

OTAY MESA INDUSTRIAL CONDO FOR SALE OR LEASE

8595 AVENIDA COSTA SUR, SAN DIEGO, CA 92154



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COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- » ±11,021 SF available for sale or lease
- » 3 dock high positions
- » 3 grade level doors
- » Secured, gated parking
- » Fully fire sprinklered
- » 24' ceiling height
- » 85% warehouse and 15% office
- » Ample parking

8595

AVENIDA COSTA SUR

SAN DIEGO, CALIFORNIA 92590

ADDRESS

8595 Avenida Costa Sur, San Diego, CA 92154

AVAILABLE SUITE

Suite A

AVAILABLE UNIT SIZE

11,021 SF

LOT SIZE

±0.52 Acres (± 22,760 SF)

ZONING

IBT-1

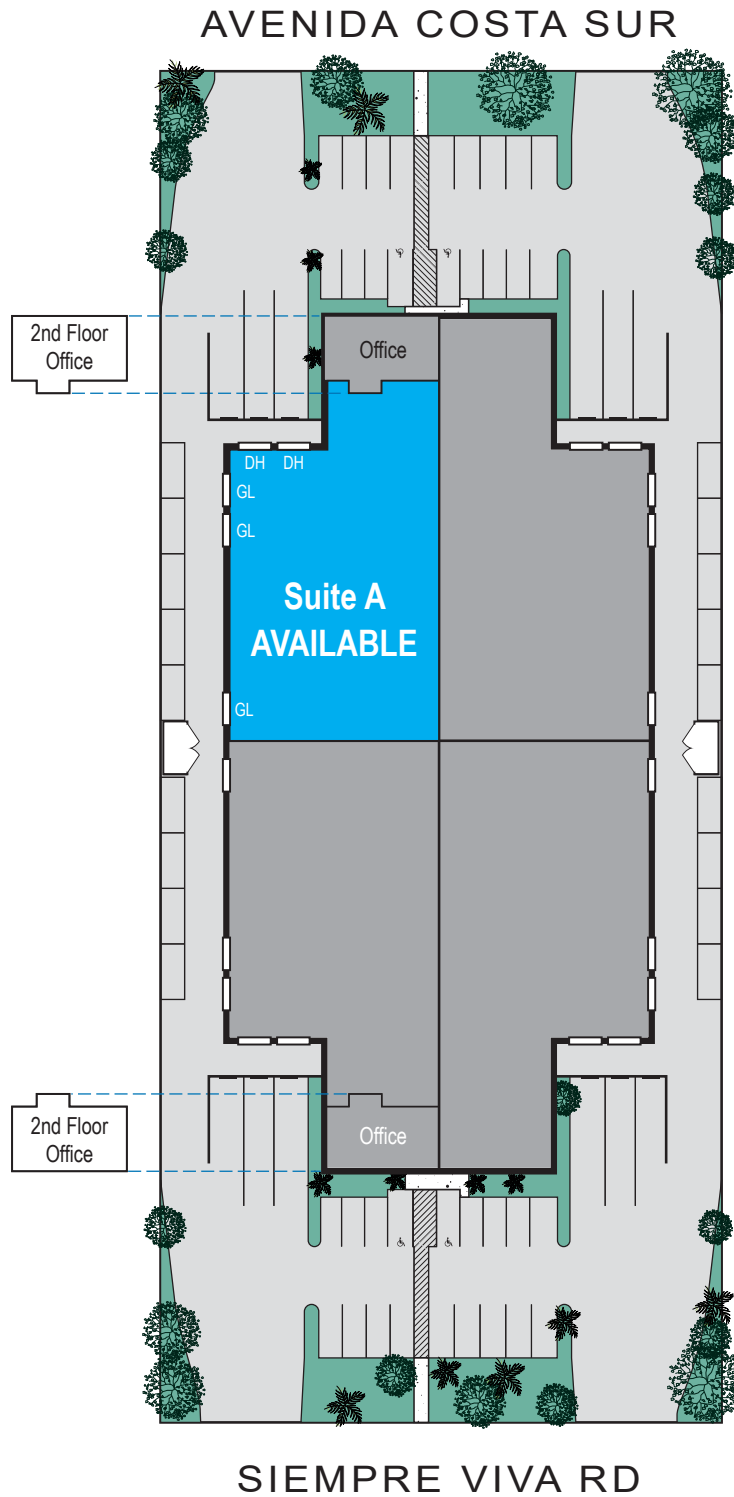
YEAR BUILT

2000

ASKING PRICE

CALL BROKER FOR DETAILS

FLOOR & SITE PLAN



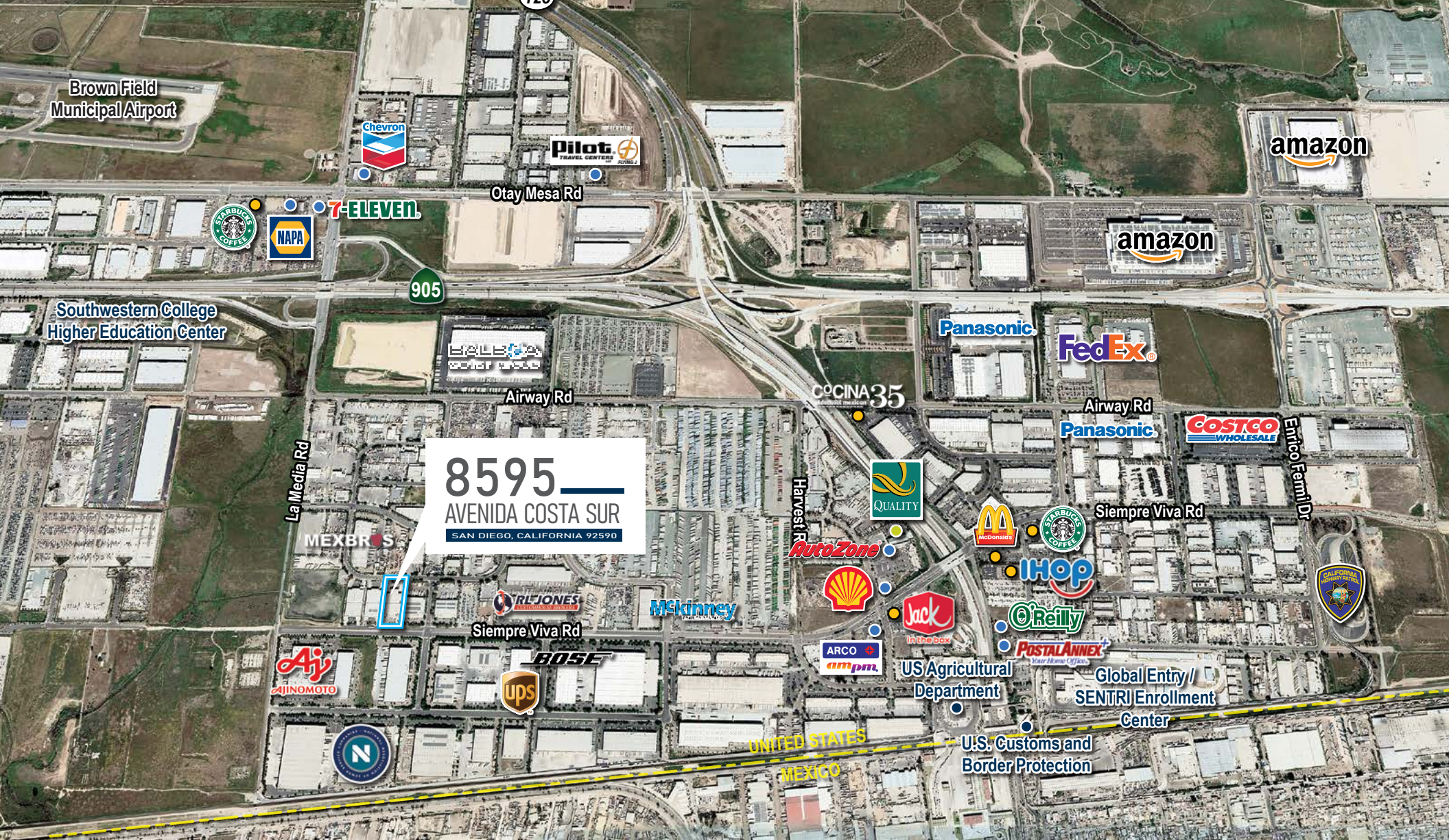


DEMOGRAPHICS

	2 Mile	3 Mile	5 Mile
2022 Population	4,625	5,136	55,449
2022 Households	21	23	13,760
Median Household Income	\$110,000	\$112,500	\$107,710
Median Home Value	\$666,666	\$675,000	\$655,839
Median Year Built	2001	2001	2007

TRAFFIC COUNTS

Street	Cross Street	Cars/Day
Siempre Viva Road	Sarnen Street	5,376
La Media Road	Kerns Street	4,292
La Media Road	Airway Road	9,494
Siempre Viva Road	Drucker Lane	6,791
Airway Road	Ave Costa Azul	10,650
Siempre Viva Road	Drucker Lne	5,292
La Media Road	State Hwy 905	3,873
Airway Road	Excellante Street	7,244



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