

FOR LEASE

4433 Mission Bay Drive

SAN DIEGO, CA 92109



Second Generation Automotive Sales Site

FOR MORE
INFORMATION,
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4433
Mission Bay
Drive

SAN DIEGO, CA 92109

LOCATION

Centrally located in San Diego and in proximity to the beach, Mission Bay, and I-5 freeway

SINGLE-USER

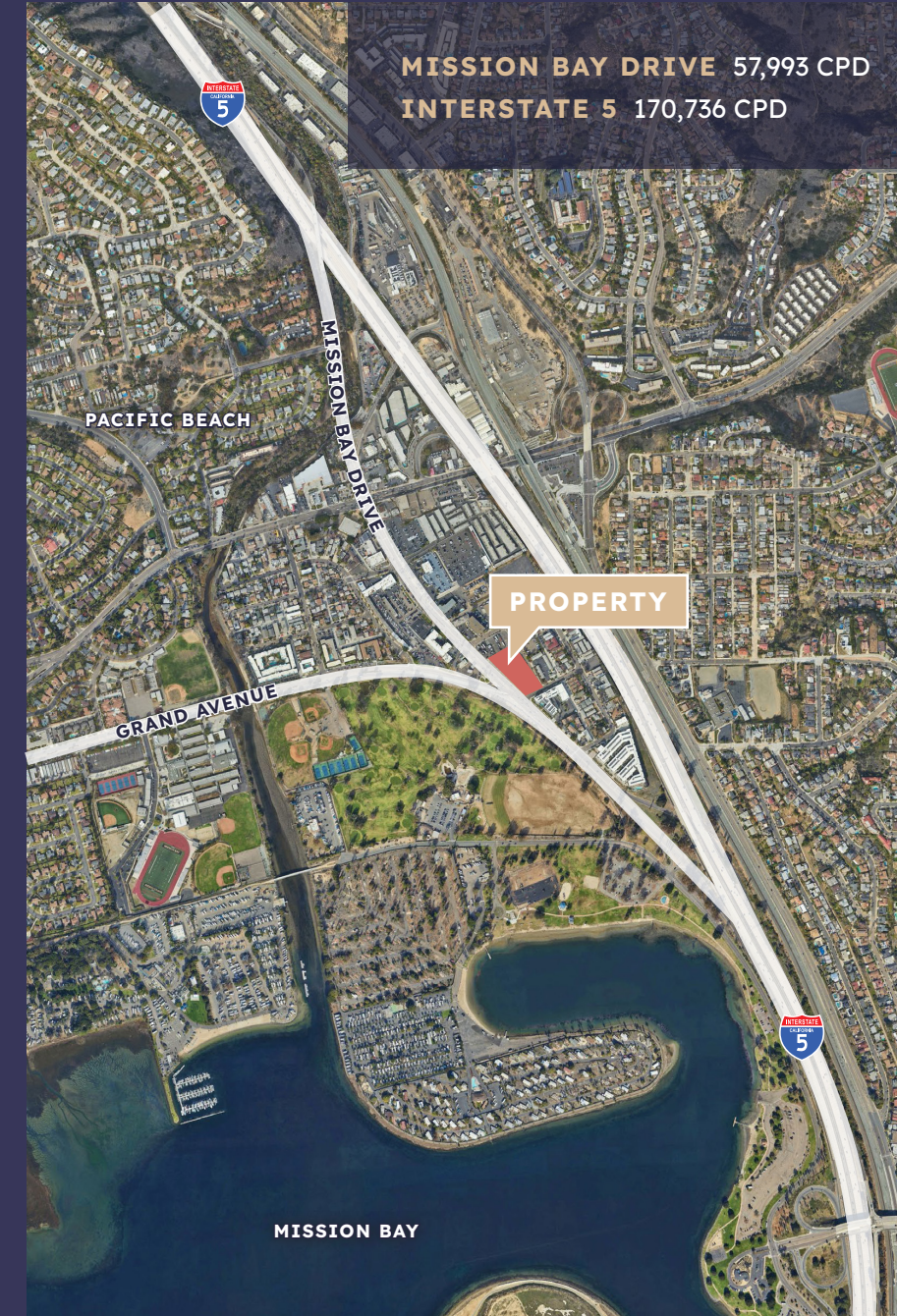
Opportunity with a variety of approved zoning uses: auto sales/service, retail, office, medical, or ground lease

HIGHLY TRAFFICKED AREA

Signalized intersection of Grand Avenue and Mission Bay Drive

STRONG DEMOGRAPHICS

Densely populated area with an average household income of \$130K in a 2-mile radius



BUILDING GLA
13,764 SF



AVAILABLE
Immediately



ASKING RENT
Negotiable (NNN)



ZONING
Auto Sales/Service, Retail, Medical or Office Use Permitted

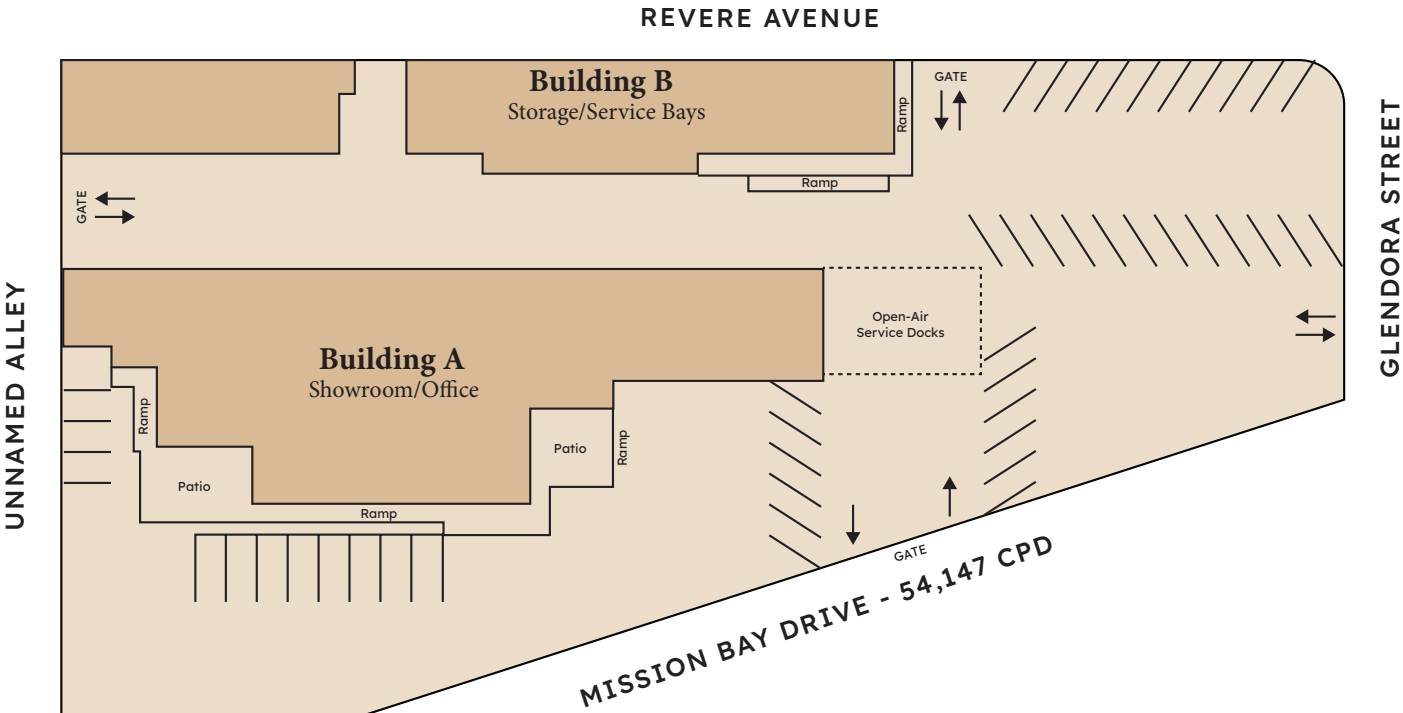


PARKING
40 spaces on site, including 1 handicap space



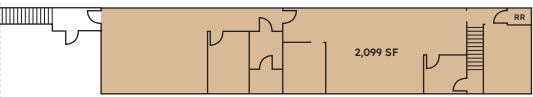
LOT SIZE
1.31 Acres (57,297 SF)

Site Plan

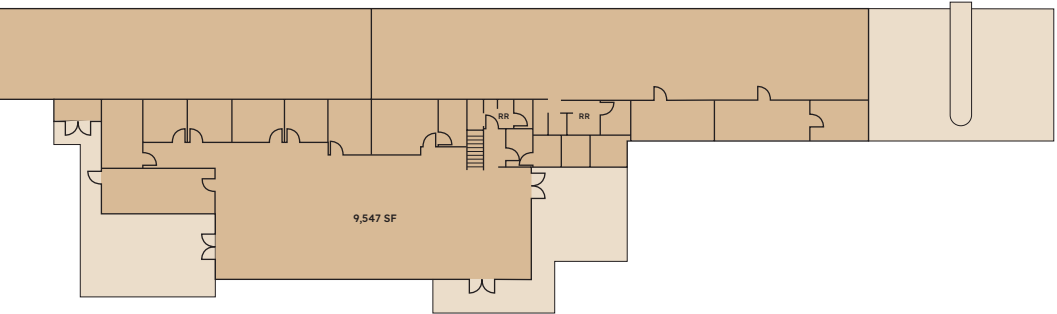


Floor Plans

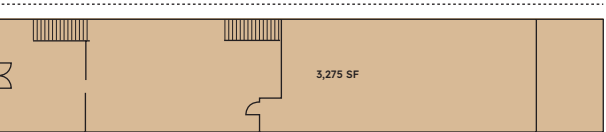
Building A Second Level



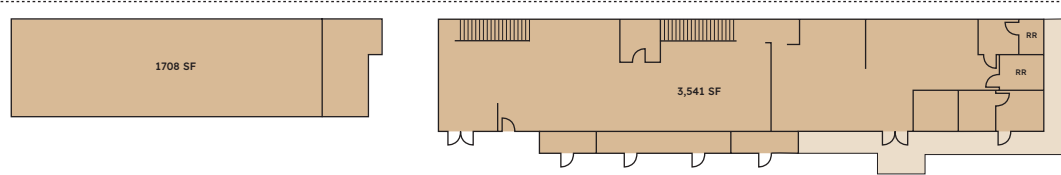
Building A First Level



Building B Second Level



Building B First Level





Zoning

Auto Sales/Service, Retail, Medical or Office Use Permitted

Zone Designation: CC-3-9

The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets.

Buyer to independently verify.

[Article 1: Base Zones](#)

Northwest Facing View



South Facing View





Demographics



Substantial daytime workforce, with 20,658 in a 2-mile radius and 815,651 within 10 miles. This employment hub reflects strong economic presence for businesses catering to professionals and commuters.

TRAFFIC COUNTS

Cars Per Day
Mission Bay Dr.: ±58,000
Interstate 5: ±171,000

AVERAGE HHI

3 Miles: \$158,623
5 Miles: \$158,658
10 Miles: \$148,145

POPULATION

3 Miles: 146,066
5 Miles: 362,819
10 Miles: 967,541

DAYTIME POPULATION

3 Miles: 83,842
5 Miles: 202,417
10 Miles: 515,843



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B R I X T O N

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