



4510 ———
VIEWRIDGE

31,401 SQF
Class A Medical Building

OVERVIEW

4510 VIEWRIDGE SAN DIEGO 92123

AVAILABLE NOW

31,401 SQF

MEDICAL OR OFFICE SPACE

FOR SALE

CONTACT AGENT FOR PRICING

LOT SIZE 2.52 ACRES

TWO-STORY

EXCEPTIONAL LOCATION

HIGHLY VISABLE FROM THE CORNER OF VIEWRIDGE AND BALBOA

PACIFIC OCEAN

LA JOLLA

MISSION BAY



MONTGOMERY-GIBBS EXECUTIVE AIRPORT



SD UNIFIED SCHOOLS HQ



NORTHROP GRUMMAN



SD COUNTY OPERATIONS CENTER



DEA SD DIVISION



CITY OF SD ENGINEERING FIELD OFFICE

BALBOA

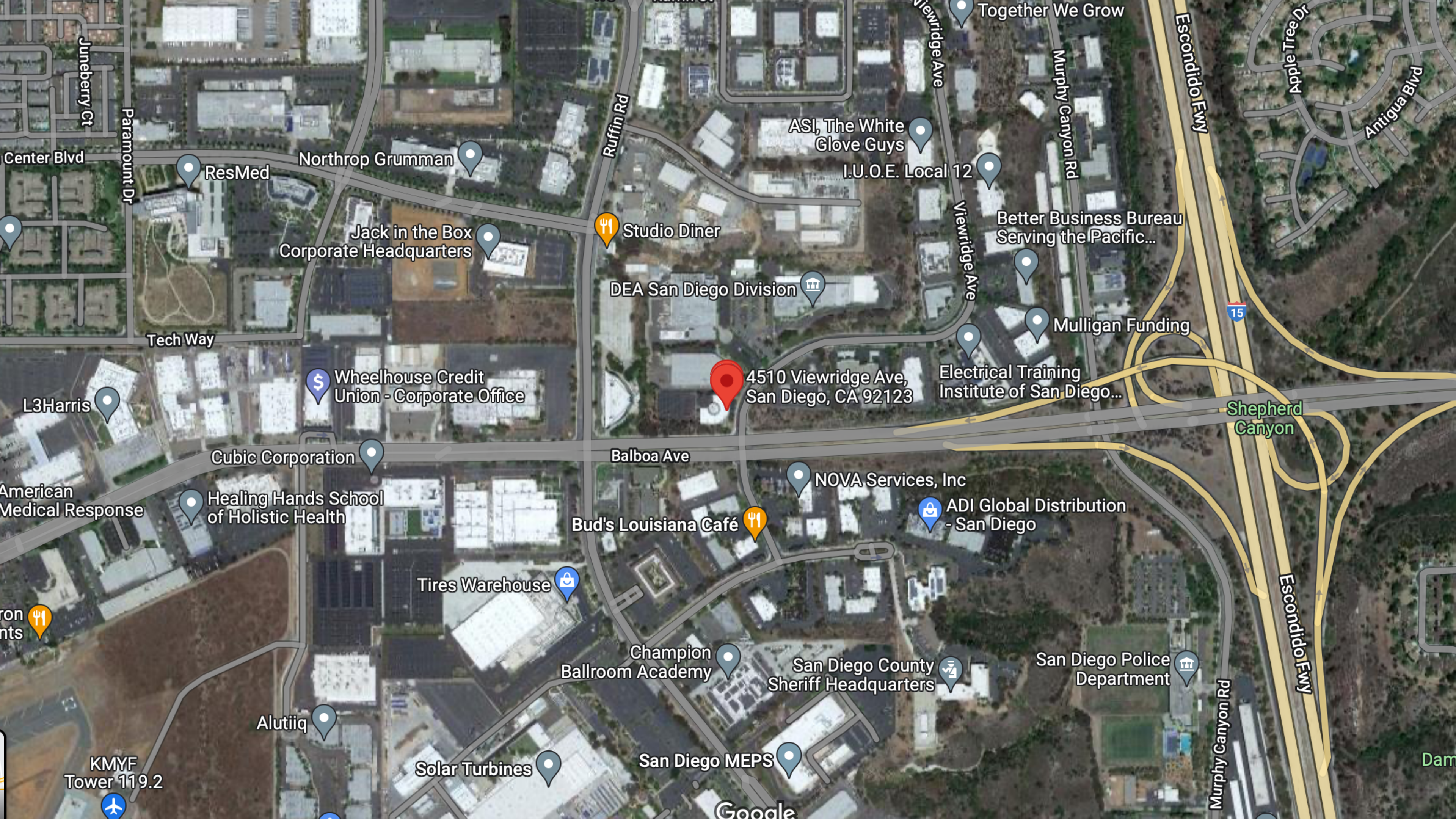
CLAIREMONT MESA BLVD

PRIME LOCATION
CORNER OF BALBOA AND VIEWRIDGE

SCRIPPS CENTER FOR LEARNING & INNOVATION

SAN DIEGO POLICE DEPT

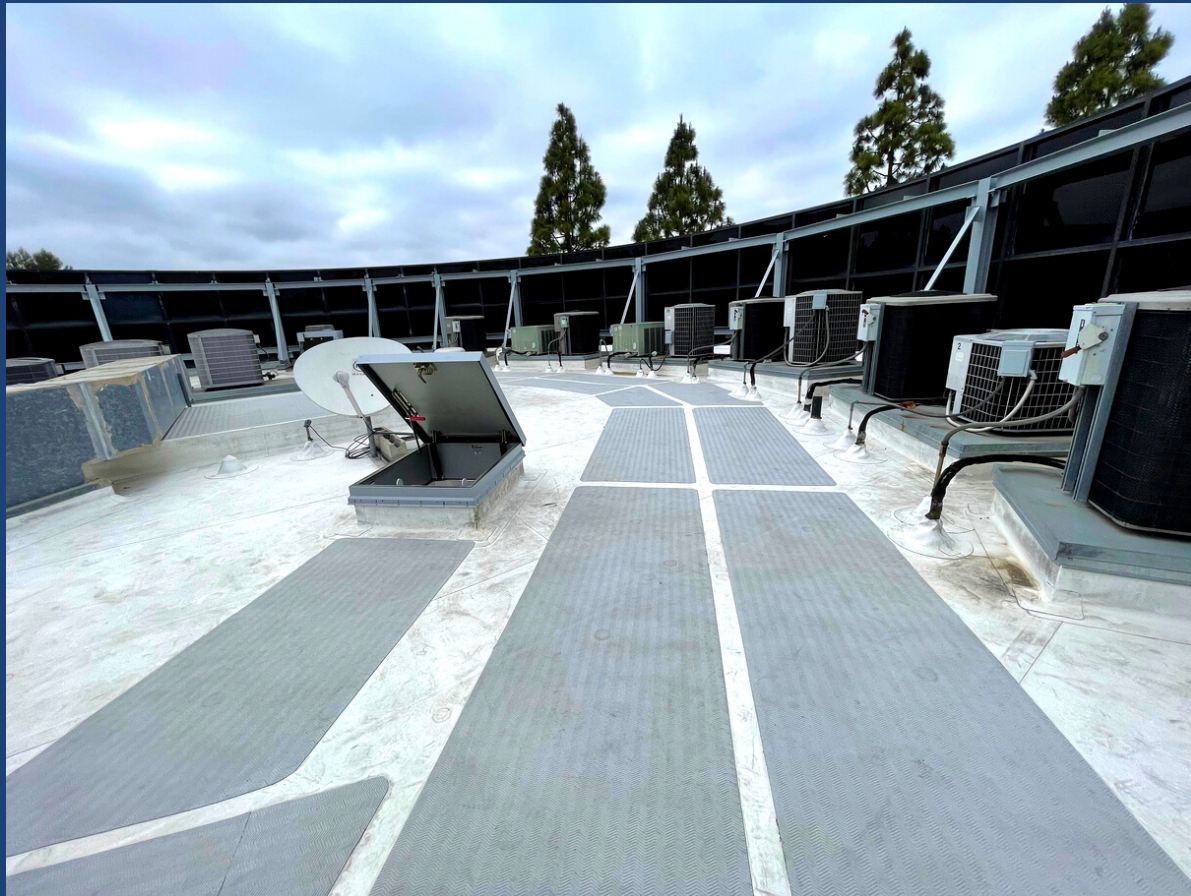




4510 Viewridge Ave,
San Diego, CA 92123

- Northrop Grumman
- ResMed
- Jack in the Box Corporate Headquarters
- Studio Diner
- ASI, The White Glove Guys
- I.U.O.E. Local 12
- Better Business Bureau Serving the Pacific...
- DEA San Diego Division
- Mulligan Funding
- Electrical Training Institute of San Diego...
- Wheelhouse Credit Union - Corporate Office
- L3Harris
- Cubic Corporation
- American Medical Response
- Healing Hands School of Holistic Health
- Bud's Louisiana Café
- NOVA Services, Inc
- ADI Global Distribution - San Diego
- Tires Warehouse
- Champion Ballroom Academy
- San Diego County Sheriff Headquarters
- San Diego Police Department
- Alutiiq
- Solar Turbines
- San Diego MEPS
- Together We Grow
- Shepherd Canyon
- KMYF Tower 119.2

MULTIPLE ROOF
MOUNTED AC UNITS



1600 AMPS
120/208V - 3 PHASE



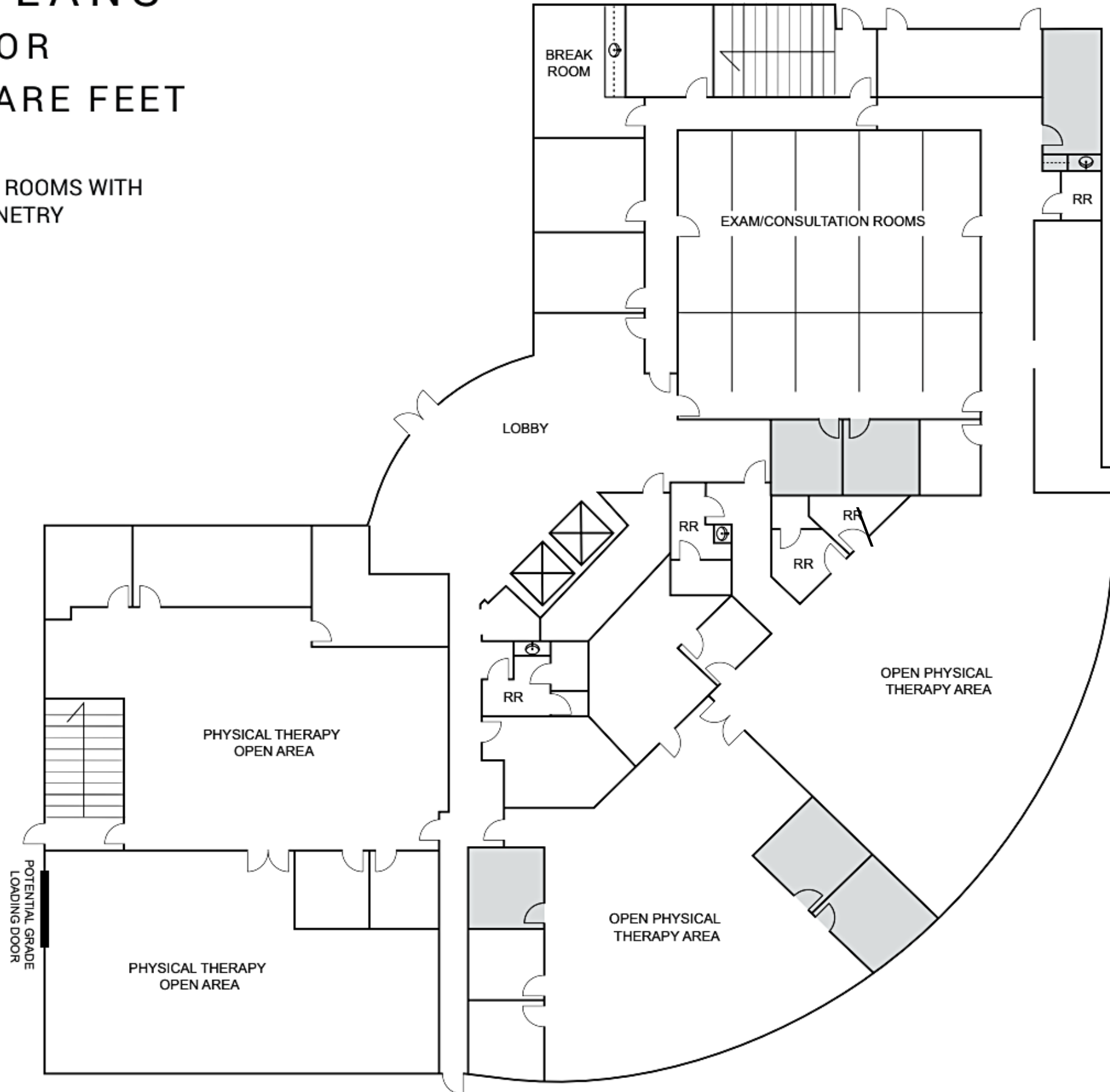
125 PARKING
SPACES

FLOOR PLANS

FIRST FLOOR

15,701 SQUARE FEET

MEDICAL EXAM ROOMS WITH
SINK AND CABINETRY



14 FOOT FLOOR
TO
FLOOR HEIGHT

HEAVY PLUMBING
THROUGHOUT

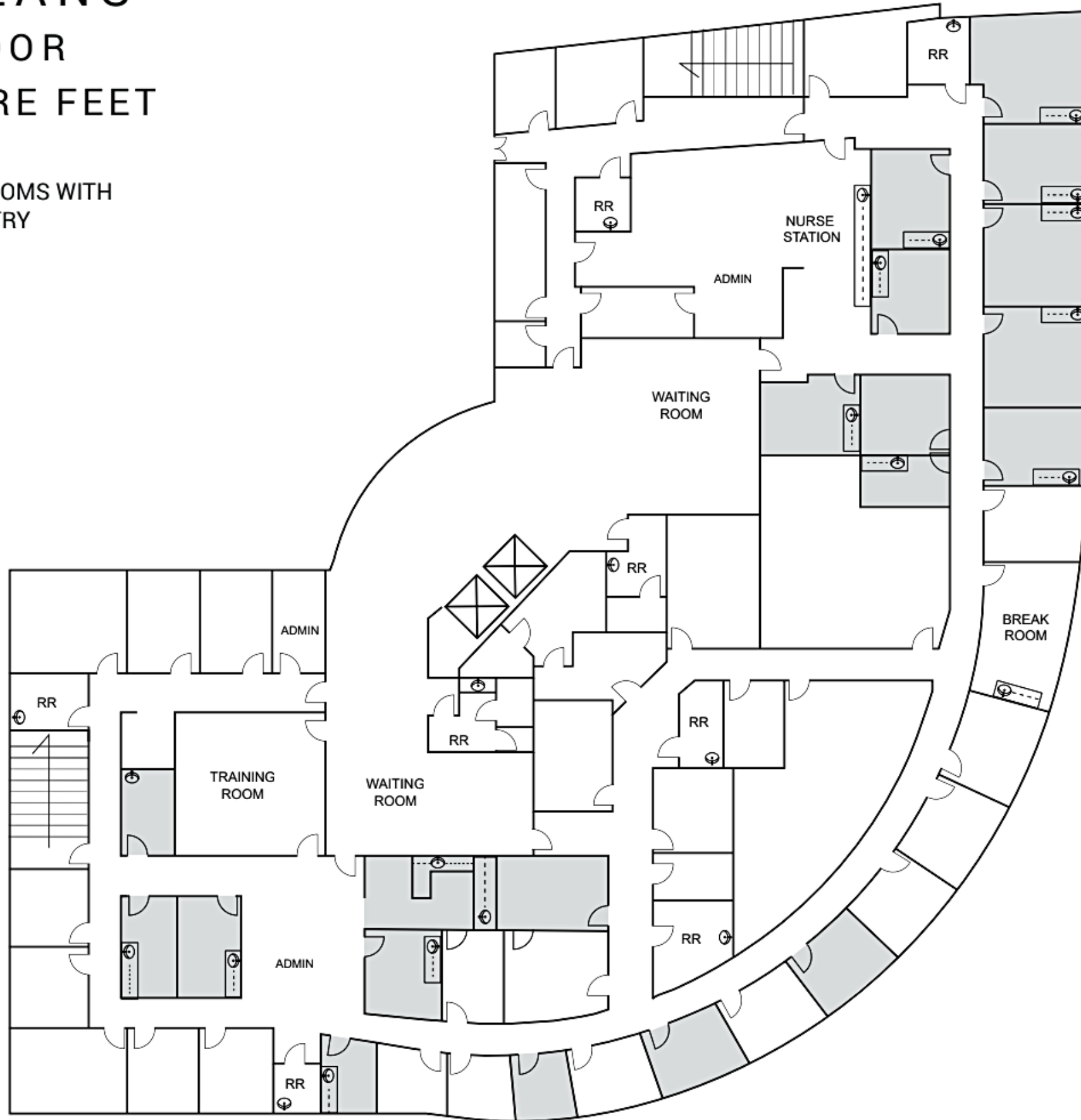
TWO ELEVATORS

FLOOR PLANS

SECOND FLOOR

15,700 SQUARE FEET

MEDICAL EXAM ROOMS WITH
SINK AND CABINETY



EASY
CONVERSION FOR
LIFE SCIENCE AND
BIOTECH LABS

KEARNY MESA OFFICE SUBMARKET

Kearny Mesa's central location framed by several freeways, including interstates 15 and 805 and state routes 163 and 52, positions it neatly for commuters from across the metro to reach employers within its borders with relative ease. Many of the area's office properties also have larger parking ratios closer to 5:1,000, similar to Mission Valley, which can make them more appealing to tenants. San Diego Gas & Electric, Cubic, Northrop Grumman, and major hospitals and healthcare providers are among the leading employers. One of those providers, Rady's, which occupied more than 80,000 SF of office space at the Copley Corporate Center, vacated its space at the beginning of 2022.

The submarket is well-positioned to capitalize on the rise in demand for biotech space in the Sorrento Mesa area. As more traditional users are pushed out of buildings that are increasingly being converted to tap into the soaring life science demand in the region, many of those firms could choose the centrally located Kearny Mesa for their space needs.



EXECUTIVE SUMMARY

BUILDING TYPE:	2 STORY MEDICAL OFFICE BUILDING
ZONING:	IL-2-1
PROPERTY SIZE:	± 31,401
LOT SIZE:	2.52 ACRES
POWER:	1600 AMPS 120/208V - 3 PHASE
LOADING:	POTENTIAL FOR ONE 10'X10' GRADE DOOR
TENANCY:	VACANT, SINGLE OR MULTI-TENANT, MEDICAL/OFFICE, EASY LAB CONVERSION
PARKING:	125 SPACES
HVAC:	MULTIPLE ROOF MOUNTED PACKAGE UNITS



expTM
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