

**1463**  
**Palm Avenue**  
San Diego, CA 92154

Contractor/Yard Parking  
For Short Term Lease



Approx. 56,272 SF Fenced Yard/Parking For Lease

**Connor Kenworthy**, Sales and Leasing Associate | [Connor@PacificCoastCommercial.com](mailto:Connor@PacificCoastCommercial.com) | Lic. # 02124468

**Tommas Golia, CCIM**, Director of Brokerage | [Tommas@PacificCoastCommercial.com](mailto:Tommas@PacificCoastCommercial.com) | Lic. # 01890744

(619) 469-3600, 10721 Treena St., Suite 200, San Diego, CA 92131 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. # 01209930



# PROPERTY FEATURES



## PROPERTY SIZE

+/- 56,272 SF Storage Yard/Land



## LOCATION

Close Proximity to I-5 and Surrounded by An Abundance of Retail Amenities—Home Depot, Walmart, Costco, Vons, UPS Store, Etc.



## ZONING

CC-4-2 Zoning ([Link](#))



## HIGHEST & BEST USES

Contractor Storage Yard; RV/Boat Storage; Car Sales



## SECURITY

Secured Fence with Gate



## LEASE RATE & AVAILABILITY

\$6,500/SF Gross

Short Term Lease Preferred

Available September 2024





# NEARBY AMENITIES

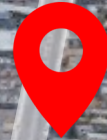
Walmart 

**VONS**

**IHOP**

**THE HOME DEPOT**

**BIG 5**  
SPORTING GOODS



1463 PALM AVENUE



**ups**

*Carl's Jr.*

**7-ELEVEN**

**CVS**

Health  **Goodwill**

**Jack in the box**

**DOLLAR TREE**

**FIVE GUYS**  
BURGERS and FRIES

**GROCERYOUTLET**  
bargain market

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to lease.