

FOR SALE

±5,788 SF FLEX / INDUSTRIAL SPACE

6339 NANCY RIDGE DRIVE | SAN DIEGO, CA 92121

# EL CAMINO BUSINESS PARK I

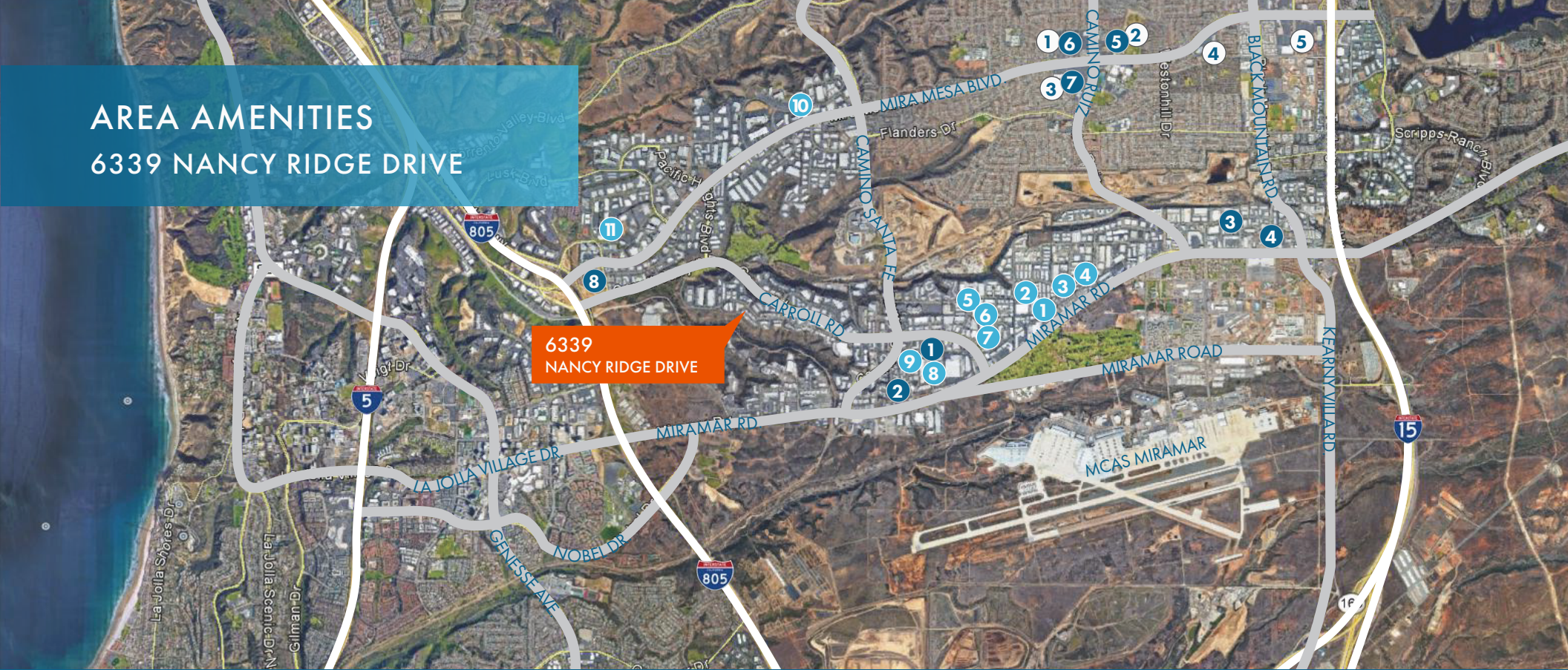
6339 NANCY RIDGE DRIVE

- ±5,788 SF flex / industrial space
- ±50% office / balance warehouse
- Potential income in-place from 2nd floor tenant at buyer's choosing
- Desirable fenced-in yard
- 18' clear height in warehouse
- Two (2) grade-level loading doors
- Fronts Nancy Ridge Drive
- Quiet, professional image
- Building signage available
- Secured parking area

Sale Price: \$445/SF

# AREA AMENITIES

## 6339 NANCY RIDGE DRIVE



6339  
NANCY RIDGE DRIVE

### ENTERTAINMENT

1. AleSmith Brewing Company
2. Mike Hess Brewing Company
3. Little Miss Brewing
4. Mikkeller Brewing San Diego
5. Ballast Point
6. Pure Project
7. DuckFoot Brewing Company
8. Saint Archer Brewing
9. 32 North Brewing Company
10. Karl Strauss Brewing Company
11. Green Flash Brewing Company

### FOOD / DRINK

1. Cutwater Spirits
2. Starbucks  
Better Buzz Coffee  
Jack in the Box  
Abbeys BBQ  
Denny's  
Carl's Jr.
3. Poonjabi Tandoor
4. Pho 46  
Kolbeh  
Smack'n Grill
5. Jollibee  
Carl's Jr.  
IHOP
6. Panda Express  
Manna BBQ  
Red Lobster  
Crab Hut  
Little Sakana Sushi  
L&L Hawaiian BBQ  
Chipotle  
Coixan Mexican Food  
Robeks Smoothies
7. Broken Yolk Cafe  
Sayulitas Mexican Food  
Pizza Hut
8. Chick-fil-A  
Rubio's Costar Grill

### SHOPPING

1. Vons  
Michael's  
Sprouts  
Marshall's  
Bed Bath & Beyond
2. Walgreens  
99 Cents Store
3. Target  
Hobby Lobby  
Big 5 Sporting Goods
4. Rite Aid
5. Smart & Final Extra  
FedEx Print & Ship Center  
Barnes & Noble  
Old Navy



EL CAMINO BUSINESS PARK I



WAREHOUSE AREA



CONFERENCE ROOM



WAREHOUSE AREA

±5,788 SF FLEX OPPORTUNITY

6339 NANCY RIDGE DRIVE  
SAN DIEGO, CA 92121



For information or to tour the property, please contact:

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