

# 5402 RUFFIN RD

SAN DIEGO, CALIFORNIA 92123

FOR  
LEASE



**2 VACANCIES - GROUND FLOOR SPACE AVAILABLE**

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**CAST**  
CAPITAL PARTNERS

# PROPERTY HIGHLIGHTS



5402 Ruffin Road is a two-story professional office building located in the Kearny Mesa neighborhood of San Diego, California. Constructed in 1979, the building encompasses 13,368 square feet. The property offers immediate access to major highways, including I-15, and Highways 163 and 52, facilitating convenient transportation. Additionally, it is within walking distance to numerous retail amenities, enhancing its accessibility and appeal for businesses and visitors alike. The Kearny Mesa area is known for its vibrant business community, hosting a variety of commercial establishments, restaurants, and retail centers, making it a strategic location for businesses seeking a central position in San Diego.

**Just a 2-minute walk to a variety of dining options!**

## ADDRESS

**5402 RUFFIN RD,  
SAN DIEGO, CA 92123**

## YEAR BUILT

**1979**

## BUILDING SIZE

**13,368 SF**

## AVAILABILITIES:

**TWO (2) 735 SF & 1,496 SF**

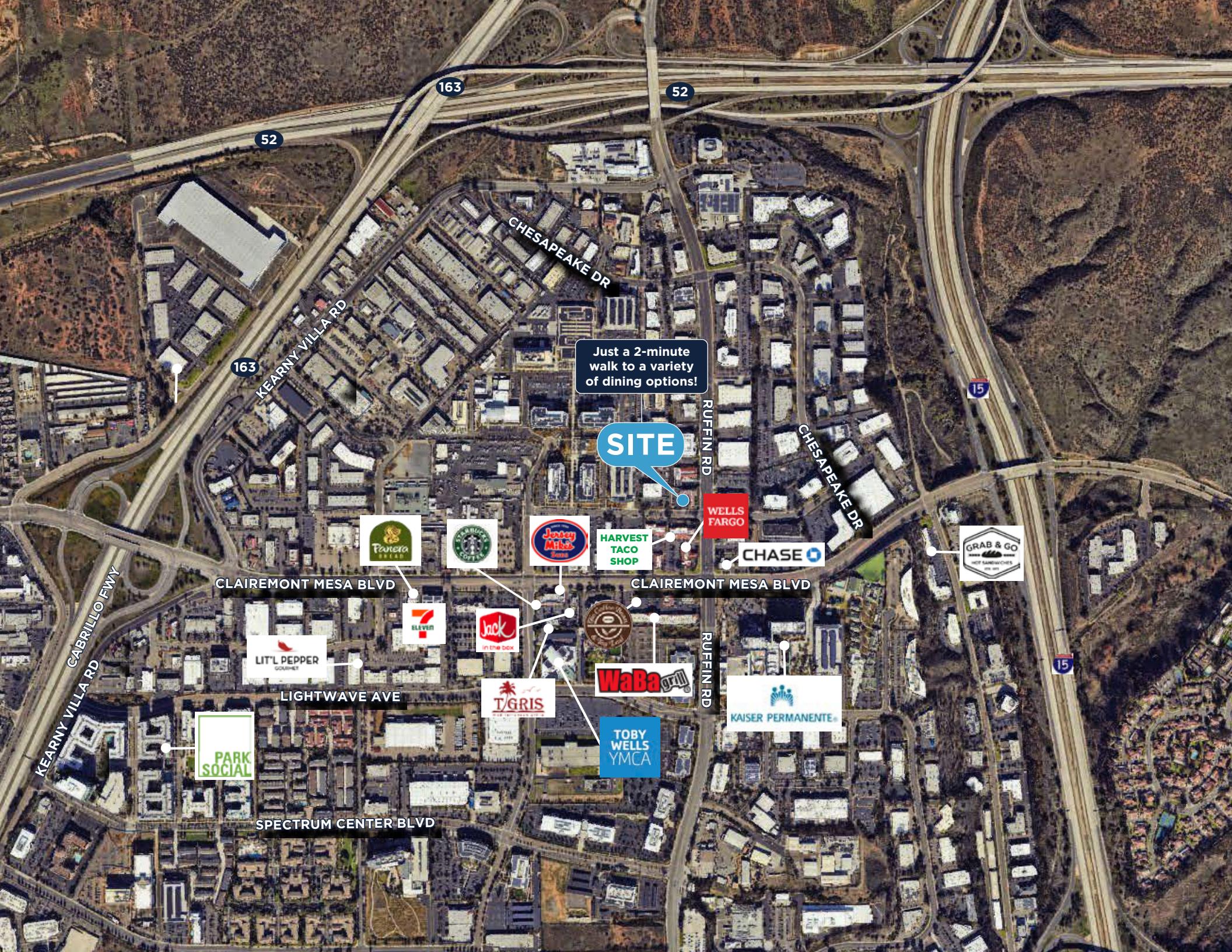
## STORIES:

**2**

## ZONING

**IS-1-1, SAN DIEGO**





Just a 2-minute walk to a variety of dining options!

**SITE**



CLAIREMONT MESA BLVD

LITTLE PEPPER GOURMET

7-ELEVEN

Jack in the Box

T.G.RIS

WaBa Grill

TOBY WELLS YMCA

PARK SOCIAL

SPECTRUM CENTER BLVD

KEARNY VILLA RD

GABRIELLO Fwy

LIGHTWAVE AVE

KEARNY VILLA RD

KEARNY VILLA RD

163

52

52

15

RUFFIN RD

CHESAPEAKE DR

CLAIREMONT MESA BLVD

RUFFIN RD

15

## SPACE HIGHLIGHTS

### SUITE 107

- Size: 1,496 SF
- Asking Rent: \$2.25/SF + UTIL
- Reception area, three private offices, a kitchen, and open space
- Availability: Immediately

### SUITE 102

- Size: 735 SF
- Asking Rent: \$2.25/SF + UTIL
- Reception area, two private offices and open space
- Availability: Immediately

1 MILE 3 MILES

#### 2024 Population



7,905

75,378

#### 2024 Households



3,790

28,654

#### Avg Household Income



\$117,339

\$118,153

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Ruffin Rd	Hazard Way Nx	15,195	2022	0.08 mi
Clairemont Mesa Blvd	Ruffin Rd W	26,309	2022	0.14 mi
Ruffin Rd	Clairemont Mesa Blvd N	17,503	2022	0.21 mi
Chesapeake Dr	Farnham St NW	4,429	2022	0.23 mi



# CAST CAPITAL PARTNERS

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