

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

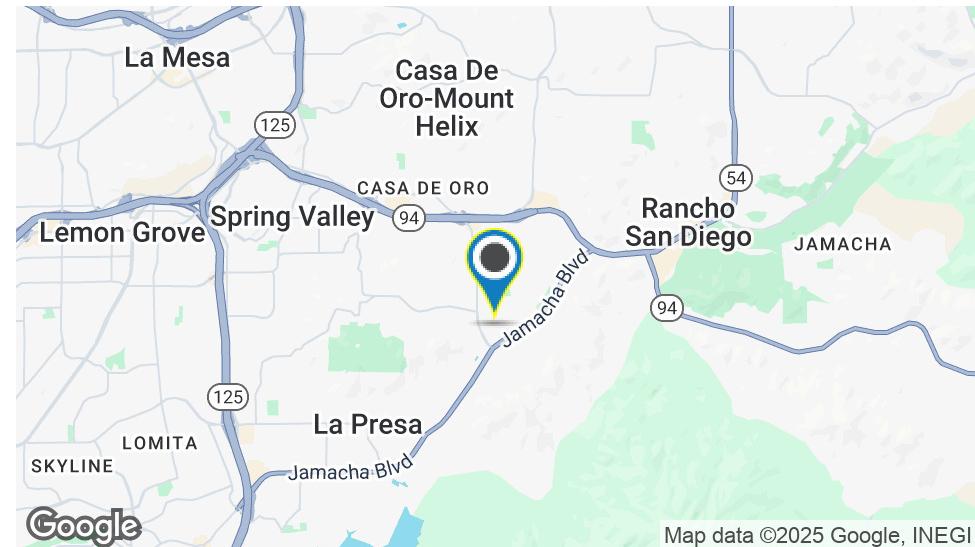
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MANAGEMENT
SPECIALISTS

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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
- Sorry. no automotive based businesses

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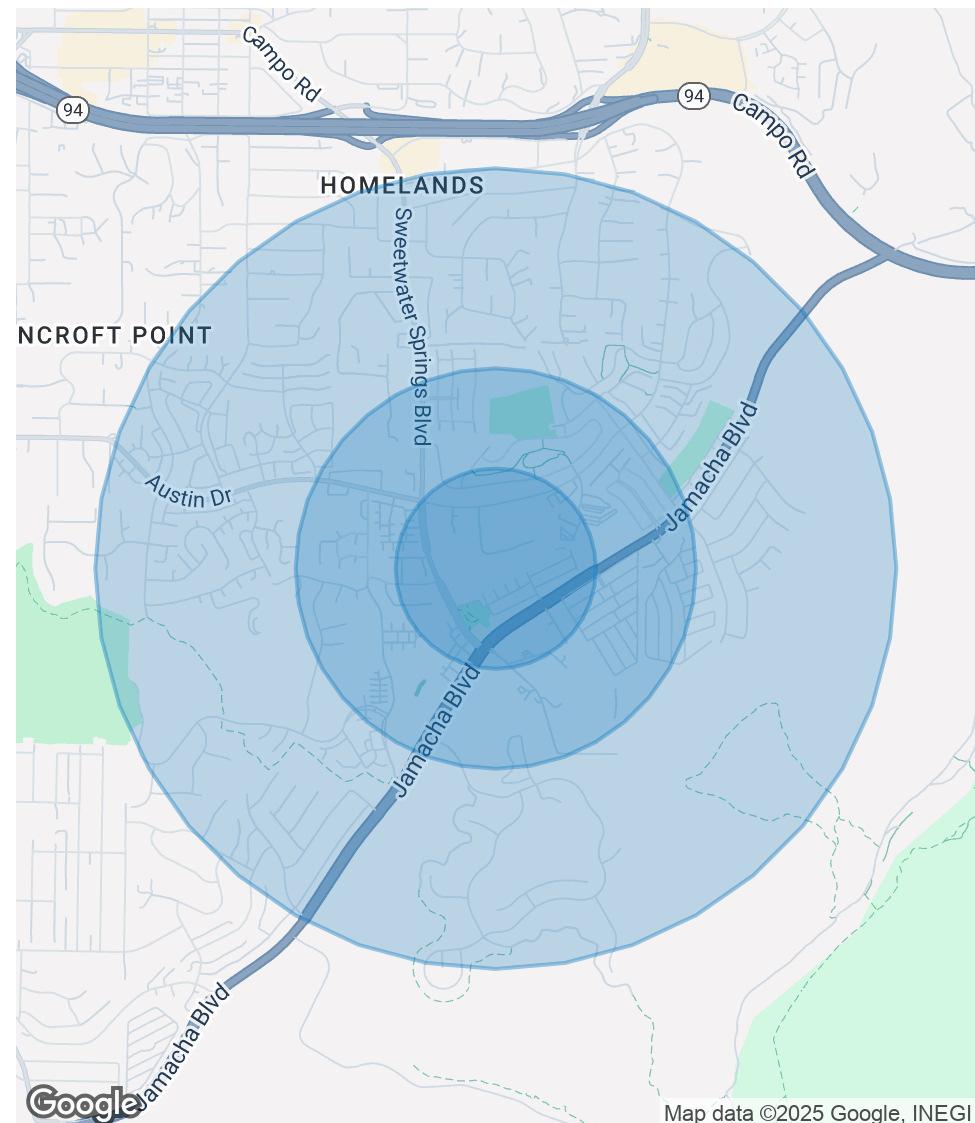
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|------------------|------------|-----------|--------|
| Total Population | 776 | 3,910 | 12,652 |
| Average age | 45.5 | 40.7 | 39.0 |

| 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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