



# OWNER/USER OPPORTUNITY

## OFFICE CONDOS AVAILABLE

4540 & 4550 KEARNY VILLA ROAD  
SAN DIEGO, CA 92123

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**Voit**  
REAL ESTATE SERVICES

**FENA**  
COMMERCIAL  
GROUP

Voit Real Estate Services is pleased to offer this unique owner/user opportunity to purchase an individual office condominium.

Landmark Centre, located at 4540 & 4550 Kearny Villa Road are two buildings totaling approximately 64,000 square foot and situated on approximately 2.03 acres in the highly desirable Kearny Mesa submarket.



## PROPERTY HIGHLIGHTS

Lush, airy courtyard  
between the 2 buildings

Signage opportunities  
available

Great central county  
location in Kearny Mesa

Recent upgrades to  
exterior and common  
area

Owner occupied  
project

Current zoning allows  
light medical uses

Immediate access  
to Highway 163 and  
Interstates 15 & 805

Close proximity to  
numerous retail  
amenities

**LANDMARK  
CENTRE**



# PROPERTY OVERVIEW



**CENTER NAME**  
Landmark Centre



**ADDRESS**  
4540 & 4550 Kearny Villa Road  
San Diego, CA 92113



**PROJECT SIZE**  
±64,000 Square Feet



**LOT SIZE**  
±2.03 Acres



**# OF STORIES**  
Two (2)



**PARCEL NUMBER**  
369-140-15



**ZONING**  
IL-2-1



**YEAR BUILT**  
1981



**PARKING**  
Free, Unreserved Surface Parking



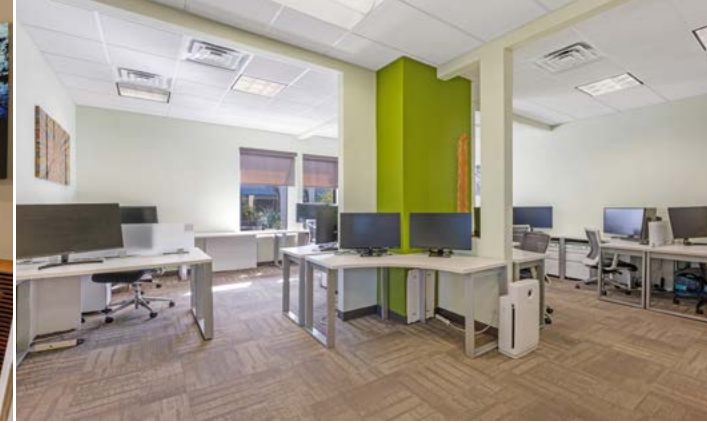
# CURRENT AVAILABILITY

BUILDING	SUITE	SQUARE FEET	PRICE
4540	221	768 SF	\$340,000 (\$443 PSF)

## \$5 PSF

IMPROVEMENT  
ALLOWANCE  
INCLUDED





4550

201	202
203	204
205	206
207	208
209	210
211	212
213	214
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215	220
217	222
219	223
221	224

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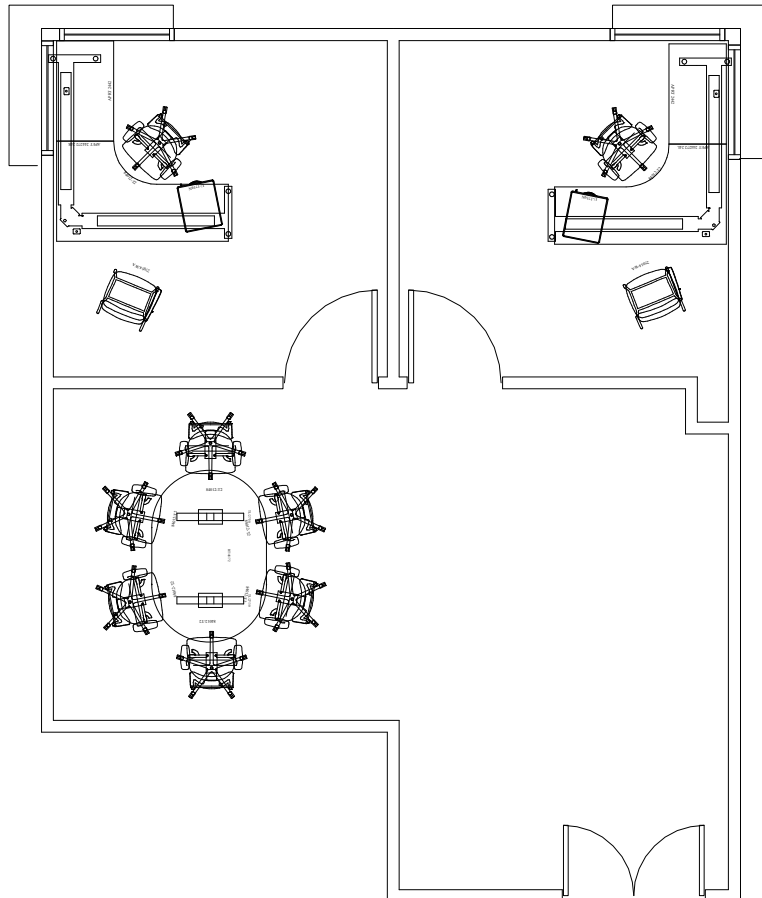
4540







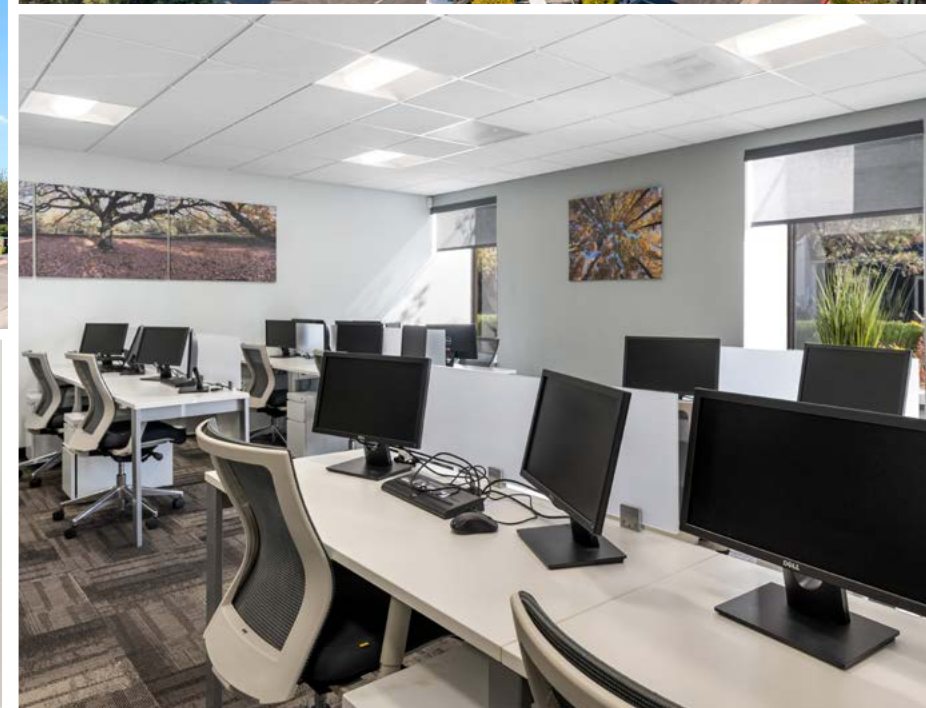
4540 KEARNY VILLA ROAD



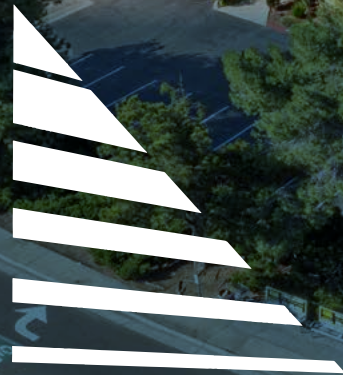
## SUITE 221: ±768 SF

- High-end modernized improvements
- Corner unit
- Two (2) private offices
- Open area
- Most expansive window line in project
- **Seller will entertain creative options such as Seller financing options**
- **Seller will provide \$5/SF buyer improvement allowance upon close of escrow**









**LANDMARK  
CENTRE**



# DEMOGRAPHICS

**115,526**  
BUSINESSES

**12,859**  
EMPLOYEES

**\$1.57m**  
CONSUMER SPENDING

3 MILE RADIUS



**132,156**  
HOUSEHOLDS  
5 MILE RADIUS

**36.7**  
MEDIAN AGE  
5 MILE RADIUS



## POPULATION

1 MILE ..... **6,783**

3 MILE..... **111,420**

5 MILE..... **319,593**

**2010**

YEAR HOUSEHOLDS BUILT  
1 MILE

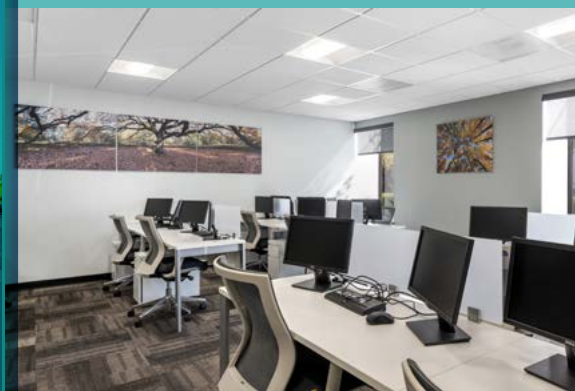


## MEDIAN HOUSEHOLD INCOME

1 MILE ..... **\$105,165**

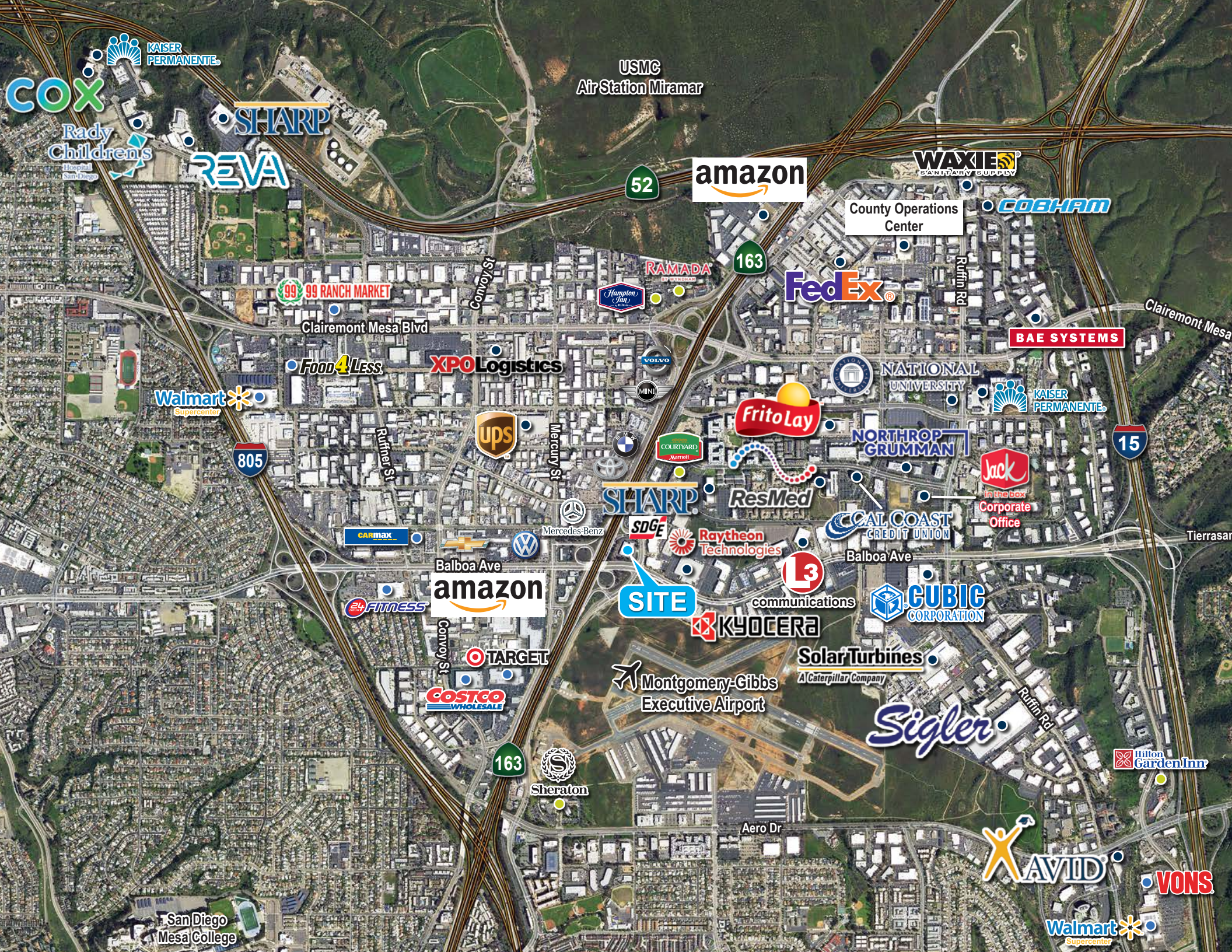
3 MILE..... **\$98,401**

5 MILE..... **\$94,986**



**135,780**  
HIGHWAY 163 CARS/DAY





KAISER PERMANENTE  
COX  
Rady Children's Hospital San Diego

SHARP  
REVA

USMC  
Air Station Miramar

amazon

WAXIE  
SANITARY SUPPLY

County Operations Center

COBHAM

99 RANCH MARKET

Clairemont Mesa Blvd

Food 4 Less

XPO Logistics

RAMADA  
HOTEL

FedEx

BAE SYSTEMS

Walmart  
Supercenter

805

ups

Ruffin St

Mercury St

SHARP

FritoLay

NATIONAL UNIVERSITY

KAISER PERMANENTE

NORTHROP GRUMMAN

Jack  
in the box  
Corporate Office

CAL COAST CREDIT UNION

Balboa Ave

CARMAX

amazon

24 FITNESS

TARGET

COSTCO  
WHOLESALE

SDGE

Raytheon Technologies

SITE

KYOCERA

communications

CUBIC CORPORATION

Solar Turbines  
A Caterpillar Company

Montgomery-Gibbs  
Executive Airport

Sheraton

Sigler

Hilton Garden Inn

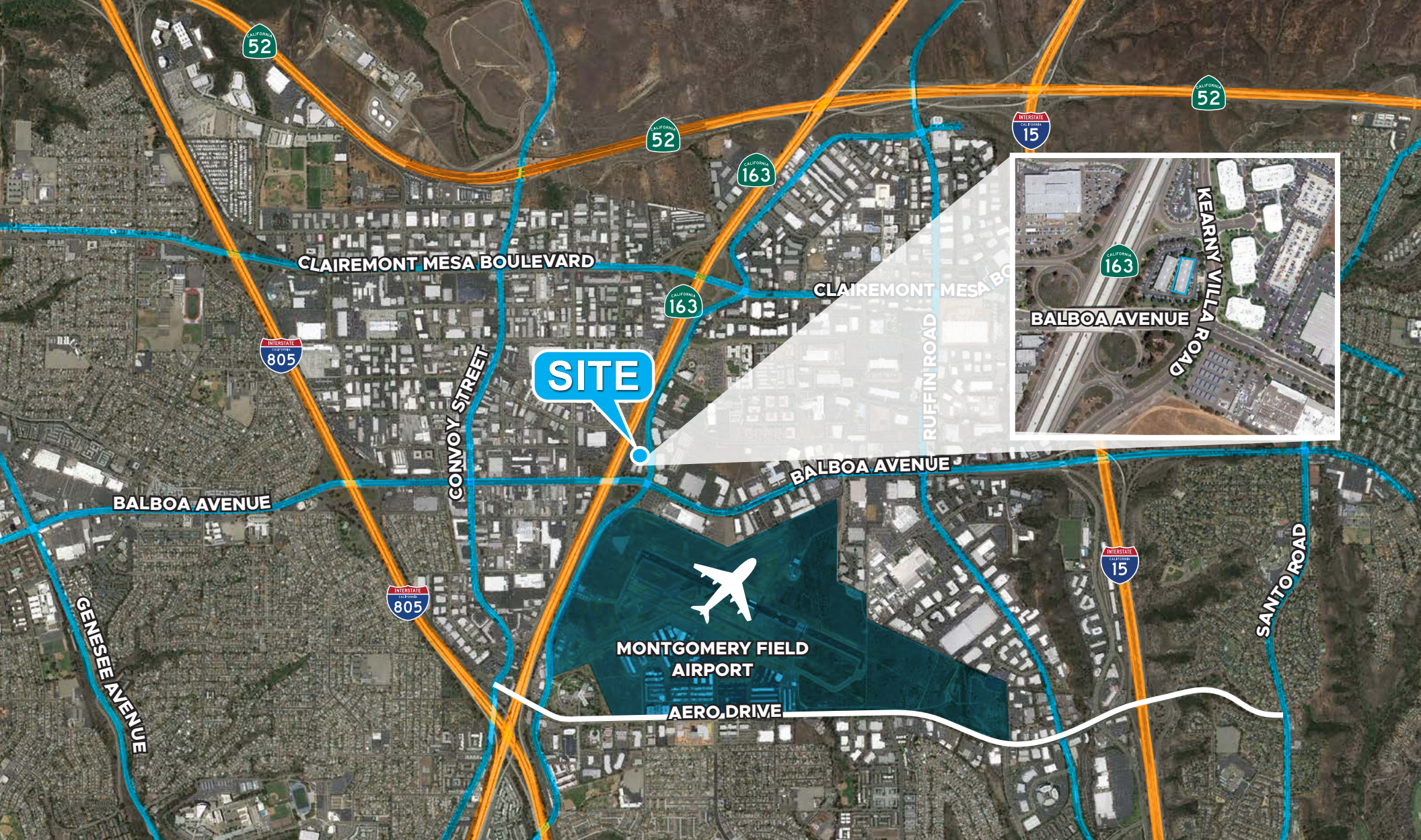
AVID

VONS

Walmart  
Supercenter

San Diego  
Mesa College





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