

OWNER/USER OPPORTUNITY

768 SF CONDO AVAILABLE

4540 & 4550 KEARNY VILLA ROAD
SAN DIEGO, CA 92123

Voit
REAL ESTATE SERVICES



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Voit Real Estate Services is pleased to offer this unique owner/user opportunity to purchase and individual office condominium of 768 SF.

Landmark Centre, located at 4540 & 4550 Kearny Villa Road are two buildings totaling approximately 64,000 square foot and situated on approximately 2.03 acres in the highly desirable Kearny Mesa submarket.



PROPERTY HIGHLIGHTS

Lush, airy courtyard
between the 2 buildings

Signage opportunities
available

Great central county
location in Kearny Mesa

Recent upgrades to
exterior and common
area

Owner occupied
project

Current zoning allows
light medical uses

Immediate access
to Highway 163 and
Interstates 15 & 805

Close proximity to
numerous retail
amenities

**LANDMARK
CENTRE**



EXECUTIVE SUMMARY

CENTER NAME

LANDMARK CENTRE

ADDRESS

4540 & 4550 KEARNY VILLA ROAD
SAN DIEGO, CA 92113

PROJECT SIZE

±64,000 SQUARE FEET

LOT SIZE

±2.03 ACRES

PARCEL NUMBER

369-140-15

OF STORIES

TWO (2)

PARKING

FREE, UNRESERVED SURFACE PARKING

YEAR BUILT

1981

ZONING

IL-2-1

CURRENT AVAILABILITY

**LANDMARK
CENTRE**

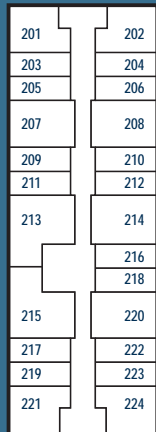
BUILDING	SUITE	SQUARE FEET	PRICE
4540	221	768 SF	\$357,000 (\$465 PSF)



SITE PLAN

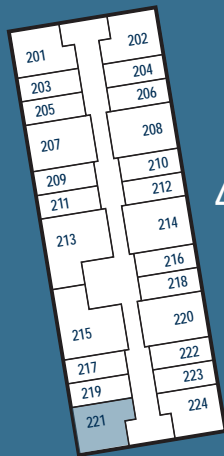


1550



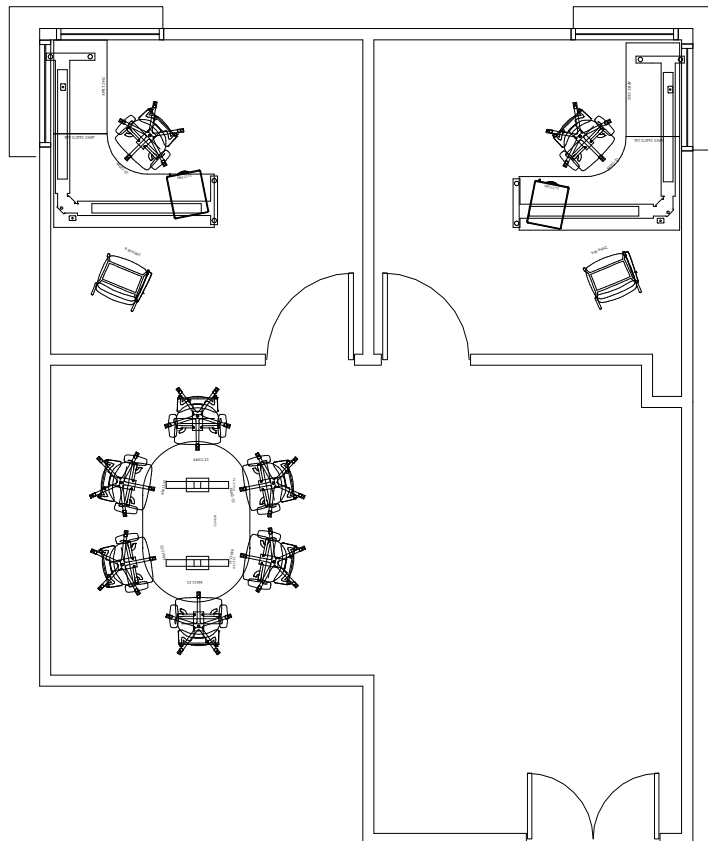
2nd Floor

4540



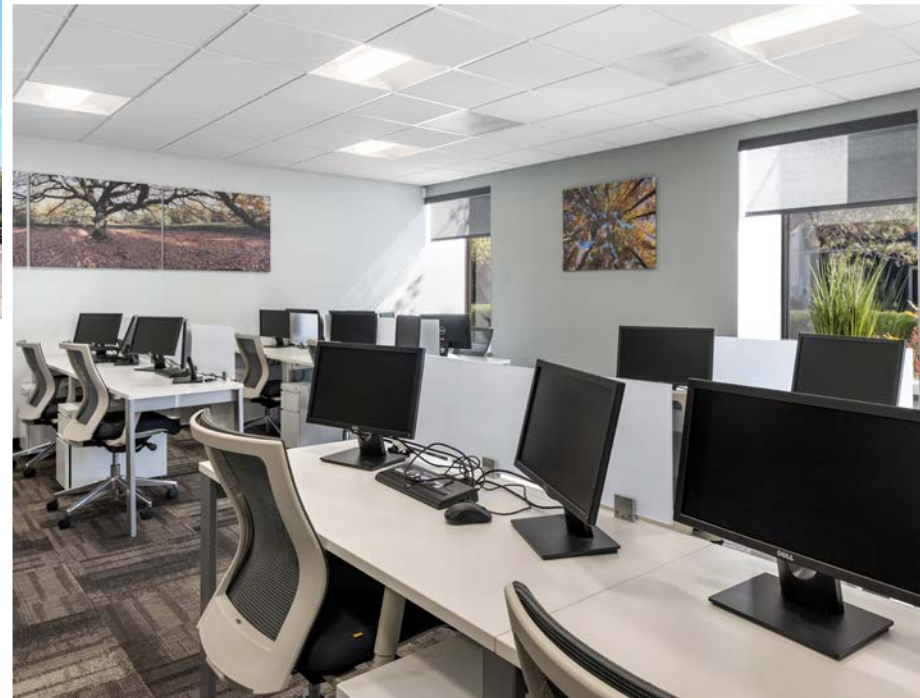


4540 KEARNY VILLA ROAD



SUITE 221 768 SF

- High-end modernized improvements
- Corner unit
- Two (2) private offices
- Open area
- Most expansive window line in project
- **Seller will entertain Seller financing options and other creative ideas to help in a smooth transition**





**LANDMARK
CENTRE**



POPULATION

6,501
1 MILE

114,679
3 MILE

319,952
5 MILE



NUMBER OF HOUSEHOLDS

2,807
1 MILE

42,334
3 MILE

132,762
5 MILE

NUMBER OF EMPLOYEES



49,234
1 Mile

124,926
3 Mile

270,556
5 Mile



MEDIAN HOME VALUE

\$506,553
1 MILE

\$666,728
3 MILE

\$693,563
5 MILE

EASY TRANSPORTATION CORRIDORS

Situated along Interstates 8, 15, & 805 and State Routes 52 & 163



MONTGOMERY AIRPORT: 500 Acres

NUMBER OF BUSINESSES



4,540
1 Mile

11,555
3 Mile

27,679
5 Mile



MEDIAN HOUSEHOLD INCOME

\$92,593
1 MILE

\$88,720
3 MILE

\$87,621
5 MILE

MEDIAN HOUSE YEAR BUILT

2010
1 MILE

1972
3 MILE

1972
5 MILE



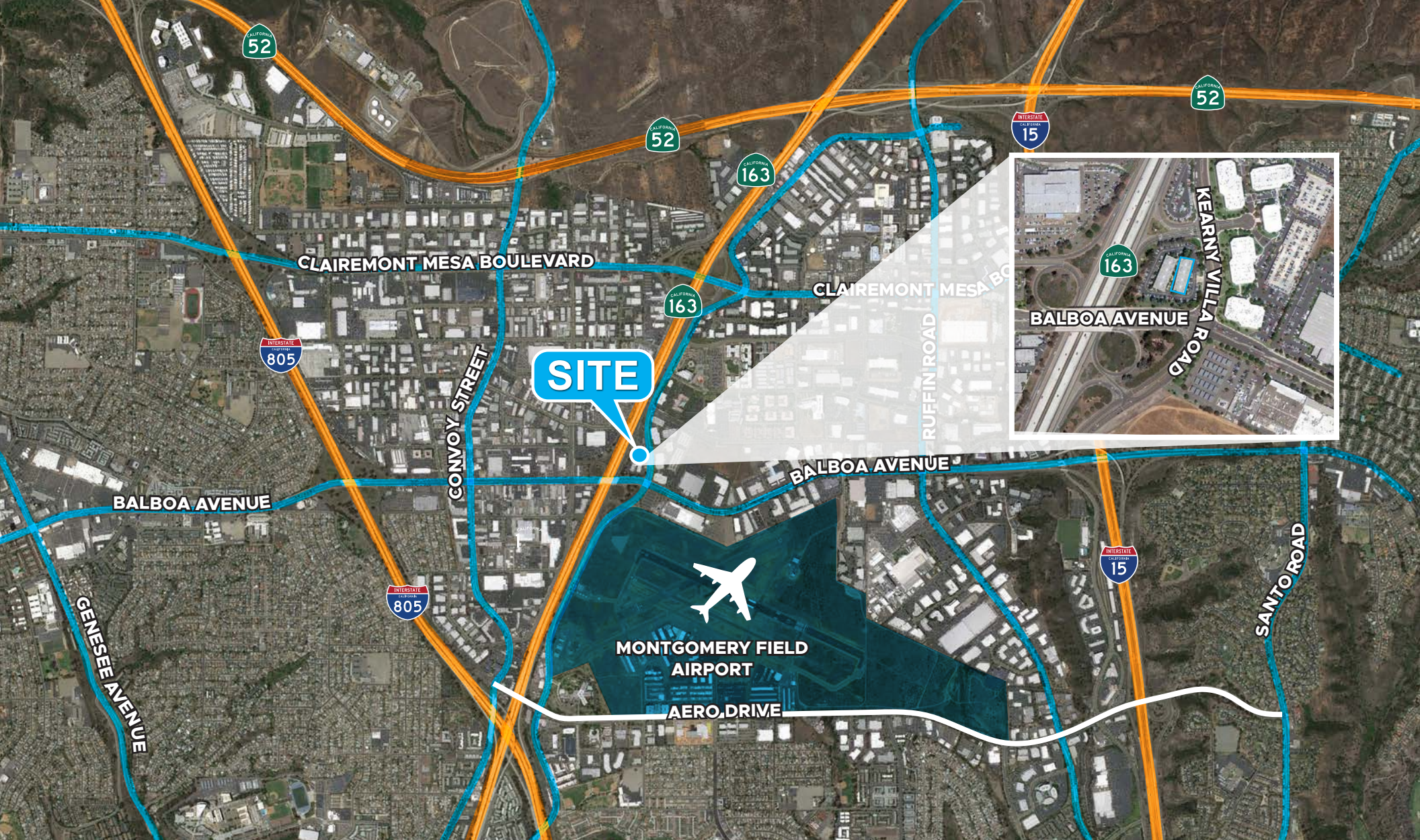
TRAFFIC COUNTS (CARS/DAY)

141,617
Highway 163

21,782
Kearny Villa Road +
Balboa Avenue

38,940
Balboa Avenue +
Mercury Street

19,100
Mercury Street +
Dagget Street



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