

# 6347 Mission Gorge Road San Diego, CA 92120



# 6347 Mission Gorge Rd

## ADDRESS

6347 Mission Gorge Rd, San Diego, CA 92120

## BUILDING DETAILS

Property Type/Zoning	Commercial/ CC-4-2	CC-4-2 is intended to accommodate development with a high intensity, strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
Tenancy	Single	
Subtype	Automotive, Retail, Office, Commercial, Light Industrial, Storage	
Total Building SQFT	5,600	
Lot Size	.14 Acres, 6,000 SQFT	
APN:	458-531-22-00	
County	San Diego County	

## PROPERTY HIGHLIGHTS

Current Automotive use, former storage facility for Kaiser Permanente

Great freeway access in Grantville with thousands of new residential units under development

Flexible commercial uses include Automotive, Retail, Restaurant, Office, Commercial, Light Industrial

Dense retail trade are in Grantville adjacent Kaiser Permanente Medical Center

# OVERVIEW

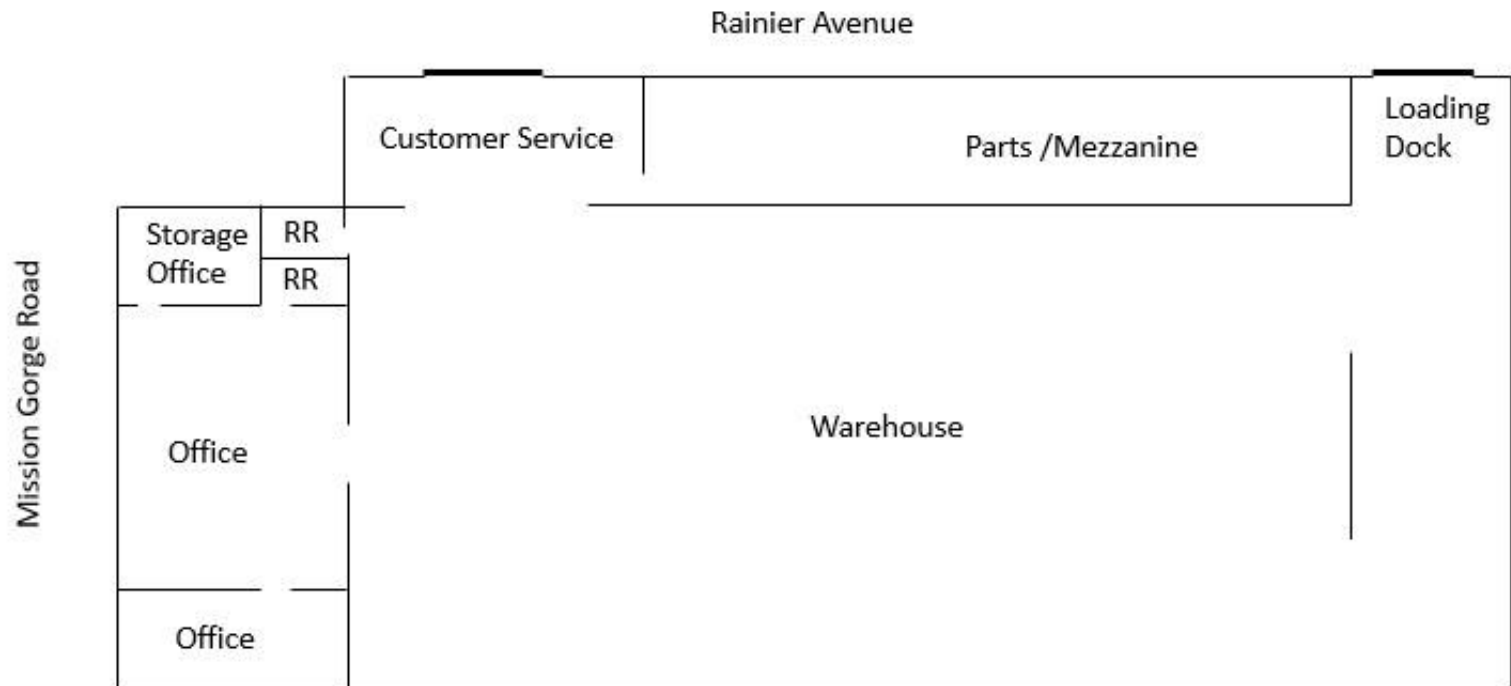


<b>PROPERTY ADDRESS</b>	6347 Mission Gorge Rd San Diego, CA
<b>PRICE</b>	\$1,700,000
<b>PRICE PER SQ. FT.</b>	\$304 PSF
<b>PRICE PER SQ.FT. LAND</b>	\$283 PSF
<b>BUILDING SIZE</b>	5,600 sq. ft.
<b>PARKING SPACES</b>	None
<b>YEAR BUILT</b>	1967
<b>TENANT LEASE EXP</b>	N/A

→ Property will be delivered vacant at COE



# FLOOR PLAN

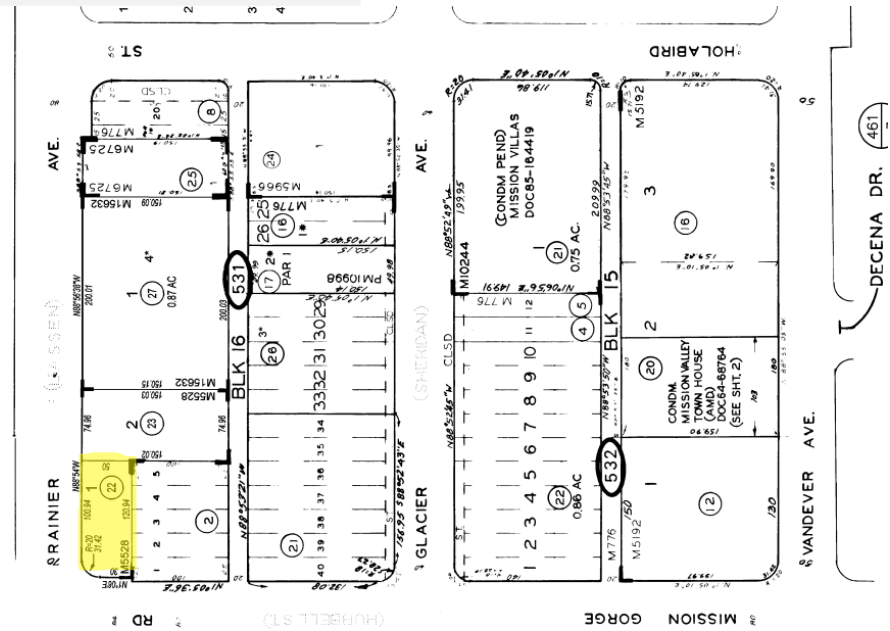


\*not to scale

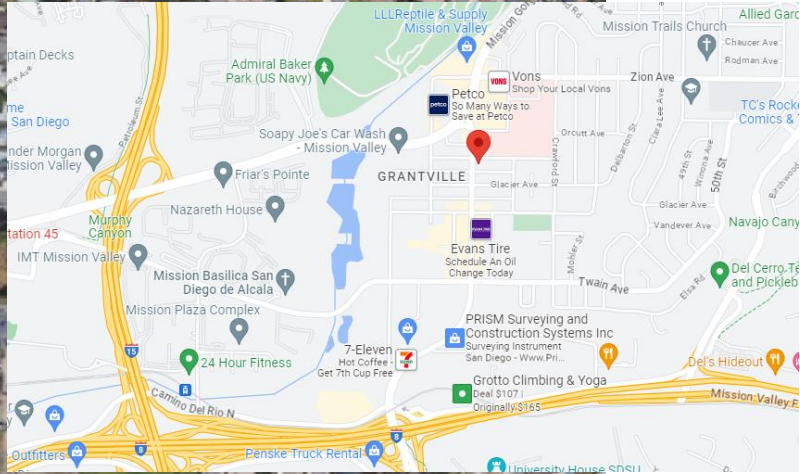
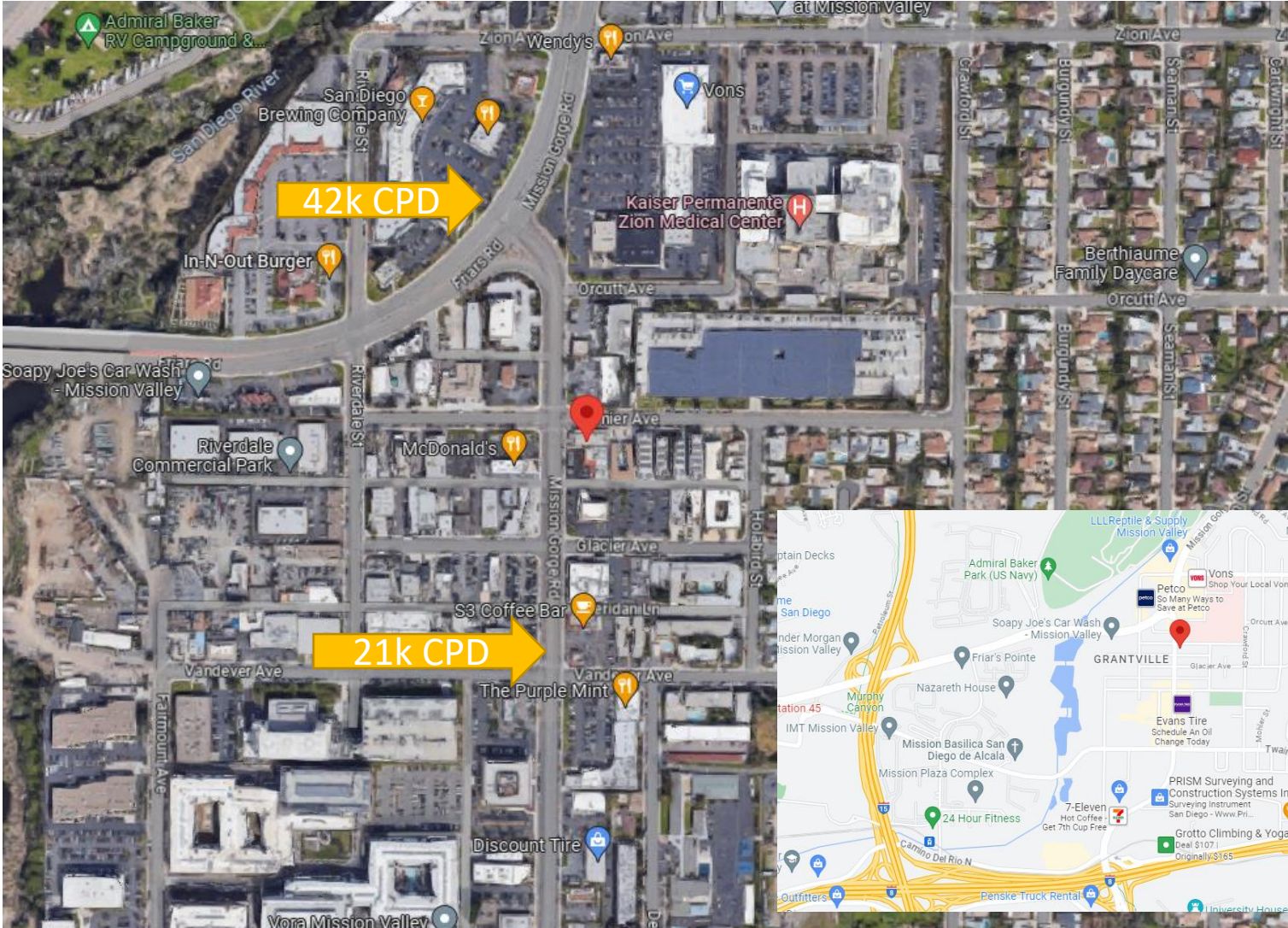
# DEMOGRAPHICS

2 Mile	5 Mile	10 Mile
Population		
60,819	472,649	1,515,203
Avg Household Income		
\$115,615	\$95,659	\$101,604
Daytime Employees		
43,875	275,273	832,909

# PARCEL MAP



# GRANTVILLE





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