

±7,995 SF INDUSTRIAL/FLEX SUITE AVAILABLE FOR SUBLEASE

6969 CORTE SANTA FE, SAN DIEGO, CA 92121

*SHORT LEASE TERMS WILL BE CONSIDERED



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REAL ESTATE SERVICES



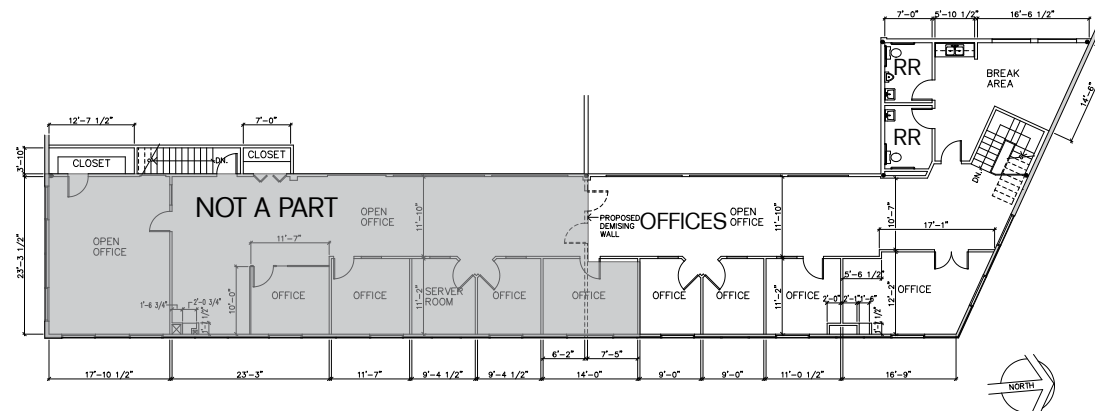
PROPERTY SPECIFICATIONS

ADDRESS	6969 Corte Santa Fe, San Diego, CA 92121
BUILDING SIZE	±19,560 SF
AVAILABLE SIZE	±7,995 SF
LAND ACREAGE	±0.97 Acres
PARKING	±2.10/1,000 SF
YEAR BUILT	1988
ZONING	IL-2-1
POWER	TBD

PROPERTY HIGHLIGHTS

- » ±7,995 SF industrial/flex suite available for sublease
- » Short lease terms will be considered
- » Great location just off of Miramar Road
- » Ground floor showroom/offices
- » Approx 21' clear height in warehouse
- » Warehouse racking may be available
- » Four restrooms
- » Kitchen/break area
- » Double wide entry
- » Dock and grade level loading
- » Available now
- » Sublease Rate: \$2.00 PSF Per Month, Gross
- » .Lease terms ends October 31, 2029

1ST FLOOR





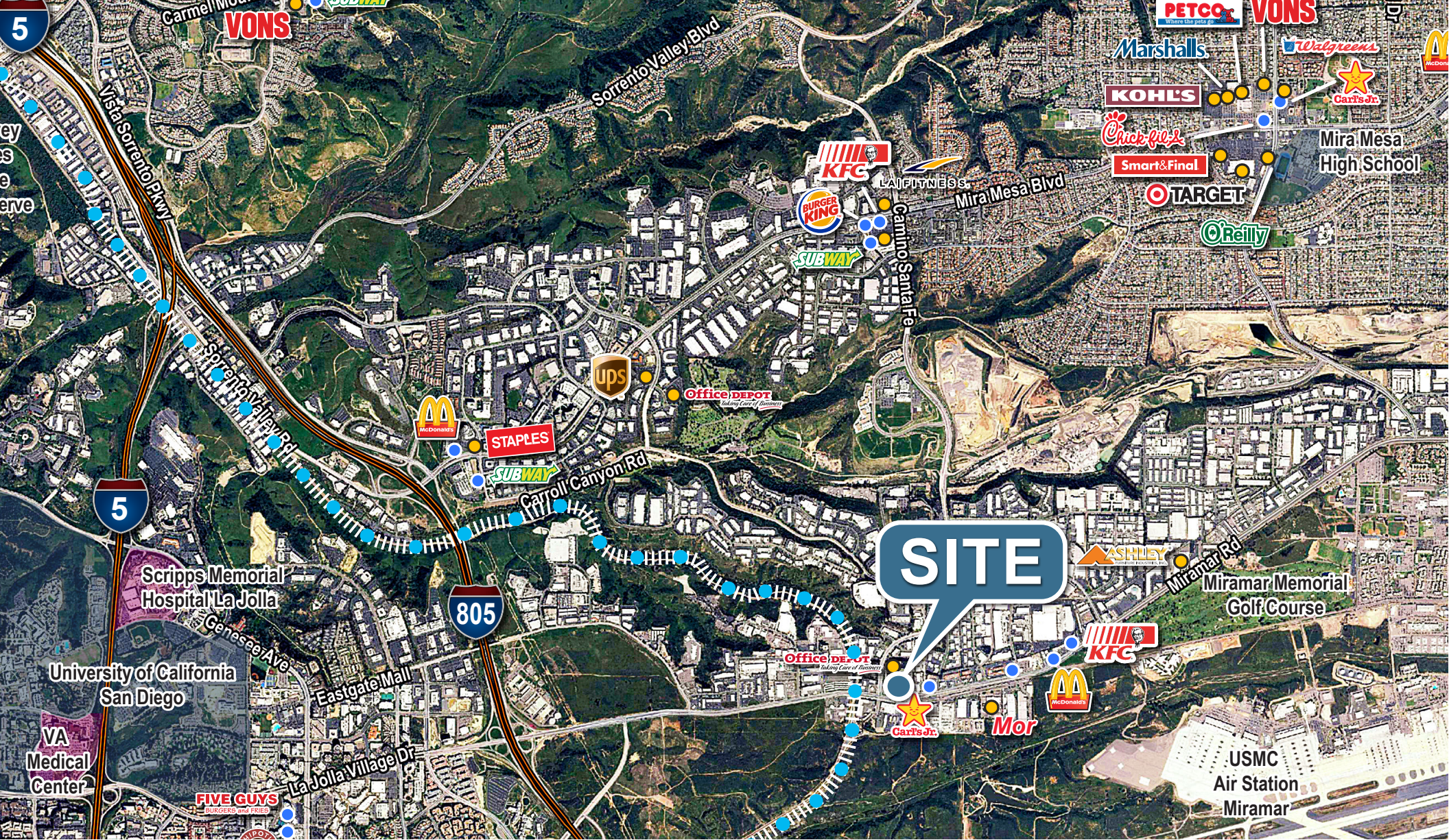
DEMOGRAPHIC COUNTS

	1 MILE	3 MILES	5 MILES
2024 Population	4	71,247	255,266
2029 Population Projection	4	71,188	254,333
Annual Growth 2024-2029	0%	0%	-0.1%
Median Age	0	33.8	35.3
2024 Households	1	26,274	91,379
2029 Household Projection	1	26,306	91,108
Annual Growth 2024-2029	0%	0%	-0.1%
Median Household Income	\$0	\$103,748	\$109,808
Median Home Value	\$750,000	\$792,059	\$803,646
Median Year Built	1984	1985	1981

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	CARS/DAY
Corte Santa Fe	Camino Santa Fe	26,031
Miramar Road	Commerce Avenue	53,681
Miramar Road	Frost-Mar Place	54,339
Camino Santa Fe	Construction Court	24,605
Miramar Road	Empire Street	56,746
Commerce Avenue	Miramar Road	6,625





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