



OFFICE SUITE FOR LEASE



4456 VANDEVER AVE — SUITE 10

±616 SF | Grantville | San Diego, CA 92120

kw THIAM GROUP

KELLER WILLIAMS REALTY

Exclusively listed by

AUGUST NIEWIADOMY

619.534.2961

augustn@kw.com

DRE LIC N° 02353665

TOMAS JACOBUCCI

Senior Director

760.604.3354

tjacobucci@kwcommercial.com

DRE LIC N° 01900160

The information contained in this marketing brochure is proprietary and strictly confidential. It is intended for review only by the party receiving it from KW Commercial and should not be made available to any other person or entity without the written consent of KW Commercial. This brochure has been prepared to provide summary, unverified information to prospective tenants and to establish a preliminary level of interest in the subject property. It is not a substitute for a thorough due diligence investigation. The information herein has been obtained from sources believed reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, and makes no warranty or representation, expressed or implied, as to its accuracy or completeness. References to square footage are approximate. Prospective tenants must take appropriate measures to independently verify all of the information set forth herein and bear all risk for any inaccuracies.

EXECUTIVE SUMMARY

Suite 10 at the Majestic Center offers ±616 square feet of efficient second-floor office space in the heart of Grantville, just off the Mission Gorge Road corridor and approximately one block from Kaiser Permanente Zion Medical Center.

The center's established roster of service, wellness, and studio tenants generates consistent daily traffic, and monument signage fronting Vandever Avenue provides identity for incoming tenants. With on-site surface parking and immediate access to Interstate 8 and Interstate 15, Suite 10 is well suited to a solo practitioner, studio, or professional office seeking an affordable presence in central San Diego.



OFFERED AT	\$1,500 / Mo · MG
HVAC	Paid by Tenant
LEASE TERM	3 – 5 Years
SUITE / SIZE	Suite 10 · ±616 SF
FLOOR	Second Floor
PARKING	Unassigned · 2 / 1,000 SF

PROPERTY OVERVIEW

The Majestic Center is a two-story, Spanish-style multi-tenant commercial building at the corner of Vandever Avenue and the Mission Gorge Road corridor. The property features exterior suite entries, a private on-site parking lot, and a tenant directory monument sign fronting Vandever Avenue.

The center supports a diverse mix of long-standing service businesses — spa, beauty, barber, music and voice studios, insurance, and holistic wellness — a tenant profile that draws steady, repeat customer visits

ESTABLISHED TENANT MIX

Harmony Spa · Bama Cutz · Em's Beauty
Bug Byte Music Studios · Voice Lessons
Violin & Viola Lessons · Holistic Wellness ·
Insurance



SUITE 10 ±616 SQFT

A right-sized second-floor suite for an owner-operated business. Most recently a contractor's office, Suite 10 offers a simple, efficient ±616 SF layout at a flat \$1,500 per month on a modified gross lease — a professional address without paying for square footage you don't need. Lease terms of 3–5 years available.



IDEAL USERS

Contractor or trades office, bookkeeping or tax practice, counseling, insurance, design, wellness studio, or other professional office



SIGNAGE

Tenant directory placement available on the Vandever Ave monument sign



PARKING & ACCESS

On-site surface parking with exterior suite entry — clients park and walk straight up



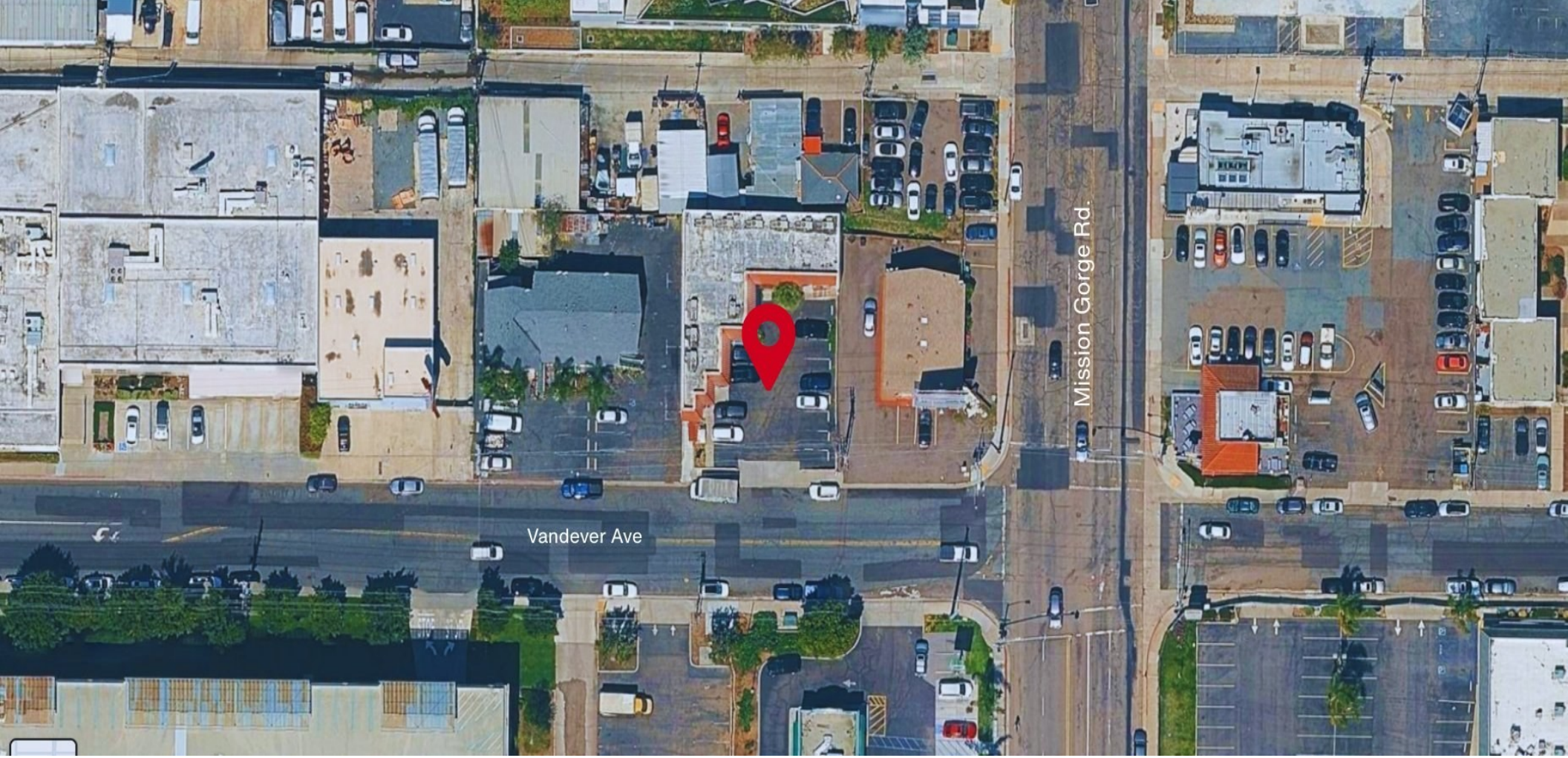
POSITION

Steps from the Mission Gorge Rd corridor and one block from Kaiser Permanente Zion



FLOOR PLAN & TOUR

Floor plan and showings available on request — contact the listing team to schedule a walkthrough of Suite 10.



LOCATION **GRANTVILLE / MISSION GORGE CORRIDOR**



KAISER PERMANENTE ZION 0.1 MI

Major medical campus — thousands of daily employees, patients & visitors



SAN DIEGO STATE UNIVERSITY 1.8 MI

35,000+ students and staff minutes to the east



I-8 / I-15 INTERCHANGE 2 MIN

Immediate freeway access connecting East County and central San Diego



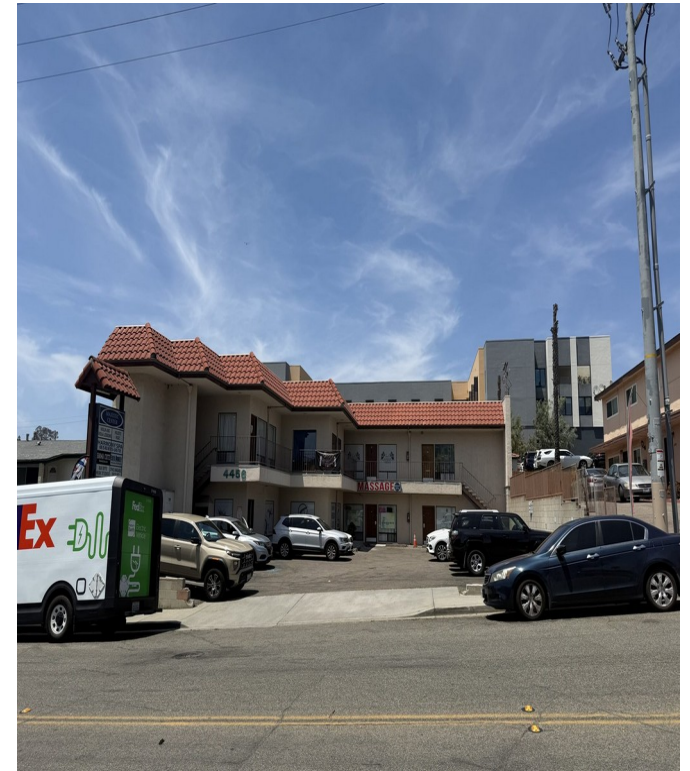
SAN DIEGO INTL AIRPORT 6.4 MI

Montgomery-Gibbs Executive Airport 3.1 mi north

CENTRAL SAN DIEGO POSITION ANCHORED BY A MAJOR MEDICAL CAMPUS

Grantville sits at the geographic center of San Diego, where the Mission Gorge Road corridor meets the I-8 and I-15 interchange. The submarket is anchored by Kaiser Permanente's Zion Medical Center — one block from the subject property — which drives consistent weekday demand for nearby services, food, and professional space.

The surrounding corridor combines established neighborhood-serving retail with a growing residential base, as Grantville's transit-oriented rezoning continues to add multifamily density within walking distance. For a small service or professional tenant, the result is a rare combination: central freeway access, a built-in daytime population, and occupancy costs well below coastal and Mission Valley submarkets.



0.1 MI

TO KAISER ZION
MEDICAL CENTER

2 MIN

TO I-8 / I-15
INTERCHANGE

1.8 MI

TO SDSU
CAMPUS

±616 SF

RIGHT-SIZED
SUITE



4456 VANDEVER AVE — SUITE 10

San Diego, CA 92120 · ±616 SF · \$1,500/Mo · Modified Gross

Exclusively listed by

AUGUST NIEWIADOMY

619.534.2961

augustn@kw.com

DRE LIC N° 02353665

TOMAS JACOBUCCI

Senior Director

760.604.3354

tjacobucci@kwcommercial.com

DRE LIC N° 01900160

kw THIEM GROUP

KELLER WILLIAMS REALTY