

FOR LEASE

RIVERDALE ST

SAN DIEGO, CA 92120

INDUSTRIAL SPACE AVAILABLE





# 6260

**RIVERDALE ST, SAN DIEGO  
CA, 92120**



## **MONTHLY RATE**

\$12,500



## **SIZE**

±5,882 SF Warehouse



## **LOCATION**

Immediate access from I-15 and I-8



## **TYPE**

Warehouse with large fenced in yard

## **PROPERTY DETAILS**

- Low Coverage on 0.5 AC
- Built in 1980
- 400a/ 3p 4w
- CC-3-6 Zoning
- Masonry Construction
- 3 Rollup Doors
- APN: 458-510-33-00

# SITE PLAN





# PROPERTY PHOTOS







FRIARS RD ± 41,000 VPD

**FRIARS VILLAGE**  
SHOPPING CENTER

**JustFood ForDogs.**

**Denny's**

**San Diego Brewing Co.**

**jamba**

**rubio's** COASTAL GRILL

**KFC**

**BETTER BUZZ** coffee

**CVS** pharmacy

**Starbucks**

**IN-N-OUT** BURGER

**GameStop**

**VONS**

**Wendy's**

**Jersey Mike's** SUBS

**SUBJECT PROPERTY**

MISSION GORGE RD ± 25,000 VPD



**Auto Zone**

**MIDAS**

**McDonald's**

**Chevron**

**KAISER PERMANENTE**  
± 596 BEDS

**GROCERY OUTLET**  
bargain market

**O'Reilly** AUTO PARTS

**ups**

**Chevron**

**usbank**

**ea**  
ENTHALPY ANALYTICAL

**the MEATERY**

**geomar**  
Mobilier de bureau • Office Furniture

**CALIBER COLLISION**

**DISCOUNT TIRE**

**Jack**  
in the box

**UNITED STATES POSTAL SERVICE**

**FERGUSON**

**THE HOME DEPOT**

± 247,000 VPD



**A-1** Self Storage

**JOBSITE SUPPLY CO.**

**Days Inn**  
BY WYNDHAM

**RODEWAY INN & SUITES**

**SDSU** | San Diego State University  
± 28,000 STUDENTS

**Chili's**

**Starbucks**

**NORM REEVES TOYOTA SAN DIEGO**



## SAN DIEGO, CA

San Diego, California, is a vibrant coastal city renowned for its perfect blend of sun-soaked beaches, diverse cultural attractions, and a laidback Southern California lifestyle. Nestled along the Pacific Ocean, San Diego boasts a mild Mediterranean climate, making it an ideal destination year-round. The city is home to iconic landmarks such as Balboa Park, a sprawling urban oasis featuring museums, gardens, and the worldfamous San Diego Zoo. San Diego's multicultural identity is reflected in its diverse culinary scene, with an array of delicious options ranging from fresh seafood to innovative farm-to-table cuisine. With its great weather, miles of sandy beaches, and major attractions, San Diego is known worldwide as one of the best tourist destinations and a great place for residents to relax year-round. California's second-largest city and the United States' eighth-largest, San Diego boasts a metro population of 1.38 million residents and more than 3.29 million residents countywide. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, and Carlsbad, just to name a few.

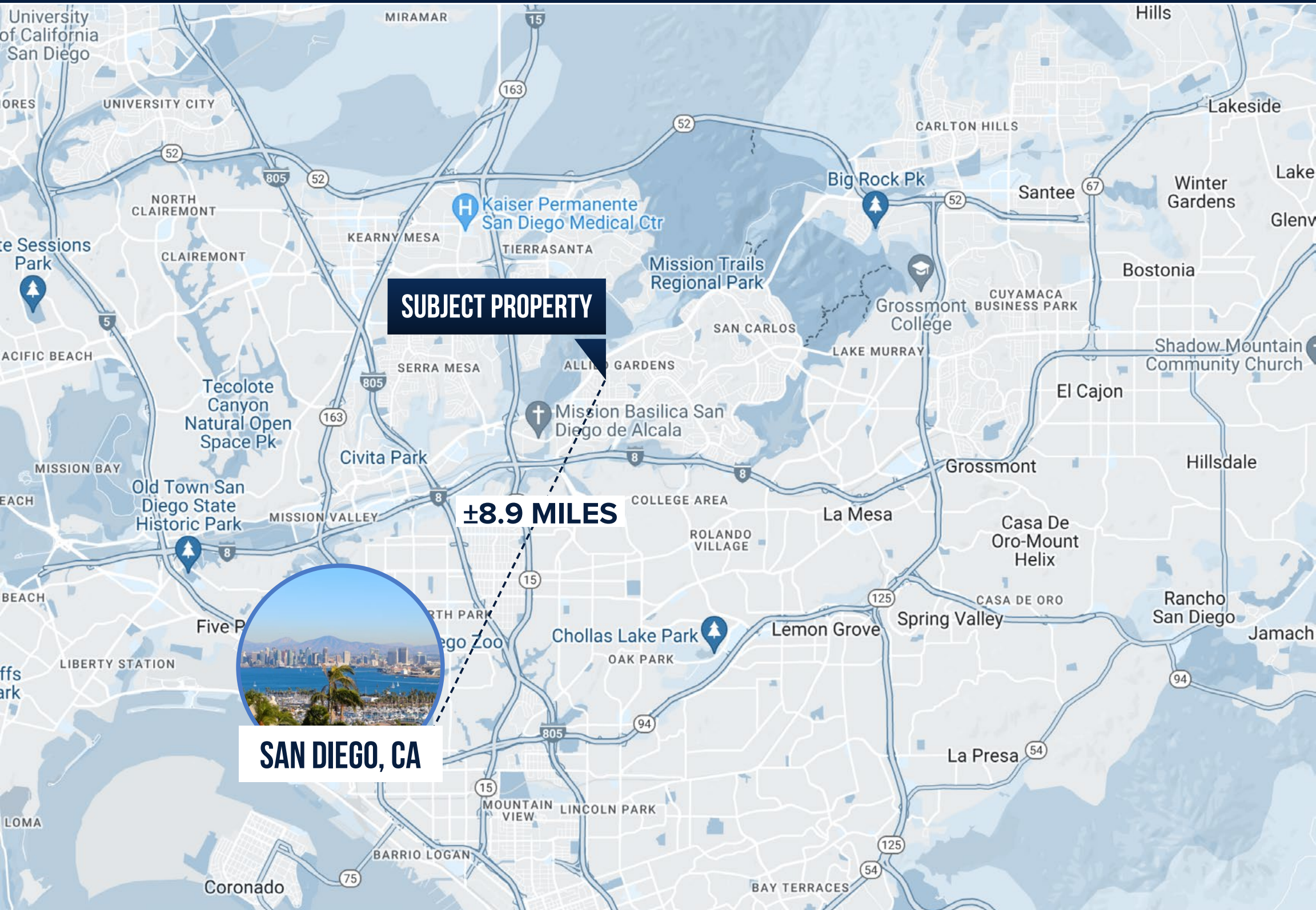


## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	19,493	198,228	454,666
2023 Population	18,936	200,587	460,917
2010 Census	13,574	189,142	439,176
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	9,792	77,431	183,063
2023 Households	9,487	78,418	185,804
2010 Census	6,646	74,153	177,937
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$104,734	\$97,398	\$99,290



# DISTANCE MAP







# RIVERDALE ST

## 6260

SAN DIEGO, CA 92120

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