

9835 MARCONI DRIVE



4,355 - 13,222 SF INDUSTRIAL SPACE FOR LEASE

Marcus & Millichap
THE TASHAKORIAN GROUP

NON-ENDORSEMENT OVERVIEW

NON-ENDORSEMENT & DISCLAIMER NOTICE

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9835 MARCONI

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OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM



**4,355 -
13,222 SF**
SF Available

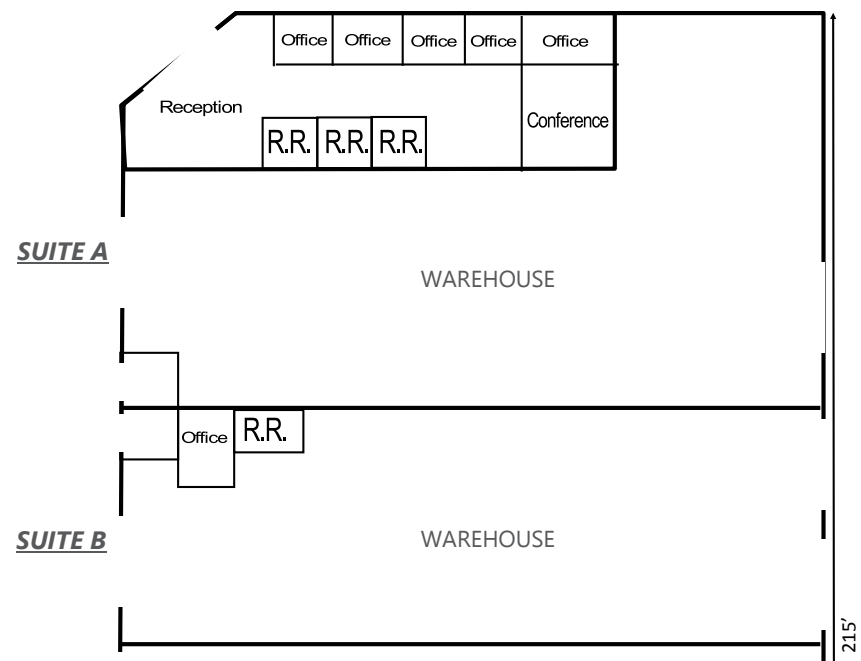
\$1.50NNN
Lease Rate

IL-2-1
Zoning

Now
Available

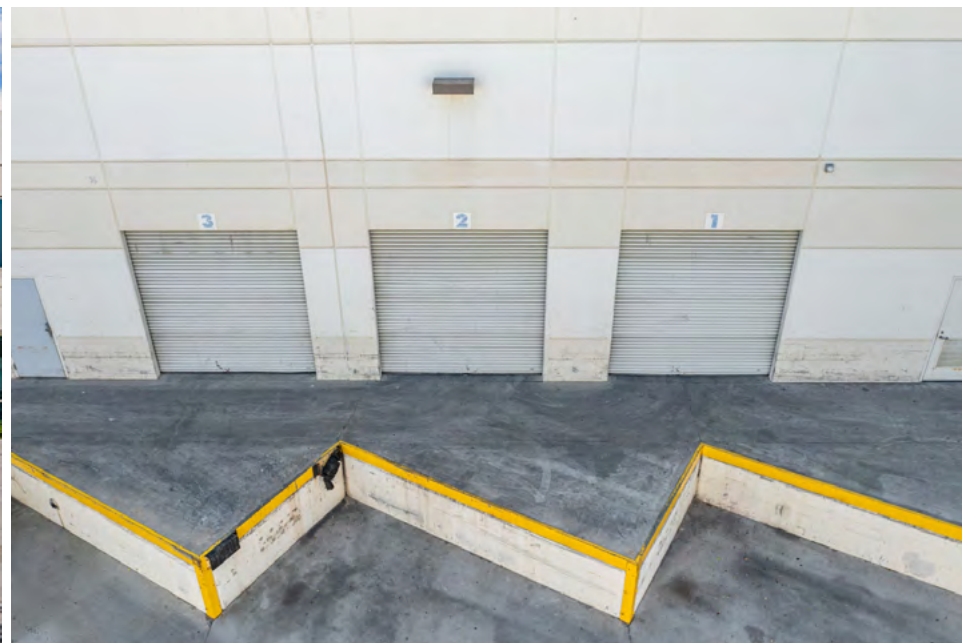
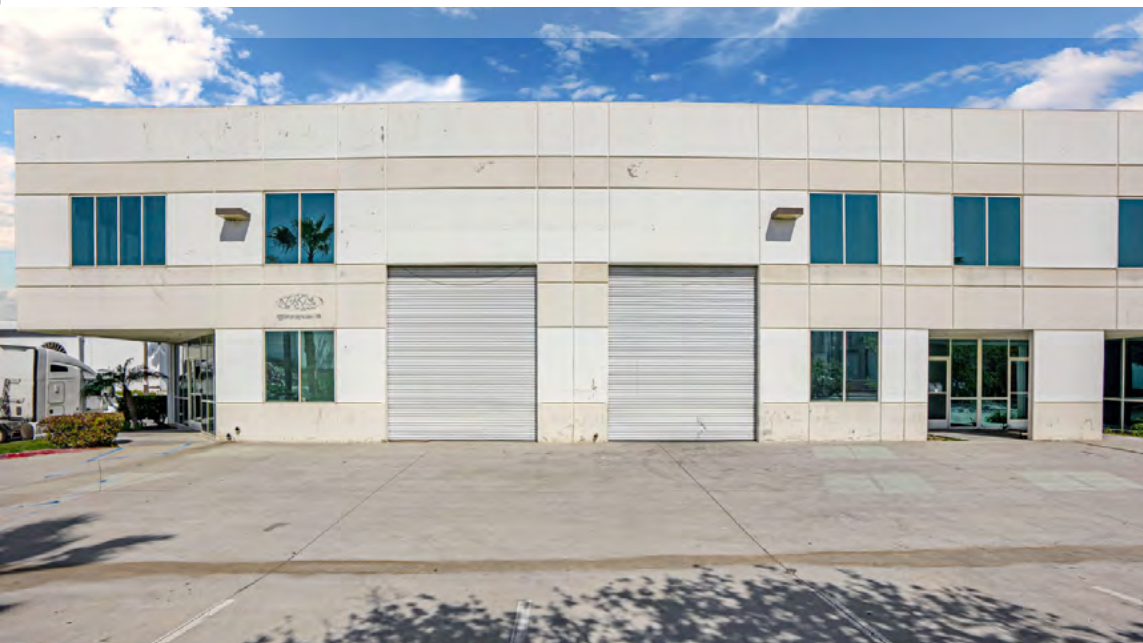


FLOOR PLAN



Asking Rent	\$1.50	\$0.30	NNN
	\$18.00	\$3.65	

% of RBA	Unit	SF	Monthly Rent	CAMS	All In Rent Total
41%	Suite A	8,867 SF	\$13,301	\$2,660	\$15,961
20%	Suite B	4,355 SF	\$6,533	\$1,307	\$7,839



9835 MARCONI DR | SUITE A

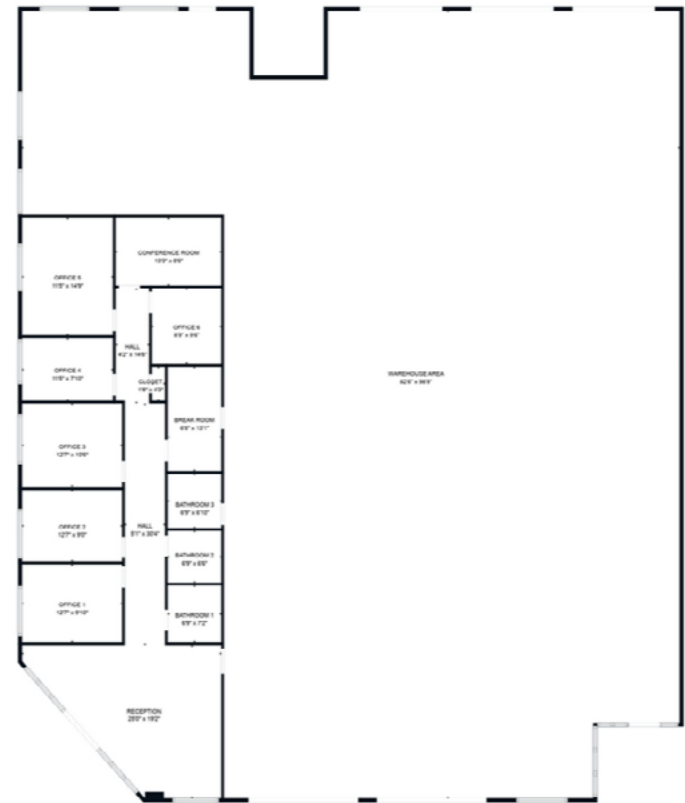
Suite A offers 8,867 square feet of rentable space, ideal for a variety of business operations.

The warehouse spans 7,011 square feet and includes a front roll-up door, three loading docks at the back, 22-foot-high ceilings, skylights, exterior windows, and a bathroom. These features create a well-lit, ventilated, and comfortable work environment suitable for storage, manufacturing, or distribution purposes.

In addition, there is a 1,856 square feet office area that consists of six offices, a conference room, two bathrooms, and a break room. This setup ensures that your staff can work in a functional and comfortable environment that meets their needs.

HIGHLIGHTS:

- 3 Loading Docks
- 22-foot high ceilings
- 7,011 SF Warehouse Space
- 1,856 SF Office Space
- Foreign Trade Zone and California Enterprise Zone
- Less than 1 mile from Otay Mesa Border Crossing





9835 MARCONI DR | SUITE B

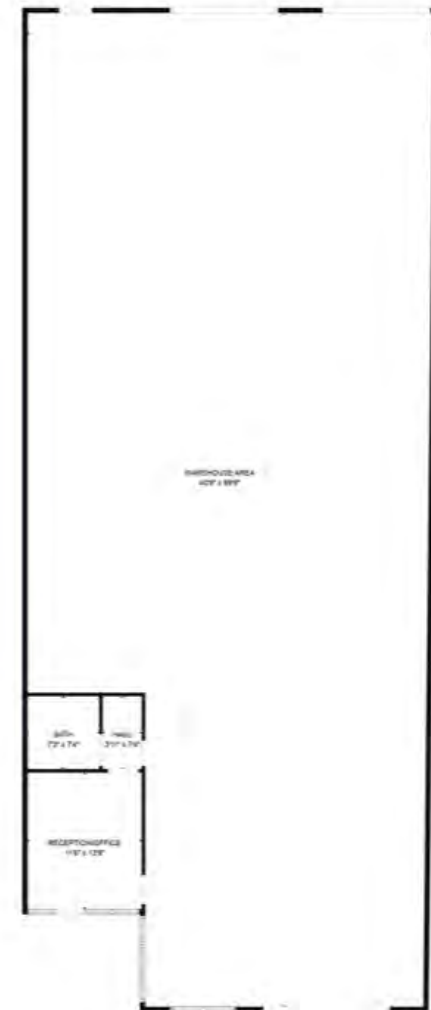
Suite B offers 4,355 square feet of rentable space, perfect for a variety of business operations.

The warehouse covers 4,125 square feet and includes a roll-up door at the front, a loading dock at the back, 22-foot high ceilings, skylights, exterior windows, and a bathroom. These features combine to create a well-lit, ventilated, and comfortable work environment suitable for storage, manufacturing, or distribution purposes.

The 230 square feet office area is equipped with multiple windows, a separate entrance, and a bathroom. This setup ensures that your staff can work in a functional and comfortable environment tailored to their needs.

HIGHLIGHTS:

- 1 Loading Dock
- 22-foot high ceilings
- 4,125 SF Warehouse Space
- 230 SF Office Space
- Foreign Trade Zone and California Enterprise Zone
- Less than 1 mile from Otay Mesa Border Crossing





Demographics

	2 MILES	5 MILES	10 MILES
2022 Population	3,554	21,593	356,418
2027 Projection	3,558	22,542	359,759
Average Household Income	\$136,250	\$135,352	\$104,475
Median Home Value	\$750,000	\$668,729	\$573,156

REGIONAL MAP



The background of the slide is a composite image. The top left shows a dark, silhouetted architectural structure with multiple spires. The bottom left and center feature a dark, moody image of a pond with lily pads, reflecting the surrounding trees and buildings. On the right side, there is a vertical strip showing a clearer view of a large, ornate building with classical architectural features, including columns and a pediment, situated behind lush green trees. The sky in this strip is a clear, bright blue.

San Diego

California

MARKET OVERVIEW- SAN DIEGO

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The San Diego-Carlsbad metro is located in the southwestern portion of the state of California. Composed of San Diego County, it sits adjacent to the Mexican border, extending north to the southern edge of Orange County and Riverside County. From west to east, it is situated between the Pacific Ocean and Imperial County.

San Diego is the most populous city in the county with 1.4 million residents, followed by Chula Vista with 270,800 and Oceanside with 180,000 people. A diverse economic base includes military, finance, life sciences, tourism and real estate. Employment in these industries and a strong retail base draw many job seekers to the region. residents, followed by Elk Grove and Roseville.

Metro HIGHLIGHTS



WHITE-COLLAR JOBS

The professional and business services sector accounts for a larger share of total employment than the U.S. average.



POPULATION GROWTH

A gain of approximately 115,300 residents in the metro over the next five years will increase the need for basic health and education services.



HIGHLY AFFLUENT POPULATION

San Diego's median household income of \$81,600 per year is well above the national median.

MAJOR AREA EMPLOYERS

Qualcomm

Rady Children's Hospital

General Dynamics NASSCO

Cubic Corporation

Kaiser Permanente

Sharp HealthCare

Palomar Health

Sony Electronics Inc.

Scripps Health

Illumina



DEMOGRAPHICS

San Diego is California's oldest community. A large harbor, miles of beaches and exceptional weather attract businesses, residents and tourists. San Diego still houses a number of buildings and facilities from its past, including two missions, Old Town San Diego, Balboa Park and the Hotel Del Coronado. San Diego County has grown into a sophisticated, urban region. Its downtown area has undergone a renaissance in the past decade or so. Petco Park, home of the San Diego Padres, spurred redevelopment that spread to the mid-city communities and attracted residents to the urban core.

ECONOMY

The San Diego metro is maintaining economic growth. Gross Metro Product (GMP) is expected to grow 2.6 percent this year versus 2.4 percent for the nation. The U.S. Department of Defense has a significant impact on the local economy. The largest employer in the county is the U.S. Navy at the Naval Base Coronado, which includes the North Island Naval Air Station. Camp Pendleton is also a sizable employer. Tech and life science firms are proliferating. Major technology and research companies include Leidos, General Dynamics NASSCO, Qualcomm and BAE Systems.



2021 POPULATION
3.3M
Growth 2021-2026*:
3.3%



2021 HOUSEHOLDS
1.2M
Growth 2021-2026*:
3.7%



2021 MEDIAN AGE
36.4
U.S. Median:
38.4



2021 MEDIAN HH INCOME
\$83,800
U.S. Median:
\$65,700

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