

4540 KEARNY VILLA ROAD, SUTE 214, SAN DIEGO , CA 92123

LANDMARK CENTRE

Professional Office/Medical Condo For Lease



FIRST 6 MONTHS at \$1.60/SF

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PROPERTY FEATURES



Landmark Centre

Approx. 32,000 SF Multi-Tenant Office



Suite 214:

Approx. 800 SF Office/Medical Suite for Lease



Newly Renovated:

Exterior and common area upgrades



Flexible Zoning:

Permitted for Light Medical & Office use



Freeway Accessible:

Seconds from I-15, I-805, SR-163 & SR-52.



Prime Location:

Surrounded by retail and dining amenities.



Lease Rate:

\$1.60/SF Gross + Electric

SUITE PHOTOS



FLOOR PLAN



Suite 214:
Approx. 800 SF Office/Medical Suite



Turn-Key Condition



Abundance of Natural Light



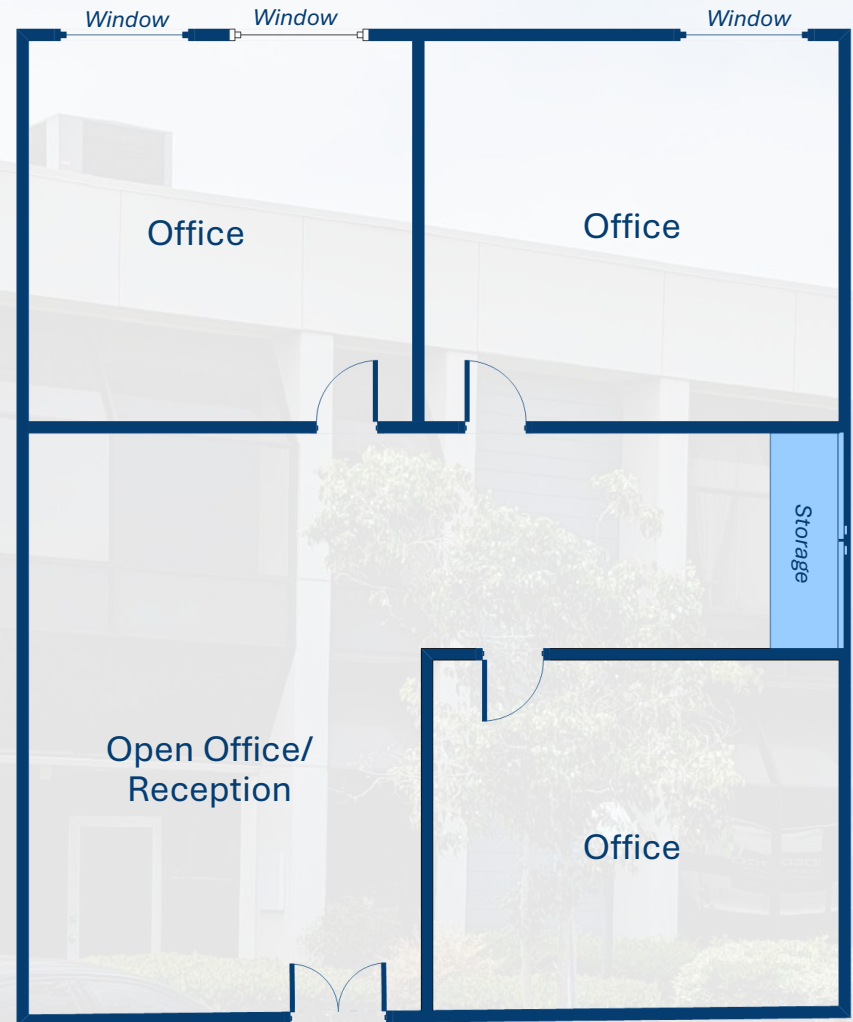
New HVAC



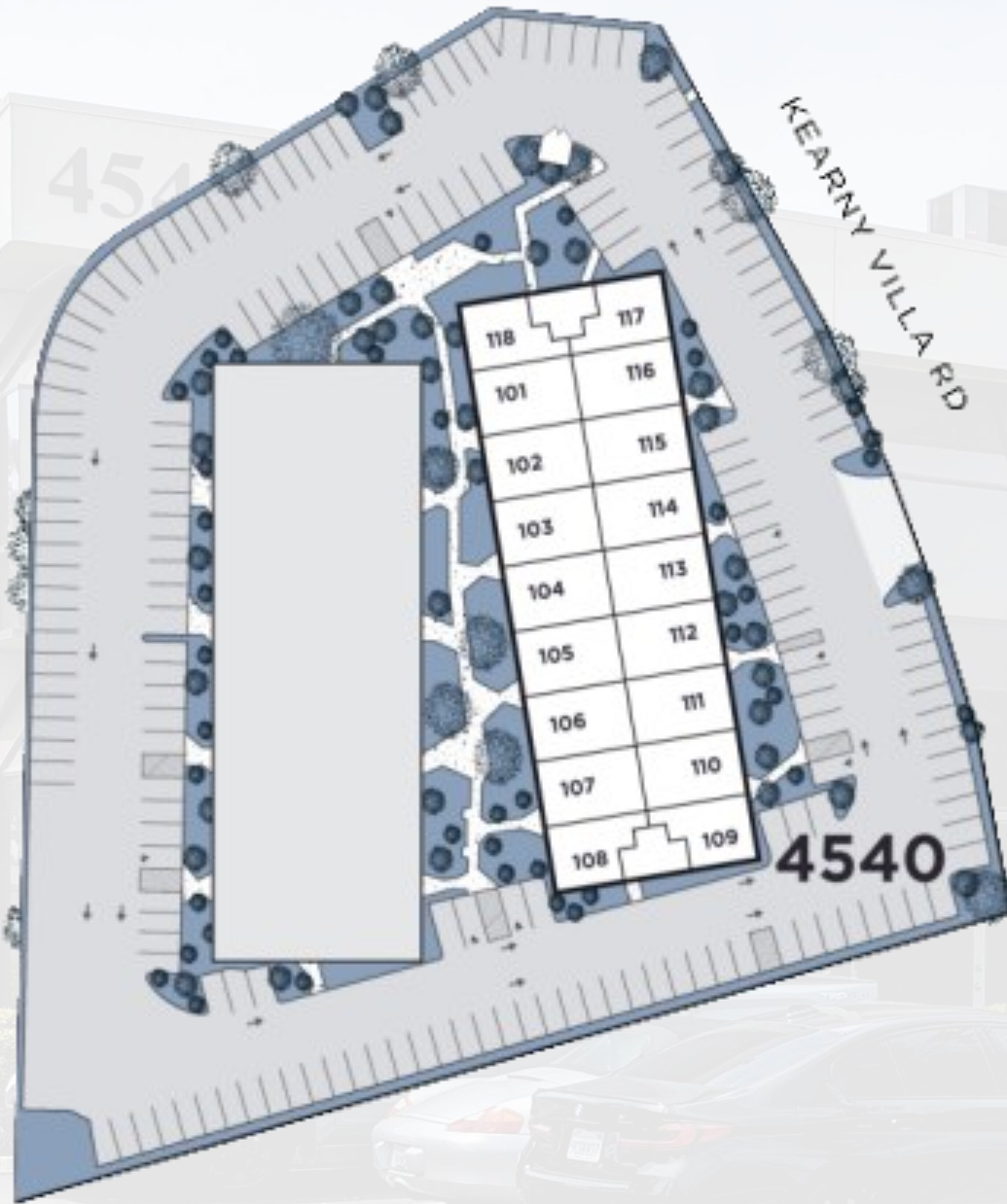
Flexible Terms



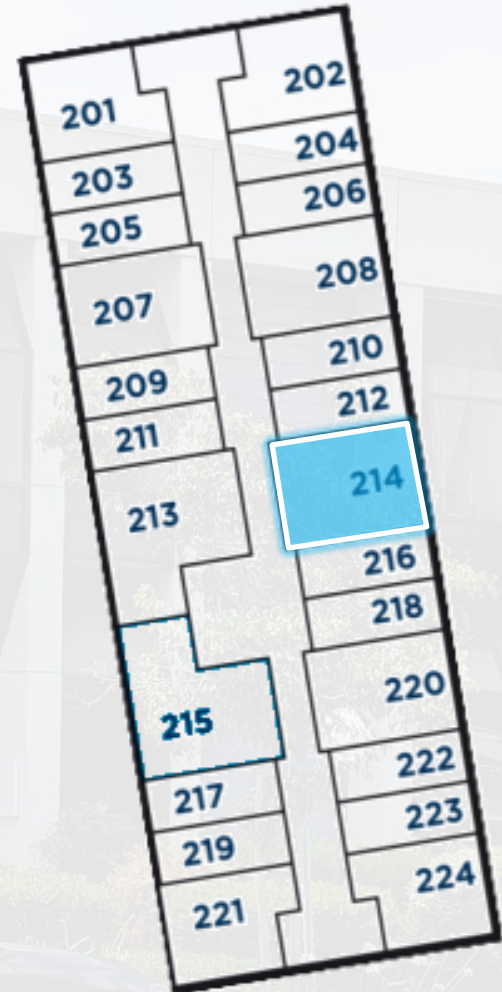
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\$1.60/SF Gross + Electric



SITE PLAN



Second Floor



Site Plan Not Fit to Scale, for Reference Purposes Only.

DEMOGRAPHICS

	3 MILE	5 MILE
Population	109,489	308,476
Households	40,466	128,425
Consumer Spending	\$1.5B	\$4.6B
Avg. Household Income	\$113,290	\$112,031
Median Home Value	\$673,434	\$693,258
Employees	126,394	273,548
Businesses	12,151	29,098

DRIVE TIMES

6 6 MIN MISSION VALLEY	2 14 MIN MIRAMAR	3 10 MIN LA JOLLA UTC
4 14 MIN DOWNTOWN	5 24 MIN SAN DIEGO INTL AIRPORT	6 16 MIN PACIFIC BEACH

IMMEDIATE ACCESS TO THE I-805 AND HWY 163 WITH 212,425 VPD



AMENITIES MAP



4540
KEARNY VILLA ROAD



MONTGOMERY-GIBBS
EXECUTIVE AIRPORT



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