

# 9835 MARCONI DRIVE



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

# NON-ENDORSEMENT OVERVIEW

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# 9835 MARCONI

PRESENTED BY:

**RAQUEL BENGUIAT**

Realtor  
Direct 619.564.0759  
Mobile 619.564.0759  
raquel.benguiat@elliman.com

**BEN TASHAKORIAN**

Senior Managing Director Investments  
Mobile 619.954.9344  
Direct 858.373.3176  
BTashakorian@ipausa.com  
License CA 01333884

**ALI VALIAHDI**

The Tashakorian Group  
Mobile 858.231.0863  
Direct 858.373.3288  
Ali.Valiahdi@marcusmillichap.com  
License CA 01980677

**PETER ELTAEB**

The Tashakorian Group  
Mobile 970.396.0290  
Direct 858.373.3140  
Peter.Eltaebe@marcusmillichap.com  
License CA 02143936

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WWW.MARCUSMILICHAP.COM



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

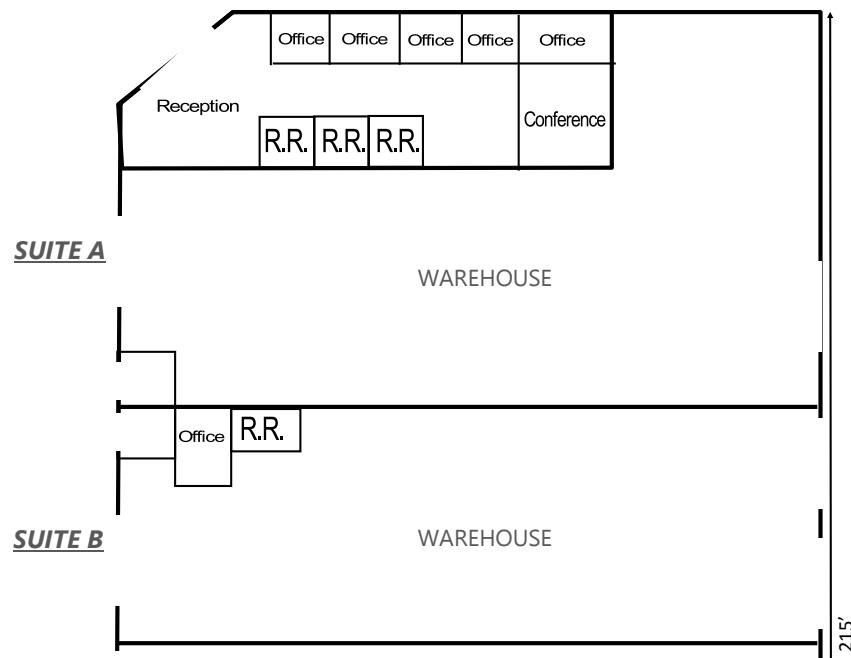
**\$1.50 NNN**  
Lease Rate

**IL-2-1**  
Zoning

**Now**  
Available

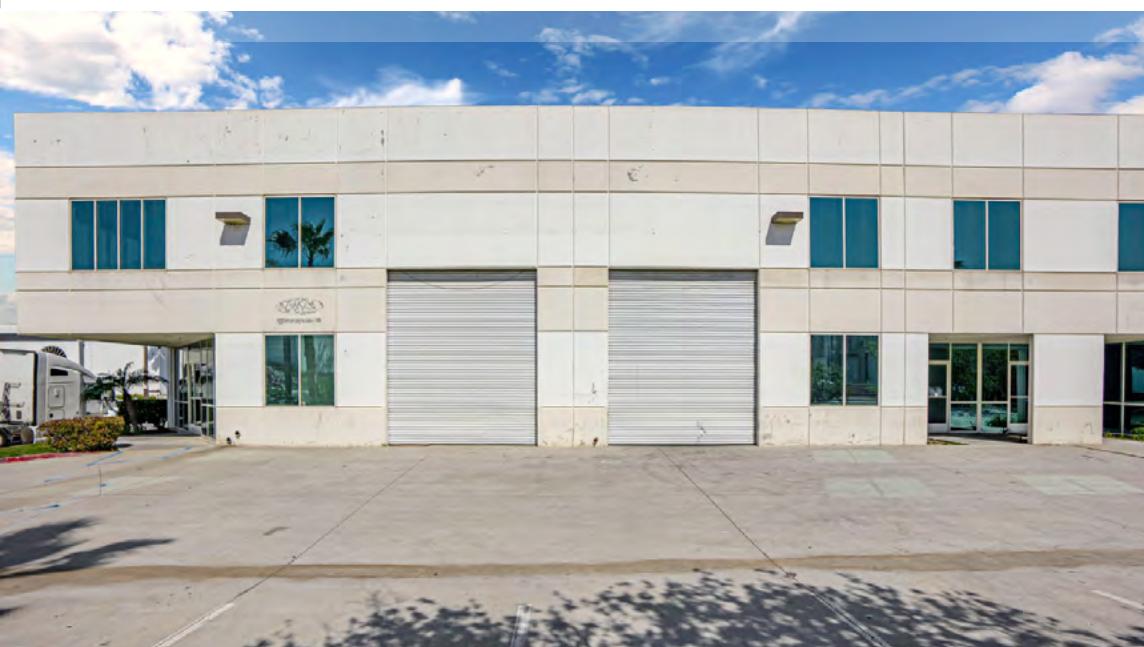


# FLOOR PLAN



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

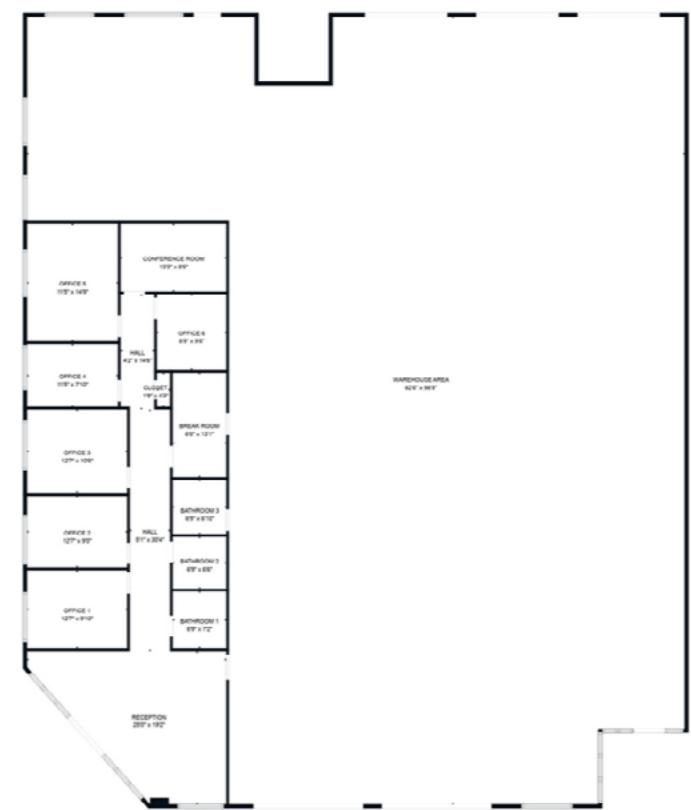
Suite A offers 8,867 square feet of rentable space, ideal for a variety of business operations.

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

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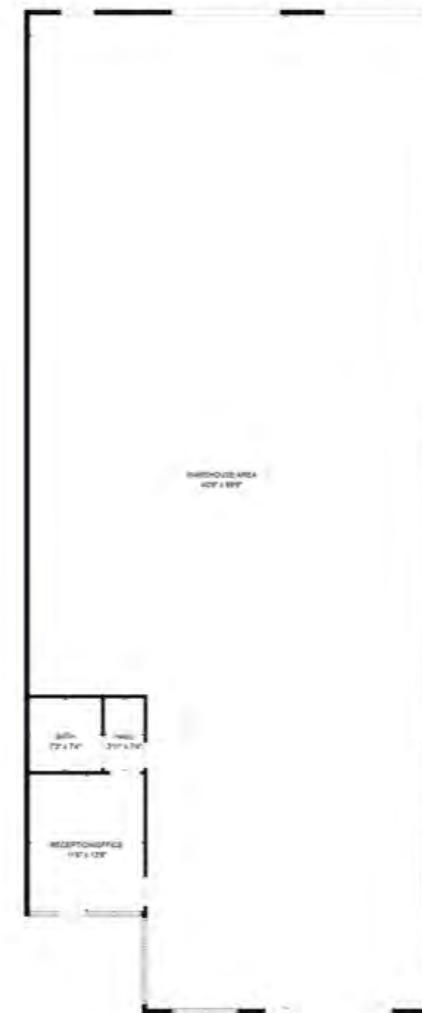
Suite B offers 4,355 square feet of rentable space, perfect for a variety of business operations.

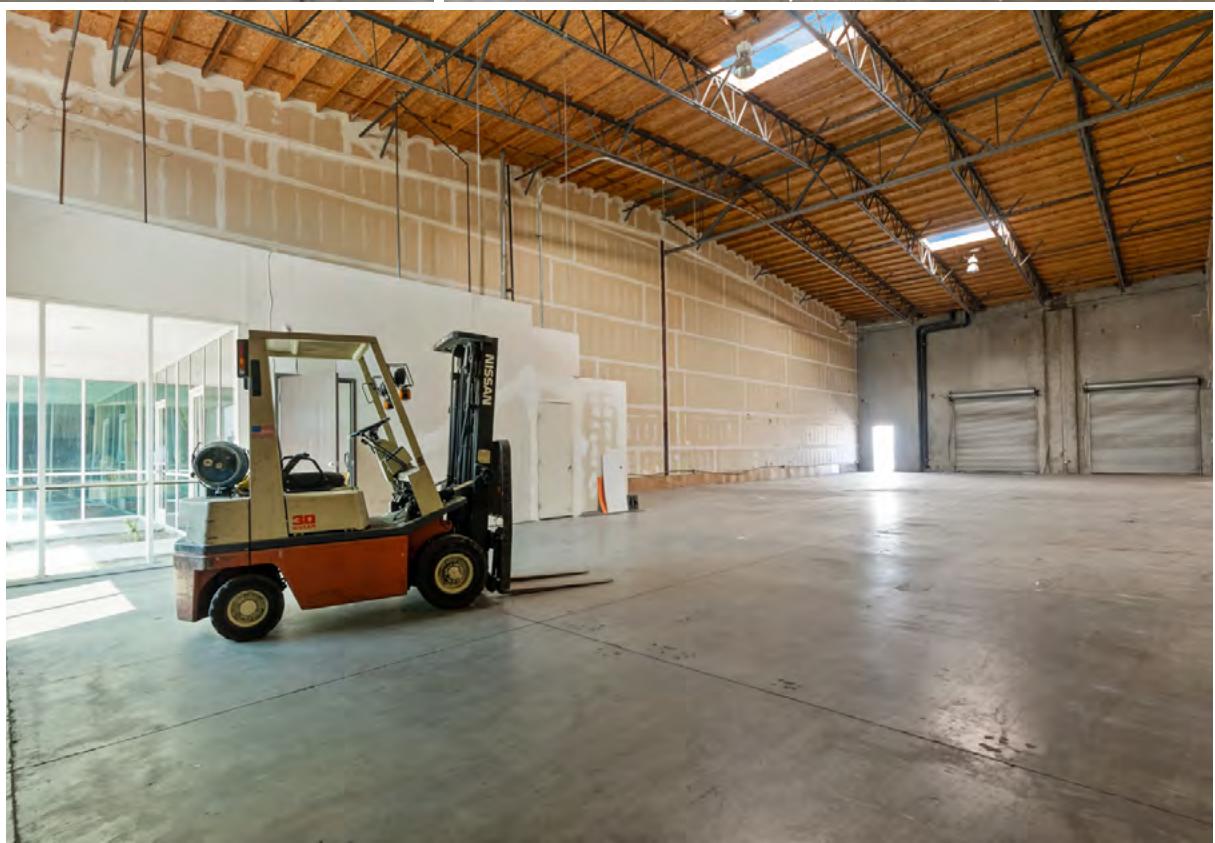
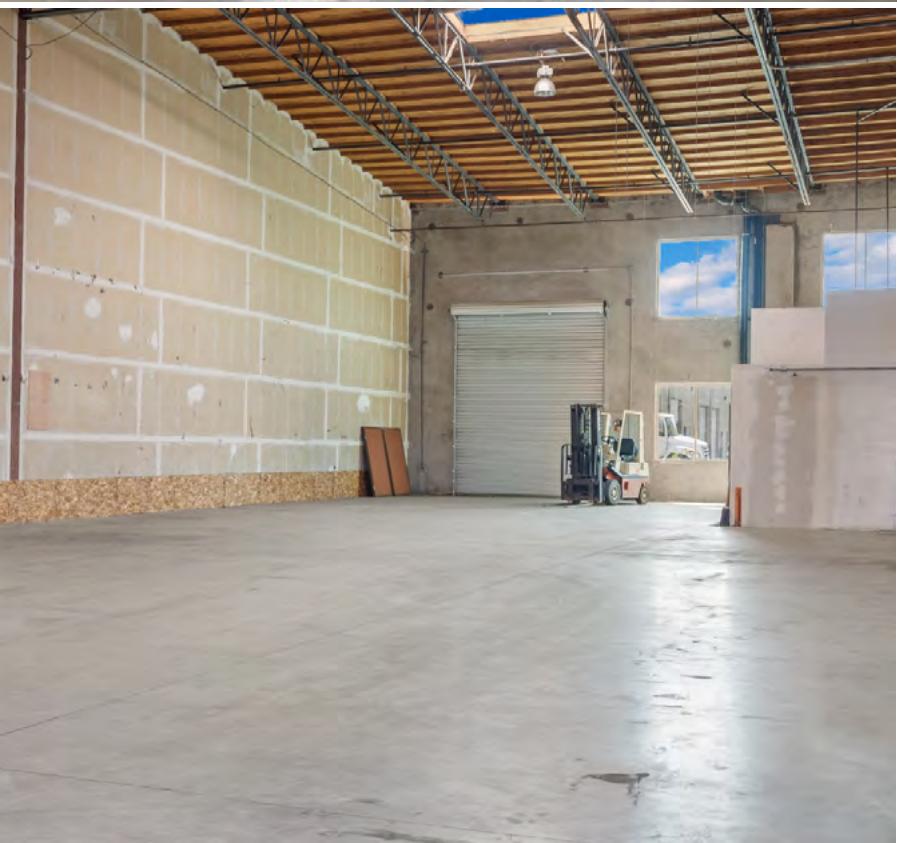
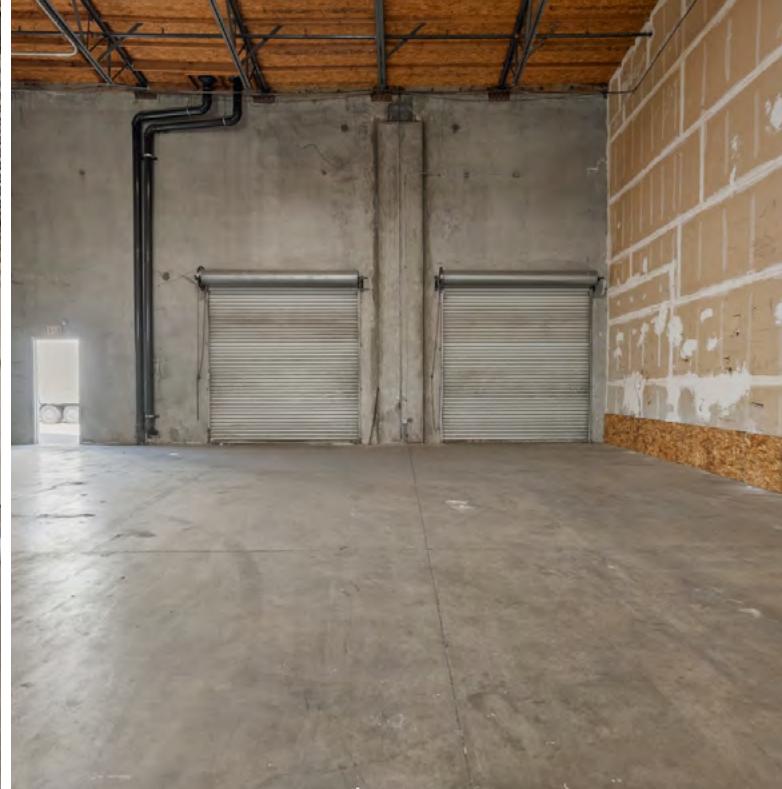
The warehouse covers 4,125 square feet and includes a roll-up door at the front, a loading dock at the back, 22-foot high ceilings, skylights, exterior windows, and a bathroom. These features combine to create a well-lit, ventilated, and comfortable work environment suitable for storage, manufacturing,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

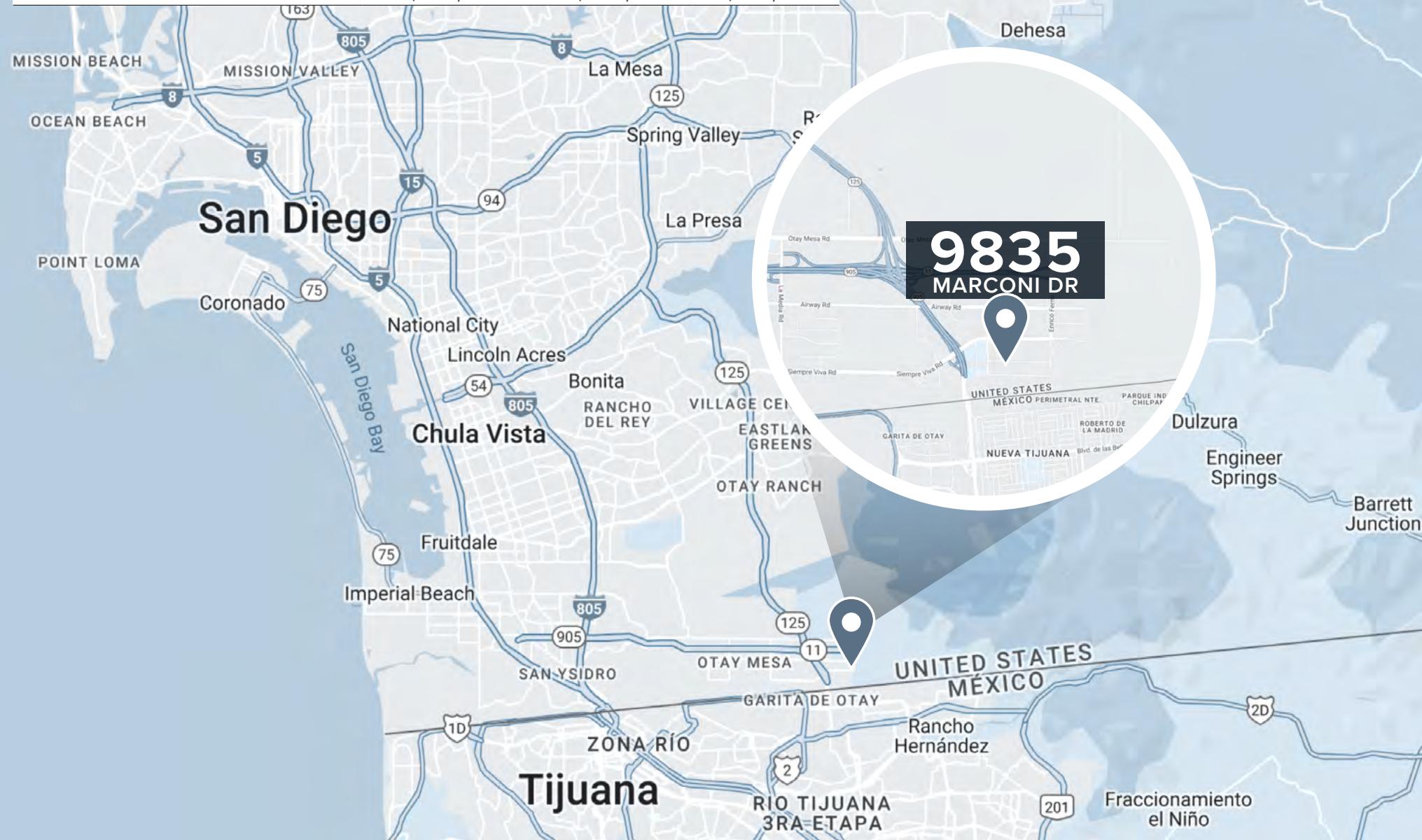




# Demographics

# REGIONAL MAP

VIL LA LA	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



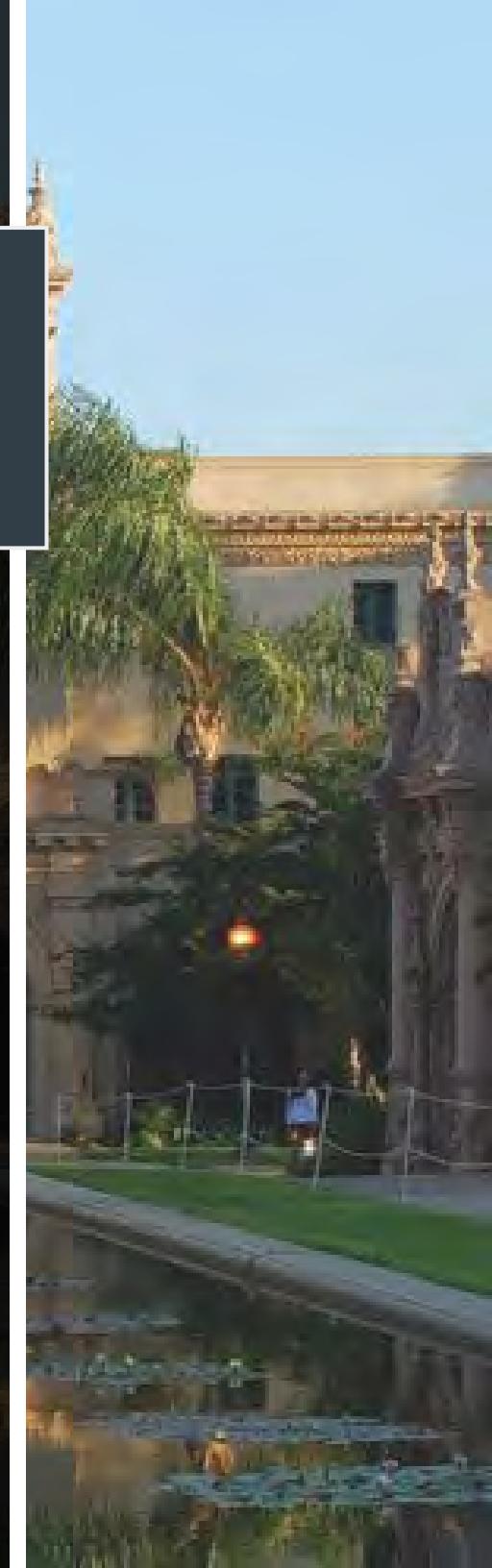
# San Diego

California

## MARKET OVERVIEW- SAN DIEGO

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.



# 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

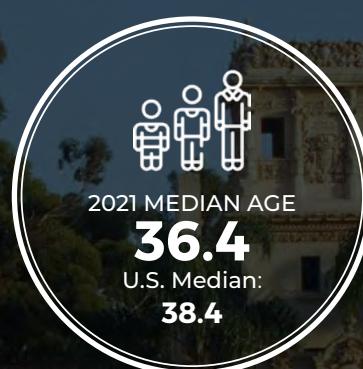


## DEMOGRAPHICS

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.



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License CA 02143936

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