



5755 OBERLIN DR

SAN DIEGO CA 92121

945 Sq Ft PROFESSIONAL OFFICE SUITE



FOR SALE: \$496,125
FOR LEASE: \$2.60/SF + ELEC

JAMES BENGALA

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Sale Price
\$496,125

Lease Rate
\$2.60/SF + ELEC

PROPERTY OVERVIEW

Project: WaterGarden Business Center

Address: 5755 Oberlin Dr, Ste 200
San Diego, CA 92121

Premises: 945 Sq Ft Office Condo

Buildout: Reception / Open Workspace / Executive Office /
Conference-Break Area

Zoning: IL-2-1

Year Built: 2000

Construction: Steel

Elevators: Yes (1)

Parking Ratio: 3.27/1,000 – 99 Surface Spots

Occupancy: Available NOW



Do Not Disturb Tenants – Thank You.

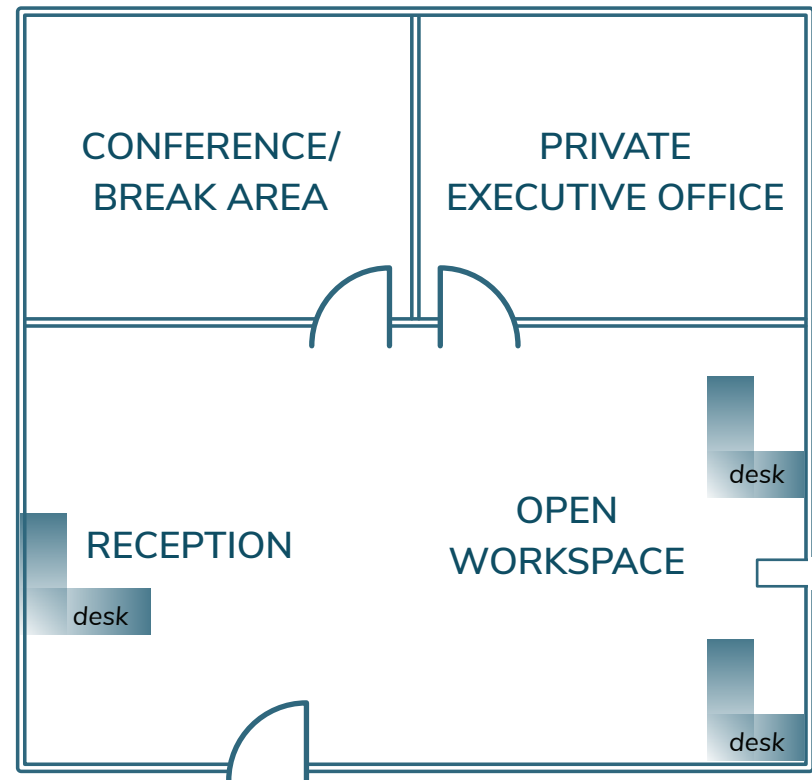
SUITE 200 FLOOR PLAN

2ND FLOOR PROFESSIONAL OFFICE CONDO 945 Sq Ft

- Reception
- Open Workspace
- 1 Private Executive Office
- Conference/Break Area
- Upscale Interior Office Space

MOVE-IN READY OFFICE SUITE

AVAILABILITY: IMMEDIATELY

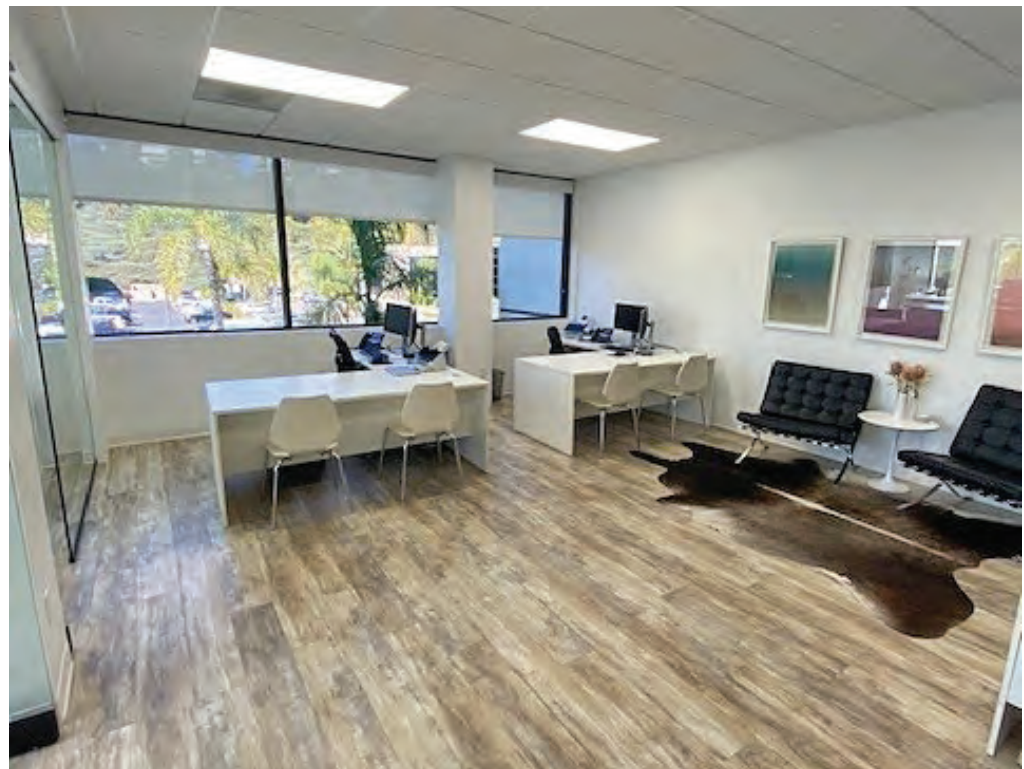


Not to scale

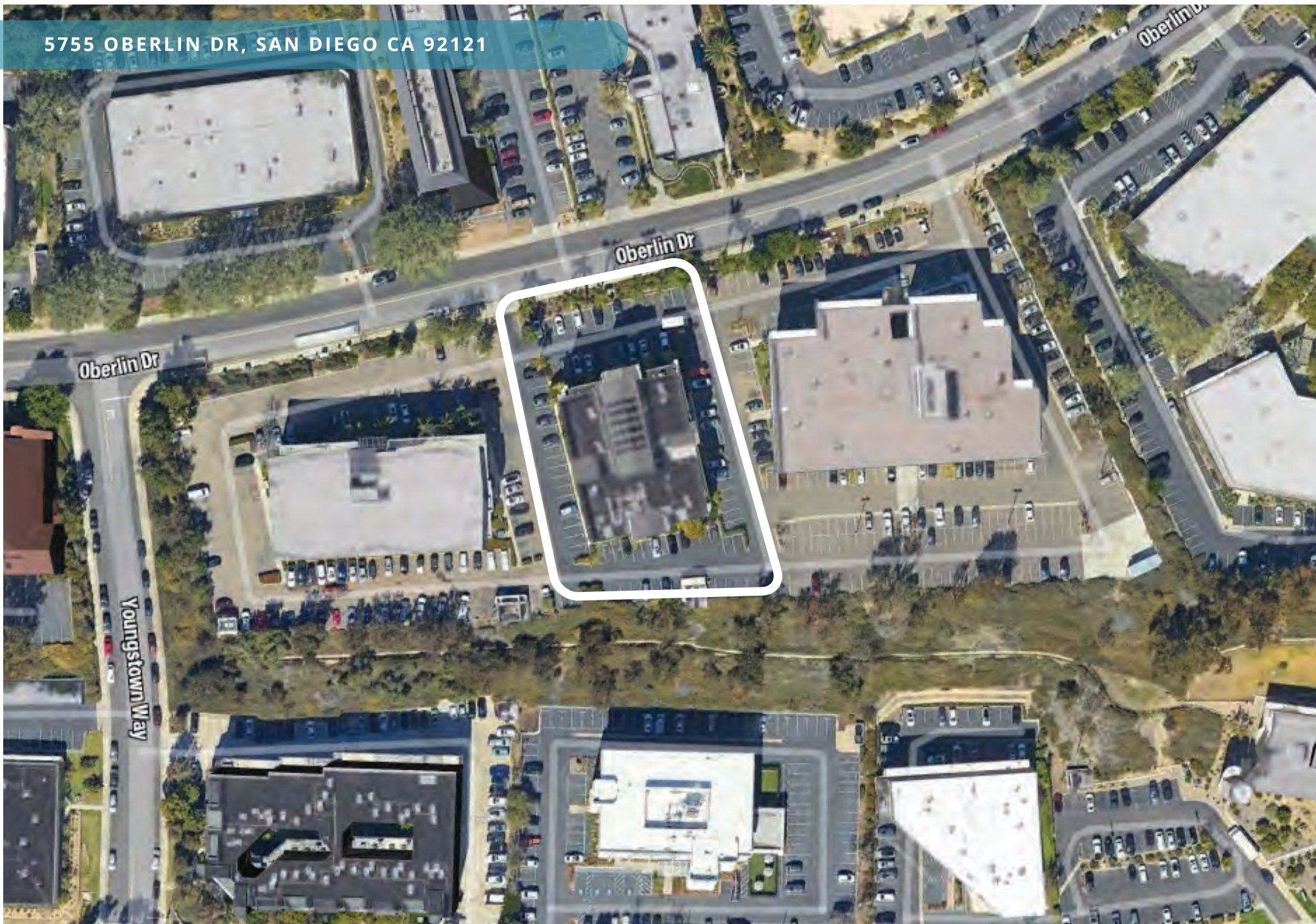
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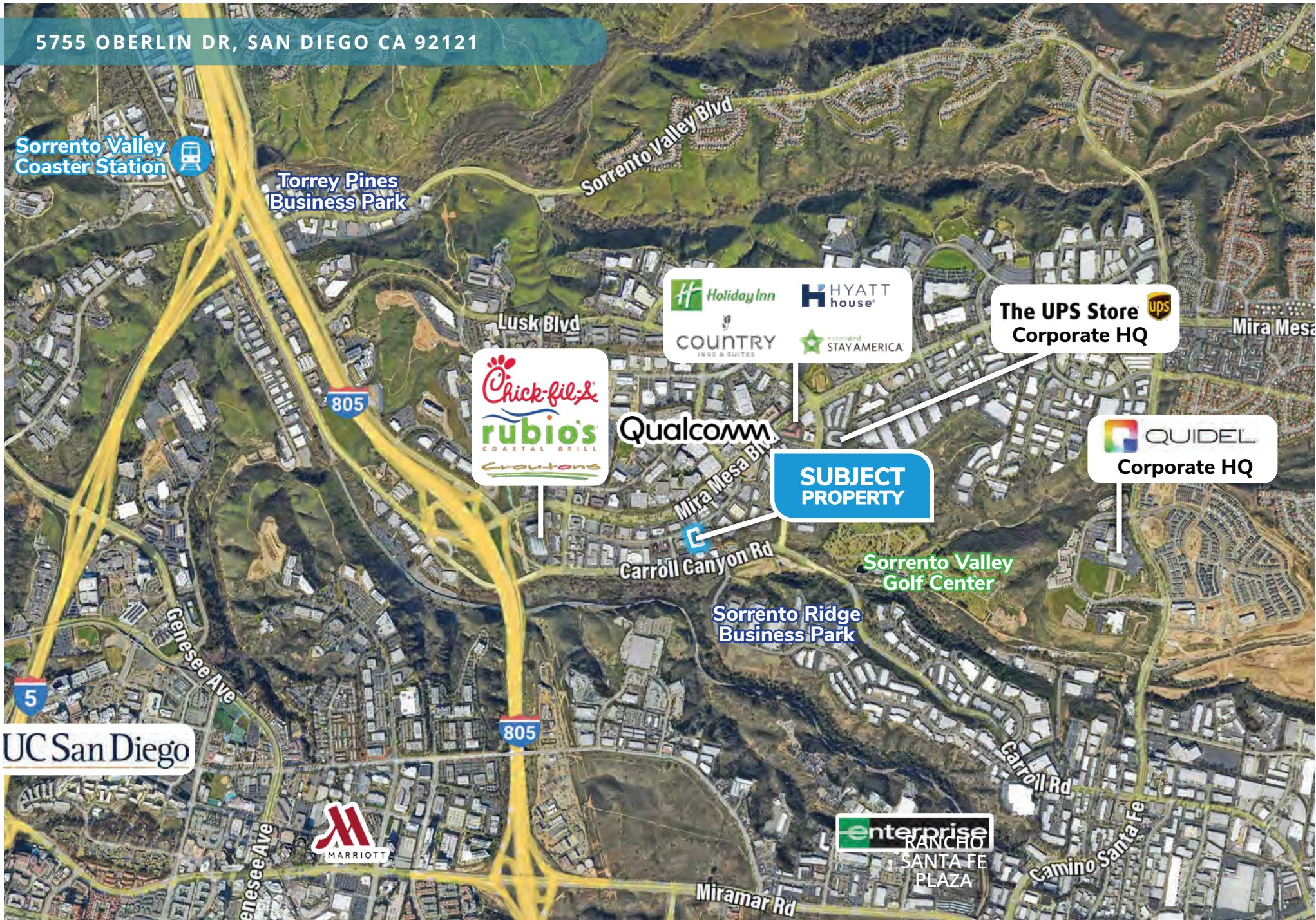
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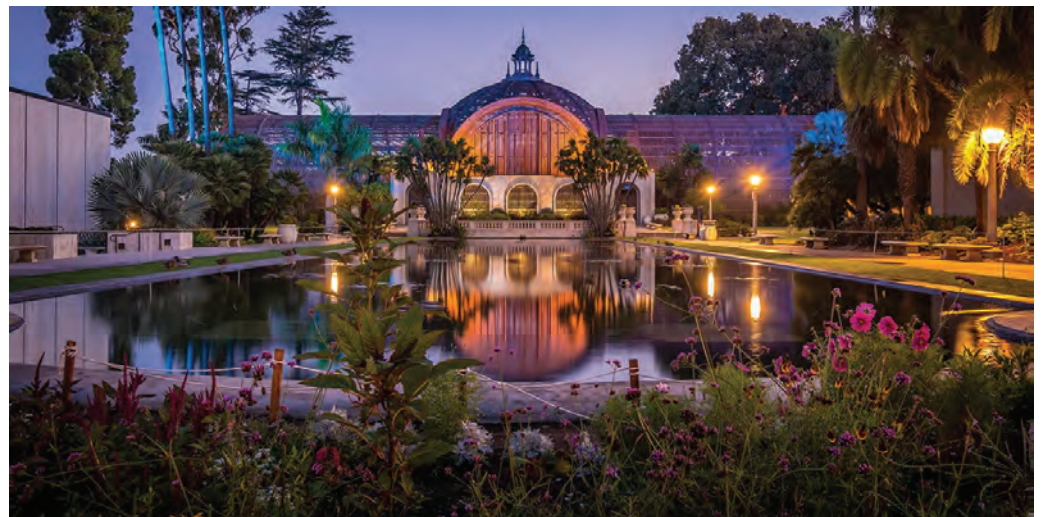
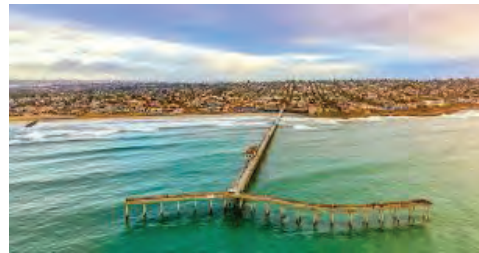


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DEMOGRAPHICS

Radius	2 miles	5 miles	10 miles
Population			
2020 Population	19,680	251,273	751,812
2024 Population	22,045	252,020	766,778
2029 Population Projection	22,378	250,804	765,467
Annual Growth 2020-2024	3.0%	0.1%	0.5%
Annual Growth 2024-2029	0.3%	-0.1%	0.0%
Households			
2020 Households	8,435	88,203	289,256
2024 Households	9,586	88,821	297,105
2029 Household Projection	9,752	88,415	296,857
Annual Growth 2020-2024	3.8%	0.9%	1.2%
Annual Growth 2024-2029	0.3%	-0.1%	0.0%
Avg Household Size	2.20	2.60	2.40
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$799,260	\$870,597	\$908,185
Median Year Built	1995	1984	1981
Owner Occupied Households	2,113	43,533	147,002
Renter Occupied Households	7,639	44,882	149,855
Household Income			
< \$25,000	1,202	9,397	29,964
\$25,000 - 50,000	992	8,834	30,420
\$50,000 - 75,000	1,185	10,539	38,901
\$75,000 - 100,000	926	9,235	32,431
\$100,000 - 125,000	1,176	9,651	33,969
\$125,000 - 150,000	1,028	8,437	27,639
\$150,000 - 200,000	1,197	12,069	37,263
\$200,000+	1,879	20,660	66,517
Avg Household Income	\$132,343	\$142,793	\$139,938
Median Household Income	\$110,363	\$116,593	\$112,390



San Diego

\$245B GROSS REGIONAL
PRODUCT

\$108K AVERAGE
HH INCOME

\$699K AVERAGE
HOME VALUE

72% TOTAL GEN-Z
MILLENNIAL
AND GEN X POPULATION

40% POPULATION WITH
COLLEGE DEGREE

The San Diego region is one of the most desirable places to live and work in the United States. The region's perfect year-round weather combined with a dynamic economy makes it a great place for residents, businesses and visitors alike.

The region has developed it's own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy, wireless and telecommunication technologies -- and electronics manufacturing.

Top U.S. travel
destination
Money Magazine



Best place in America
to launch a start up
Forbes Magazine



Most Diverse high-tech
sector in the nation
Milken Institute



Top Metro in U.S.
for relocation
APA Survey



Highest number of
active duty military
bea.gov



Average commute time
among top 25 most populated
metros (24.9 minutes)
American Commuuty Survey



 **3.3M**
POPULATION

 **36**
MEDIAN AGE

 **1.17M**
HOUSEHOLDS

 **108K**
AVERAGE
HH INCOME



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