

OWNER/USER OPPORTUNITY

368 SF - 800 SF CONDOS AVAILABLE

4540 & 4550 KEARNY VILLA ROAD
SAN DIEGO, CA 92123

Voit
REAL ESTATE SERVICES



GARRETT FENA, SIOR
Senior Vice President/Partner
Lic #01909122
858.458.3318
gfena@voitco.com

Voit Real Estate Services is pleased to offer this unique owner/user opportunity to purchase individual office condominiums ranging in size from 368 SF - 800 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 AVAILABILITIES

**LANDMARK
CENTRE**

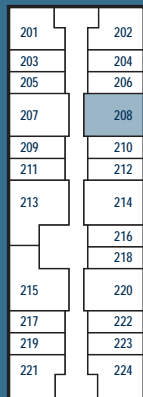
BUILDING	SUITE	SQUARE FEET	PRICE
4540	217	368 SF	\$172,000 (\$465 PSF)
4540	221	768 SF	\$357,000 (\$465 PSF)
4550	208	800 SF	\$372,000 (\$465 PSF)



SITE PLAN



4550



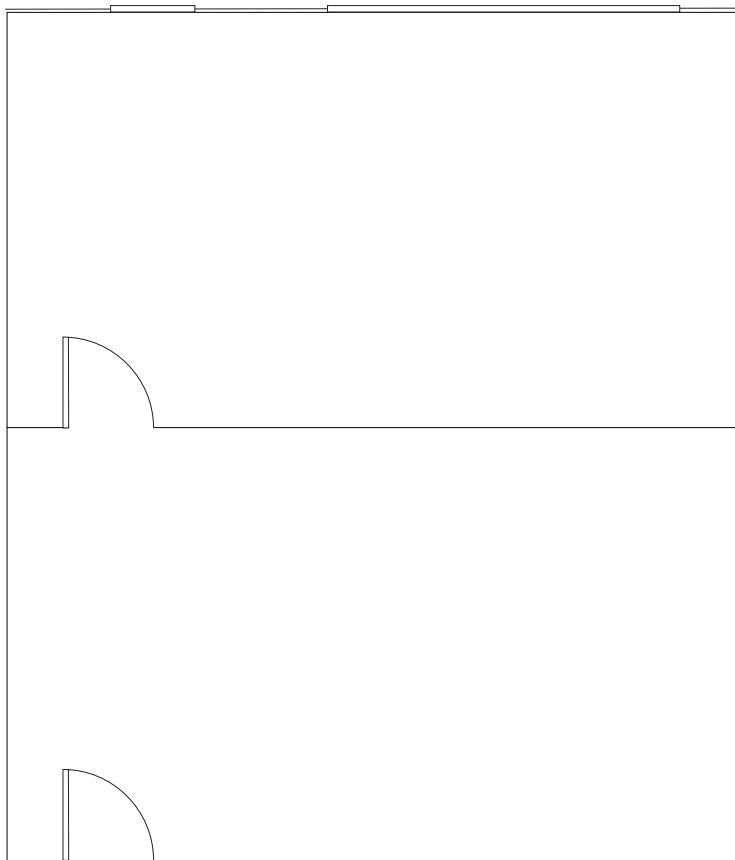
2nd Floor

4540





4540 KEARNY VILLA ROAD

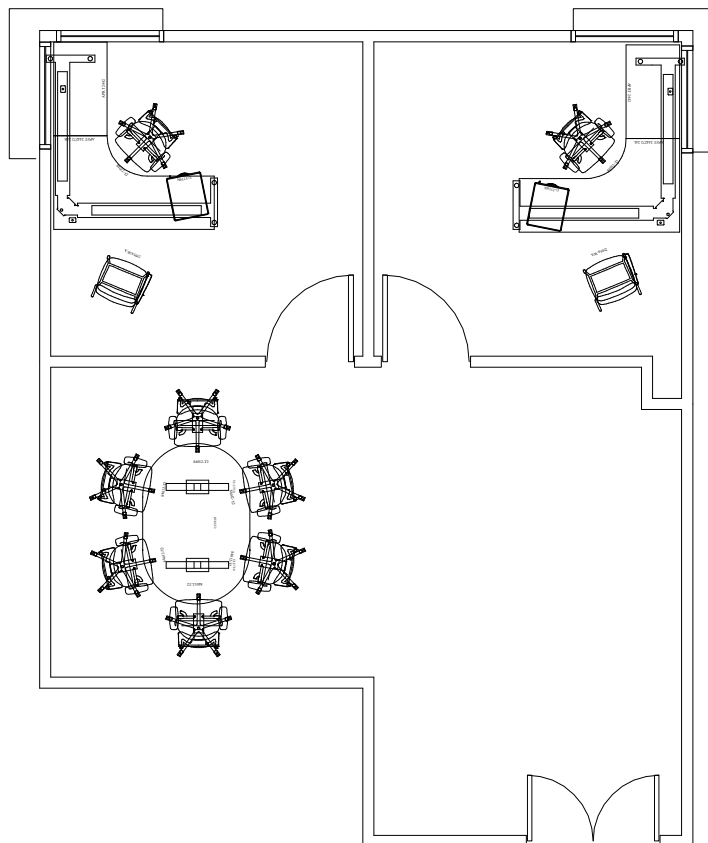


SUITE 217
368 SF

- Excellent small owner-user opportunity
- One (1) private office
- Open area



4540 KEARNY VILLA ROAD

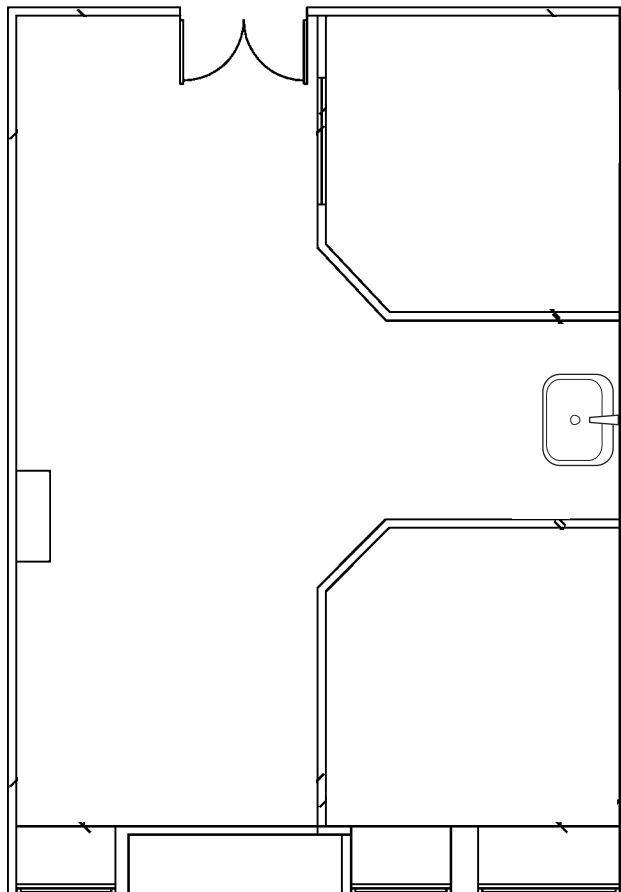


SUITE 221 768 SF

- High-end modernized improvements
- Corner unit
- Two (2) private offices
- Open area
- Most expansive window line in project
- **Competitive seller financing available**
- **Seller to consider creative deal structures**

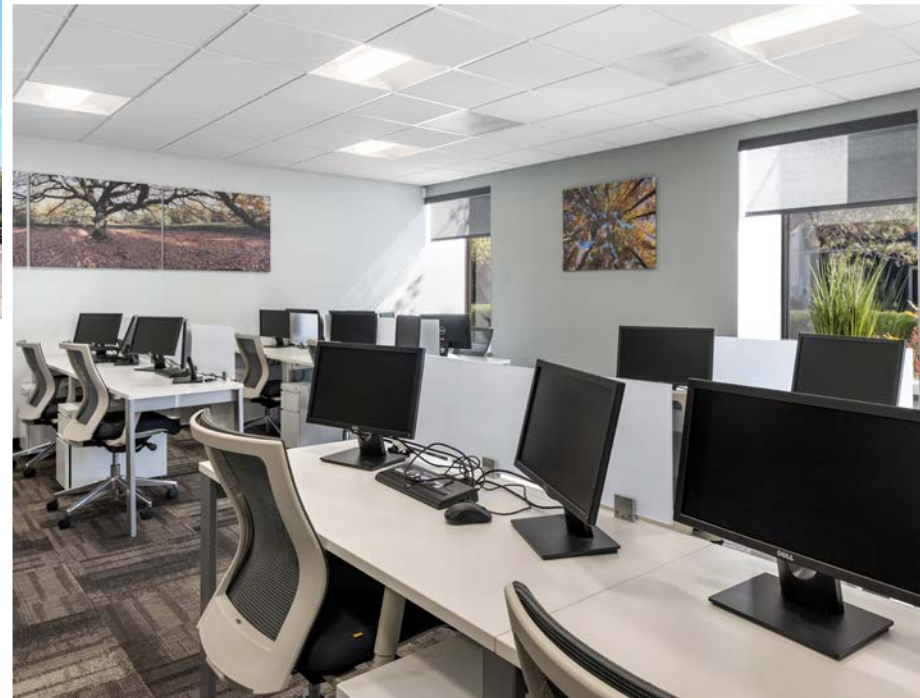


4540 KEARNY VILLA ROAD



SUITE 208
800 SF

- Two (2) Private offices
- Kitchenette
- Open area
- Excellent window line
- **Can be delivered vacant or with rental income from existing tenant**





**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



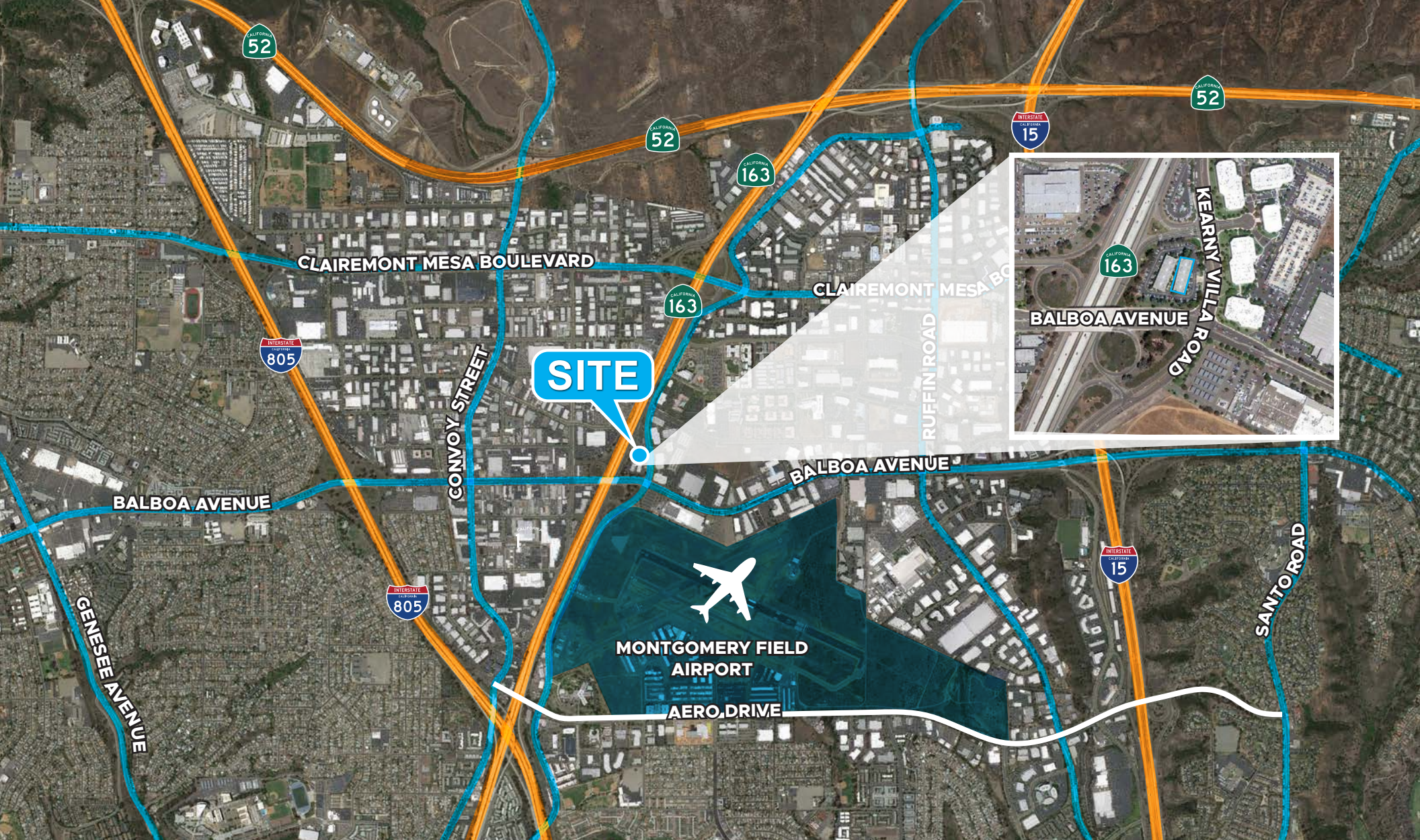
TRAFFIC COUNTS (CARS/DAY)

141,617
Highway 163

21,782
Kearny Villa Road +
Balboa Avenue

38,940
Balboa Avenue +
Mercury Street

19,100
Mercury Street +
Dagget Street



GARRETT FENA, SIOR, Senior Vice President/Partner | Lic #01909122 | 858.458.3318 | gfena@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 F • Lic #01991785 • www.voitco.com

Licensed as a Real Estate Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

