

WAREHOUSE/MANUFACTURING PROPERTY FOR LEASE

Rancho San Diego Plaza

2733-2739 VIA ORANGE WAY, SPRING VALLEY, CA 91978



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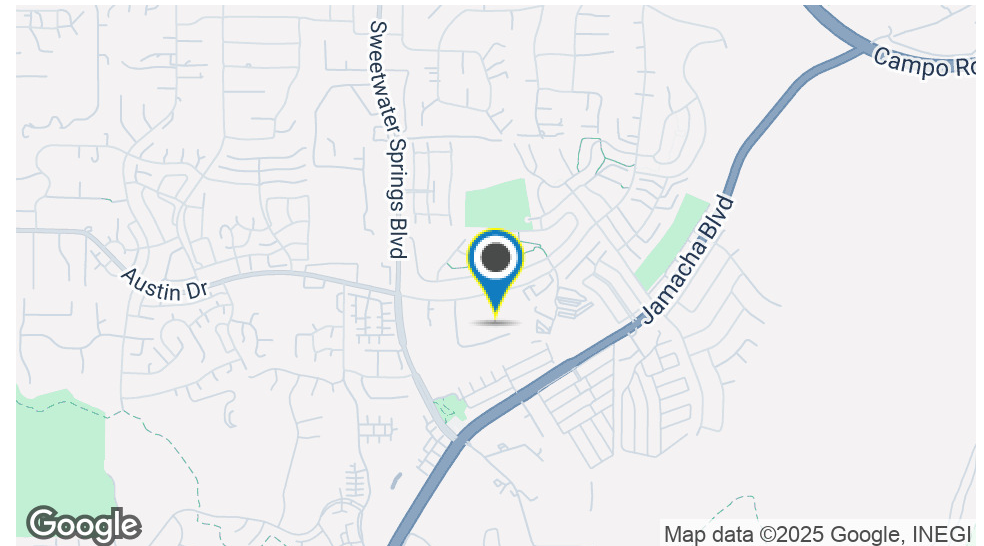
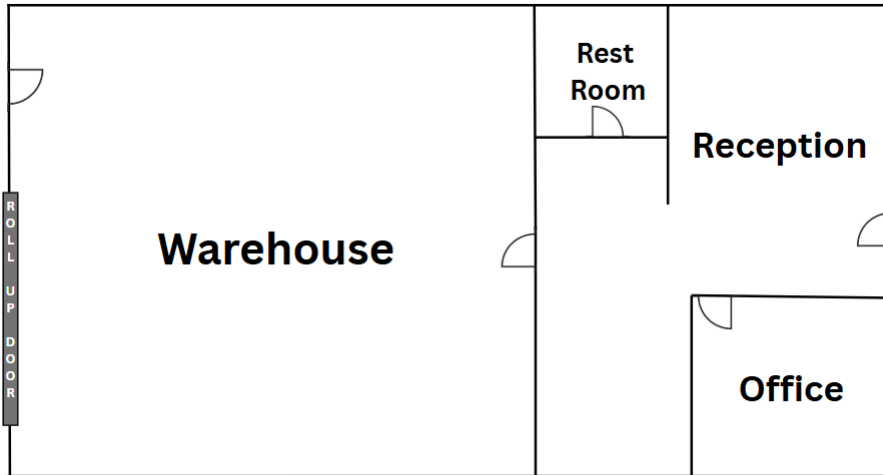
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OFFERING SUMMARY

Lease Rate (2733 Suite 101):	\$2,450.00
Available SF (2733 Suite 101):	1,320 +/- SF
Lease Rate (2733 Suite 110):	\$4,800.00
Available SF (2733 Suite 110):	3,000 +/- SF
Lease Rate (2739 Suite 103):	\$2005.00
Available SF (2739 Suite 103):	1,053 +/- SF
Market:	San Diego
Submarket:	La Mesa/Spring Valley Ind

PROPERTY OVERVIEW

Spacious warehouse/office suite at well maintained, gated industrial park. Great location with easy access to/from Hwy 94 & 125 and close proximity to downtown, East County and South Bay.

PROPERTY HIGHLIGHTS

- -1 grade level roll up doors
- Office suite and bathroom
- Large rear warehouse
- Well maintained, gated industrial park!
- Ample parking-M-52 zoning-Easy access to/from Hwy 94 & Ramp; 125 to downtown, East County and South Bay
- **Sorry, no automotive use businesses***

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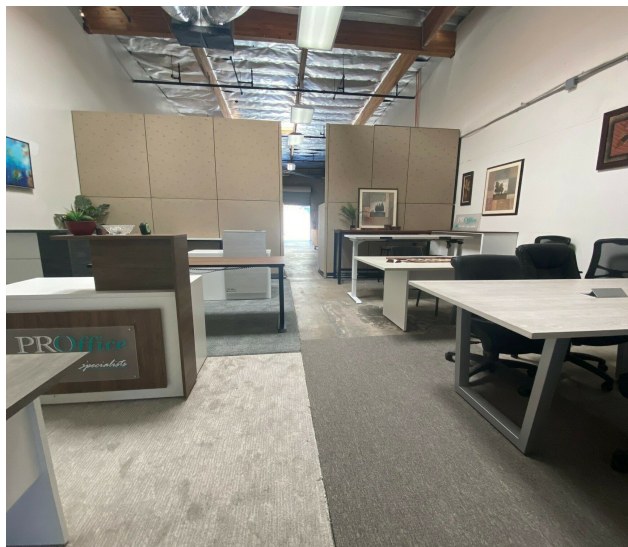
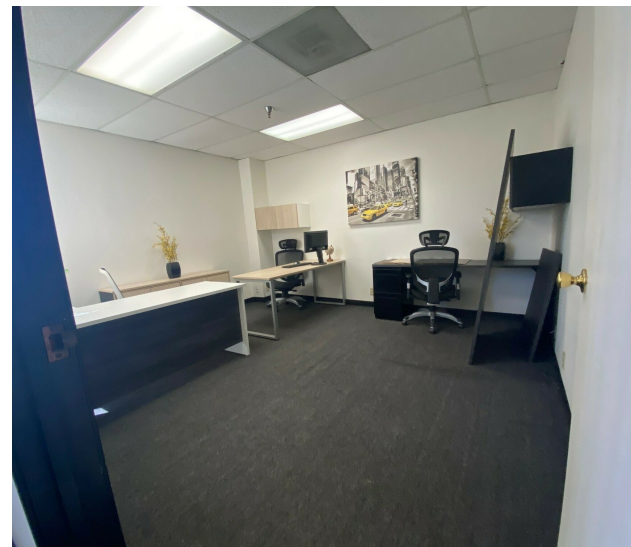
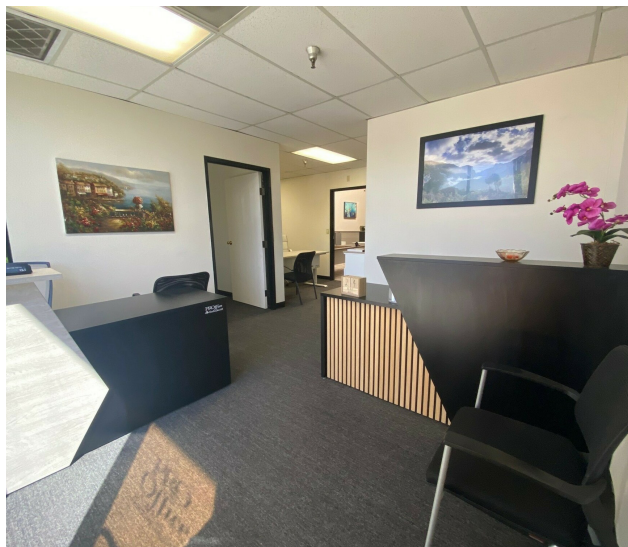
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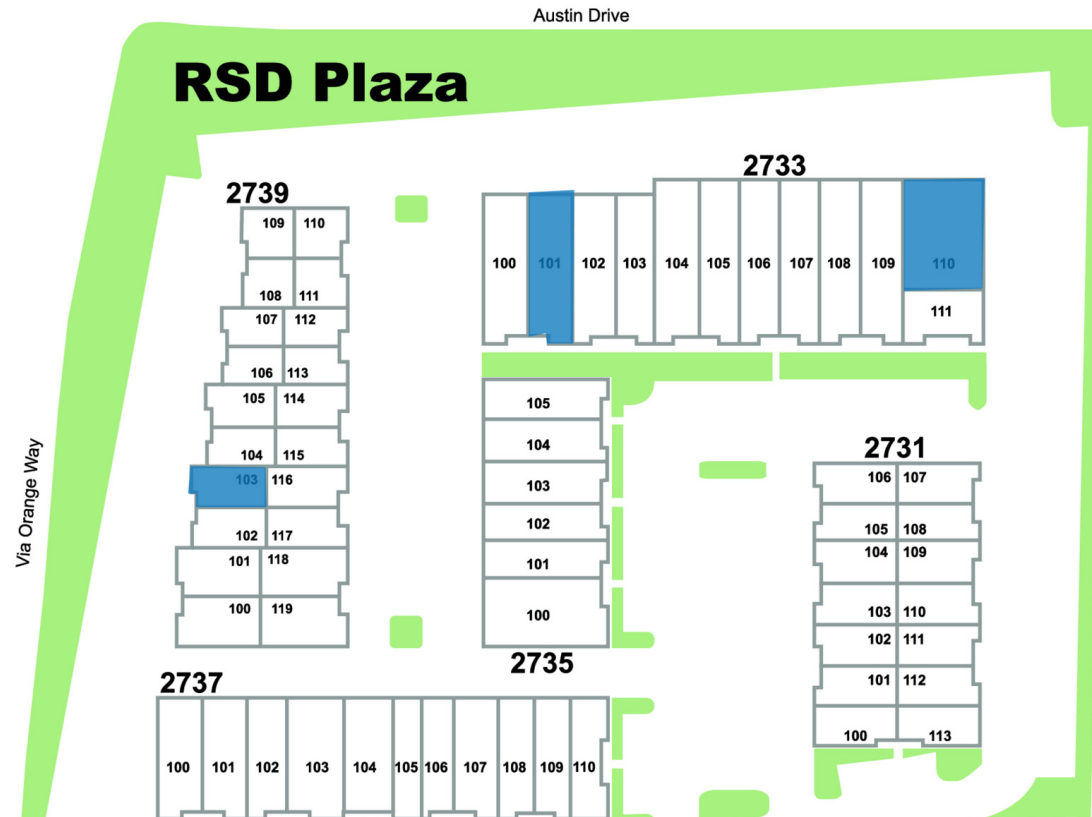
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
2733 Via Orange Way, Suite 110	Available	3,000 SF	Modified Gross	\$4,800 per month
2739 Via Orange Way, Suite 103	Available	1,053 SF	Modified Gross	\$2,000.70 SF/month
2733 Via Orange Way, Suite 101	Available	1,320 SF	Modified Gross	\$2,450.00 SF/month

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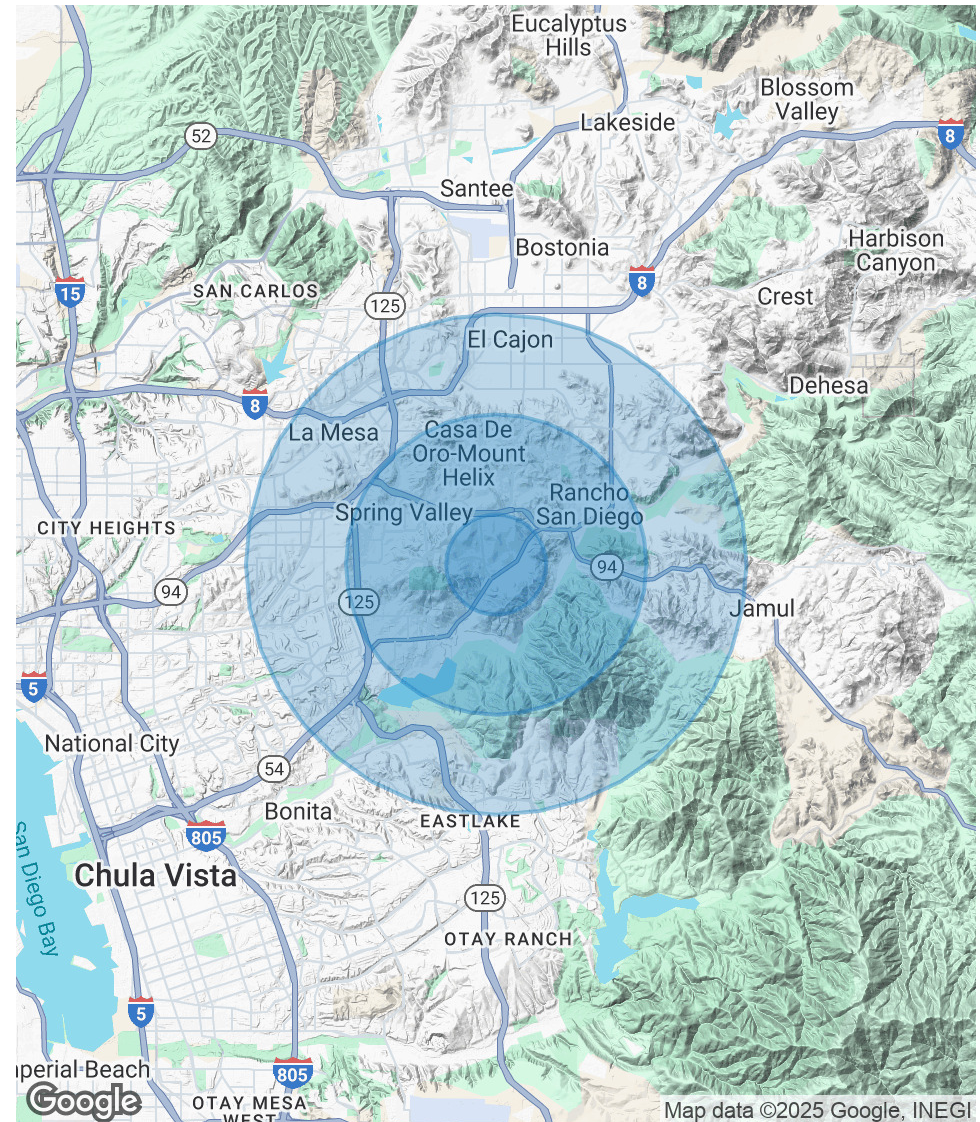
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,595	83,120	274,509
Average Age	37.6	36.8	35.5
Average Age (Male)	34.2	35.8	34.3
Average Age (Female)	40.6	38.3	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,865	28,402	92,615
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$77,531	\$83,700	\$74,926
Average House Value	\$404,900	\$486,473	\$448,205

* Demographic data derived from 2020 ACS - US Census



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