

FOR LEASE | TURN-KEY BIOTECH IMPROVEMENTS



NANCY RIDGE DRIVE

SAN DIEGO, CA 92121



MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

NANCY RIDGE DRIVE

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



PROPERTY OVERVIEW



TURN-KEY
BIOTECH IMPROVEMENTS



343-280-23-00
APN



±8,300 SF
GLA



±0.85 AC
TOTAL LOT SIZE



1984
YEAR BUILT



REINFORCED CONCRETE
CONSTRUCTION



3 (8' W X 10' H)
GRADE LEVEL DOORS



18'
CLEAR HEIGHT



20'
BUILDING HEIGHT



HEAVY 3 PHASE
LESSEE TO VERIFY



IL-2-1
ZONING



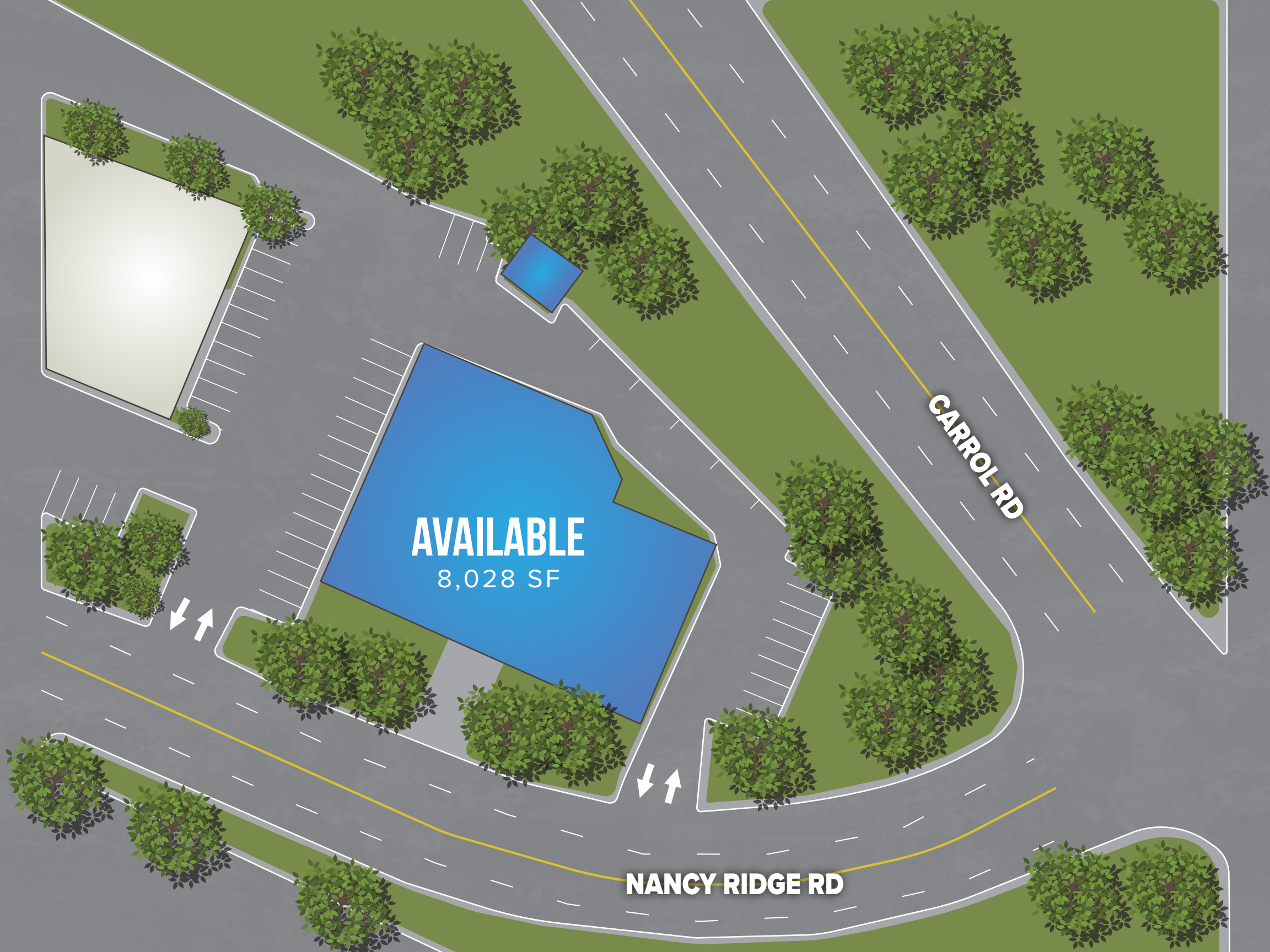
2.99/1,000 SF
PARKING RATIO

6888 NANCY RIDGE DR | SAN DIEGO, CA

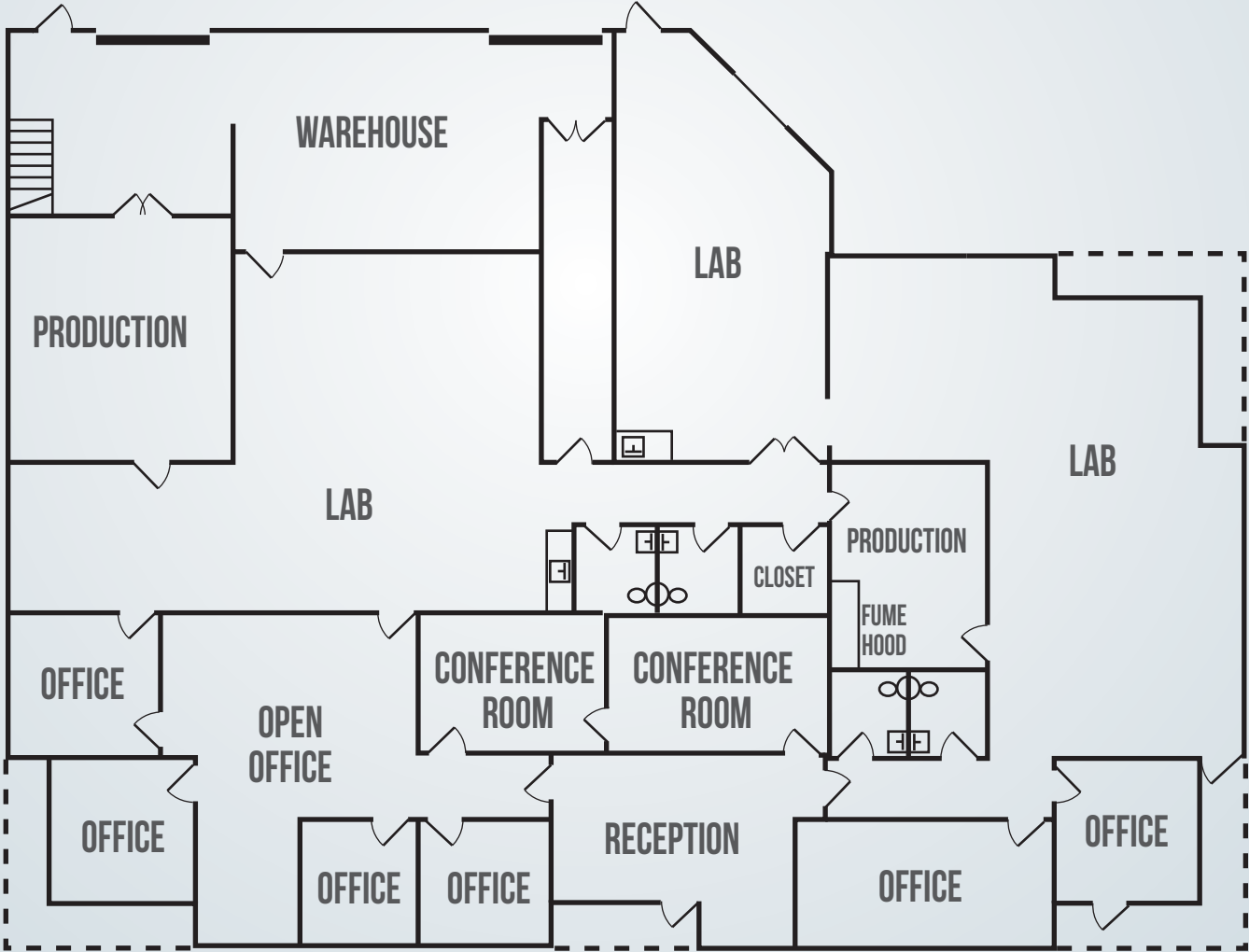
AVAILABLE
8,028 SF

CARROL RD

NANCY RIDGE RD



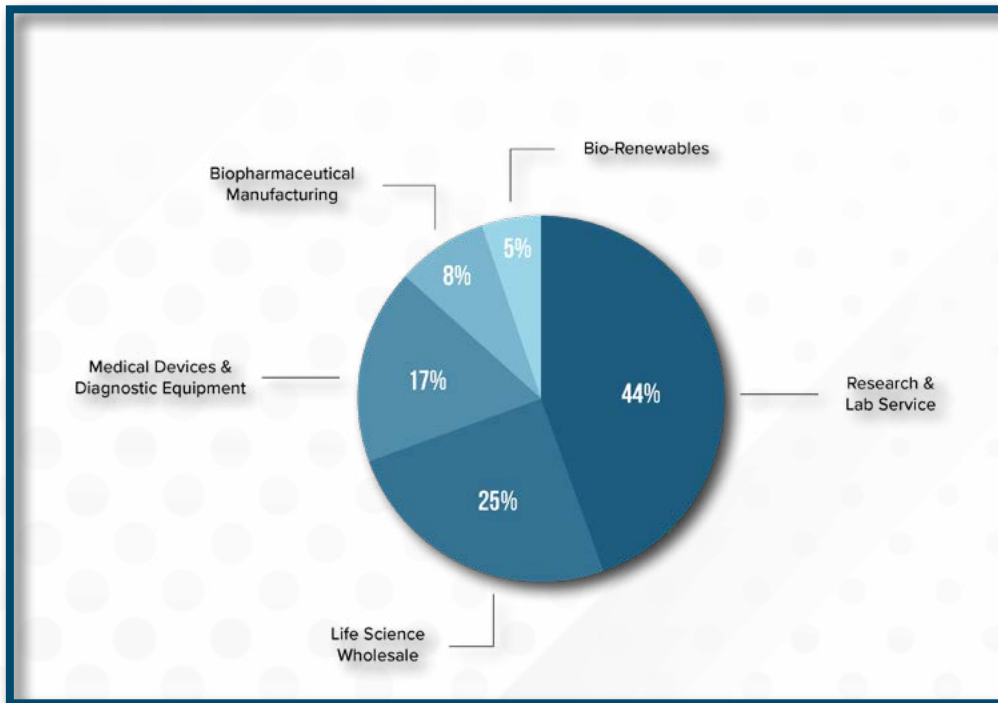
STORAGE



INDUSTRY OVERVIEW

SAN DIEGO'S BIOTECH INDUSTRY

San Diego has consistently been listed as one of the top three biotech centers, as it is home to more than a thousand life science companies and more than 80 independent and university-affiliated research institutes. Genomics, diagnostics, early-stage innovation, personalized medicine, biotech and medical devices are generally considered strong suits in the Life Science Industry in San Diego. The history of cures in San Diego is broad and includes huge advances in oncology, CNS, metabolic, rare diseases, vaccines, etc, as well as synthetic biology for fuels, feed, and chemicals.



AMENITY MAP



AREA OVERVIEW

SAN DIEGO, CA

San Diego, situated on the Southern California coast, is renowned for its year-round perfect climate, stunning beaches, and a lively cultural scene. Its picturesque coastline stretches for miles, offering an array of activities from surfing and sunbathing to sailing and whale-watching. The city's vibrant downtown area boasts a diverse array of dining options, from trendy gastropubs to upscale eateries, and is home to the historic Gaslamp Quarter, renowned for its bustling nightlife and live entertainment. Balboa Park, a cultural oasis, houses numerous museums, gardens, and the renowned San Diego Zoo, making it a hotspot for locals and tourists alike. Embracing its rich naval history, San Diego is home to the USS Midway Museum and the Maritime Museum of San Diego. With its laid-back atmosphere and a perfect blend of urban sophistication and beach-town charm, San Diego exudes an irresistible allure that captivates visitors from across the globe.

#3 IN BEST CITIES FOR RECREATION
(WALLETHUB, 2021)

#4 IN THE 15 MOST SUSTAINABLE CITIES IN THE U.S.
(ROCKET HOMES, 2021)

#9 IN MOST PET-FRIENDLY CITIES
(WALLETHUB, 2021)

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	72,420	230,453	835,246
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Estimate	27,148	85,663	338,310
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$122,059	\$132,804	\$131,304

ECONOMY

With its warm, year-round climate, 70 miles of sun-soaked coastline, and world-famous attractions, San Diego is a top tourist destination. But this Southern California metropolis with a laidback vibe is also home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, Smart City technology, software, electronics, and other major innovative industries. Additionally, San Diego is one of the most pet-friendly cities in the country.

The vitality of San Diego's economy is reliant upon the strength of the region's four economic drivers - innovation, military, tourism, and local. San Diego is one of the top 10 visitor and meeting destinations in the U.S., with a growing sector focused on arts and culture. More than 35 million people visit San Diego each year. Many of San Diego's business leaders first visited the region as a tourist or convention delegate. Tourism, a key driver behind the region's local economy, accounted for 13 percent of the region's total jobs. Overall, San Diego has a gross metro product of \$264 billion.





BALBOA PARK

Encompassing more than 1,200 lush acres, Balboa Park is one of the most popular destinations in San Diego and is the nation's largest urban cultural park. Located just minutes away from downtown, Balboa Park is home to 17 major museums, several performing arts venues, stunning gardens, and many cultural and recreational attractions, such as San Diego Zoo. With all its attractions, Balboa Park welcomes more than 12 million visitors per year.



SAN DIEGO ZOO

San Diego Zoo is home to more than 4,000 fascinating animals, such as koalas, tortoises, leopards, peacocks, and many more. Discover the wonders of wildlife at this family-friendly attraction within Balboa Park. San Diego Zoo welcomes over 4 million visitors each year.



SEAWORLD SAN DIEGO

Located in Mission Bay Park, SeaWorld San Diego showcases world-class animals shows, presentations, and exhibits. Encompassing more than 100 acres, SeaWorld is home to incredible animals exhibits including orcas, belugas, otters, walruses, sharks, sea turtles, bat rays, sea lions, pilot whales, penguins, dolphins, flamingos, eels, tropical birds, and many more. Overall, SeaWorld San Diego sees over 4 million visitors a year.

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FOR LEASE | CONTACT BROKER FOR MORE DETAILS



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