

FOR SALE

±428 SF OFFICE CONDO

4540 KEARNY VILLA ROAD, UNIT 212
SAN DIEGO, CALIFORNIA 92123



**LANDMARK
CENTRE**



BRANDON KEITH, PARTNER

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Voit Real Estate Services is pleased to offer this unique owner/user opportunity to purchase an individual office condominium consisting of \pm 428 SF.

Landmark Centre, located at 4540 & 4550 Kearny Villa Road are two buildings totaling approximately 32,000 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 Hwy-163, I-15 and I-805

Close proximity to numerous retail amenities

**LANDMARK
CENTRE**



PROJECT SUMMARY

CENTER NAME
LANDMARK CENTRE

ADDRESS
4540 & 4550 KEARNY VILLA ROAD
SAN DIEGO, CA 92113

BUILDING SIZE
±32,000 SQUARE FEET

LOT SIZE
±2.03 ACRES

PARCEL NUMBER
369-140-15

OF STORIES
TWO (2)

PARKING
FREE, UNRESERVED SURFACE

YEAR BUILT
1981

ZONING
IL-2-1



CURRENT AVAILABILITY

**LANDMARK
CENTRE**

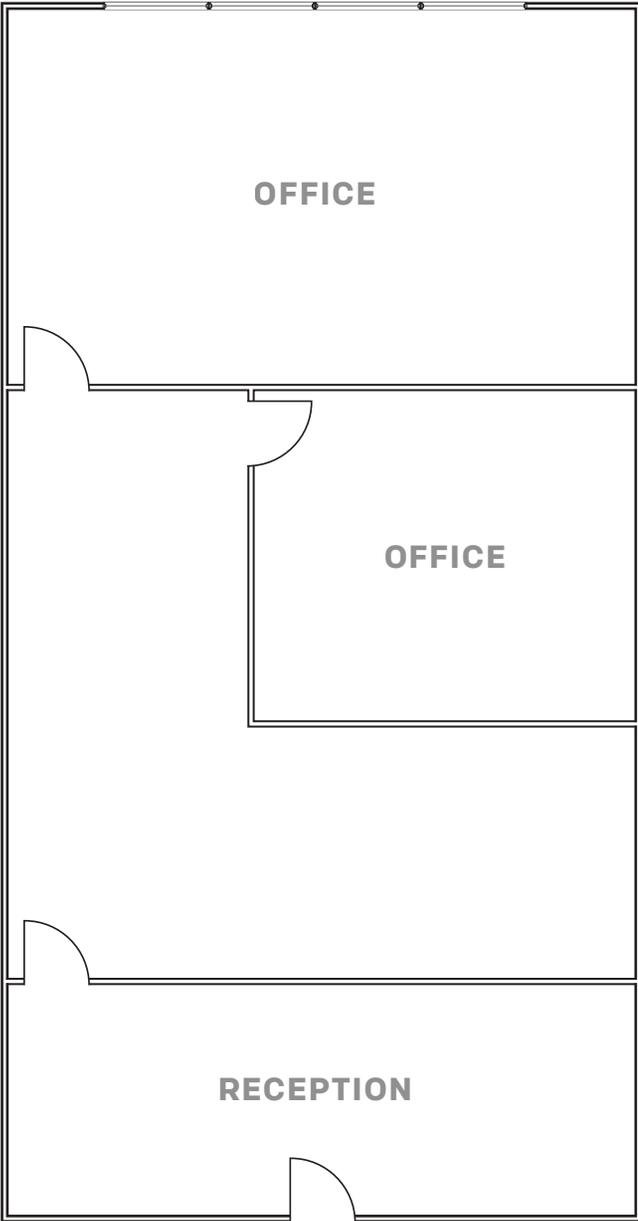
BUILDING	SUITE	SQUARE FEET	SALE PRICE
4540	212	±428 SF	\$164,780 (\$385/PSF)



SITE PLAN



FLOOR PLAN







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



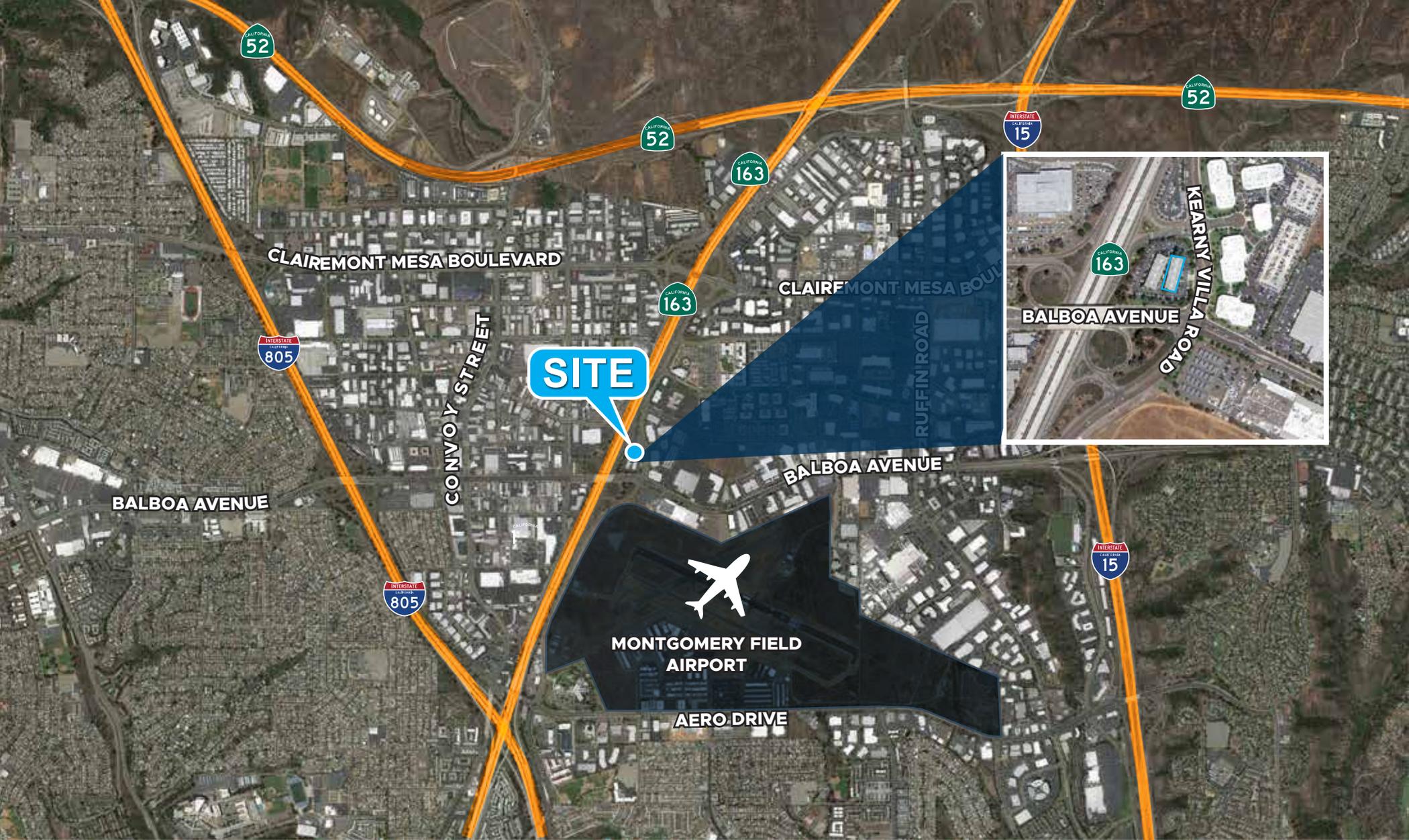
TRAFFIC COUNTS (CARS/DAY)

141,617
Highway 163

21,782
Kearny Villa Road +
Balboa Avenue

38,940
Balboa Avenue +
Mercury Street

19,100
Mercury Street +
Dagget Street



BRANDON KEITH

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