

FOR LEASE - WAREHOUSE W/ FRONT OFFICE

Via Orange Industrial Park

2766 - 2768 VIA ORANGE WAY, SPRING VALLEY, CA 91978



JEFF MANCHESTER

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Asset Management Specialists, Inc. | PO Box 658, Oceanside, CA 92049 | 760.720.2829 | amscommercialrealestate.com

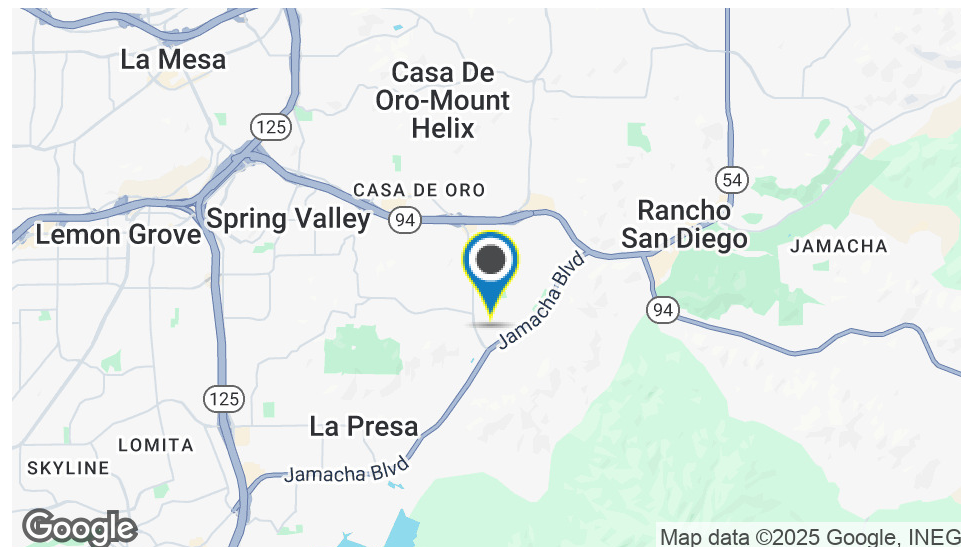
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OFFERING SUMMARY

Available SF (M)	700
Rent + CAM (M)	\$1,365.00 +/- SF
Available SF (T)	1,225 SF
Rent + CAM (T)	\$2,260 +/- SF
Available SF: (S)	1300 SF
Rent + CAM (S)	\$2,405.00 +/- SF
Zoning:	M-52 County of San Diego
Market:	San Diego

PROPERTY OVERVIEW

Well-Maintained Multi-Tenant Industrial Complex

PROPERTY HIGHLIGHTS

- Open Office
- Water and trash included
- Warehouse with storefront office entry
- Large roll-up door with grade level loading
- Zoned M-52 County of San Diego
- Ample Parking
- Great location with easy access to Hwy 94 and Hwy 125
- Srrrv. no automotive based businesses

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P. 4



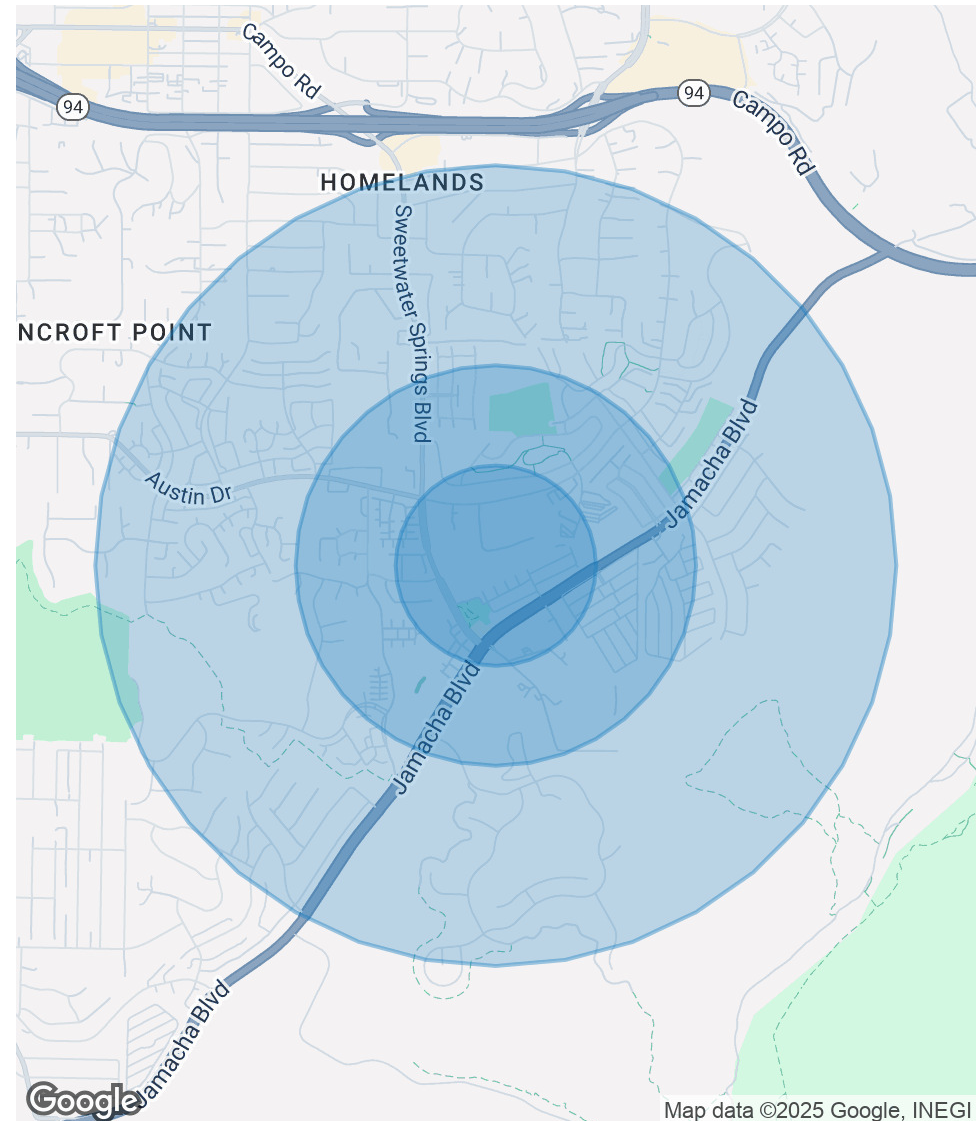
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	776	3,910	12,652
Average age	45.5	40.7	39.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	277	1,302	4,092
# of persons per HH	2.8	3.0	3.1
Average HH income	\$81,142	\$87,925	\$101,346
Average house value	\$248,816	\$313,308	\$435,805

* Demographic data derived from 2020 ACS - US Census



Map data ©2025 Google, INEGI

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