persons per HH | 2.7       | 2.9       | 3.0       |
| Average HH income   | \$77,531  | \$83,700  | \$74,926  |
| Average house value | \$404,900 | \$486,473 | \$448,205 |

\* Demographic data derived from 2020 ACS - US Census



Map data ©2024 Google, INEGI

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