



## **3654-3660 Ruffin Rd**

3654-3660 Ruffin Rd, San Diego, CA 92123



**Oleg Sherif**

Zver LLC

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## 3654-3660 Ruffin Rd

\$33.00 - \$64.80 /SF/YR

Available for lease is a standard 2-story office building, built in 1975, offering a range of spaces to suit various needs. Zoned I-7, this property is nestled in a bustling central business district, surrounded by prominent companies like DataBank, YMCA, Southern Motorcycle Supply, and Aero Auto Body. With its prime location on the bus line, commuting is a breeze for employees and visitors. Direct access to major highways, including Hwy 15, Hwy 163, and Hwy 52, as well as close proximity to I-8, ensures excellent connectivity and accessibility. This property presents an ideal opportunity for businesses seeking a well-established, easily accessible office space in a central location....

- Direct access to major highways, including Hwy 15, Hwy 163, and Hwy 52, with close proximity to I-8.
- Suitable for various business needs and can be adapted to accommodate different setups
- Surrounded by a thriving business community
- Situated on the bus line, ensuring easy accessibility for employees and visitors



Rental Rate: \$33.00 - \$64.80 /SF/YR

Total Space Available: 3,150 SF

Max. Contiguous: 717 SF

Property Type: [object Object]

Center Type: [object Object]

Gross Leasable Area: 13,728 SF

Walk Score ®: 54 (Somewhat Walkable)

Transit Score ®: 27 (Some Transit)

Rental Rate Mo: \$4.00 /SF/MO

### 1st Floor Ste 3654 #A

1

Space Available	250 SF
Rental Rate	\$48.00 /SF/YR
Date Available	May 15, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

### 1st Floor Ste 3654 #D

2

Space Available	300 SF
Rental Rate	\$33.00 /SF/YR
Date Available	May 15, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

### Ste 3658 #C

3

Space Available	717 SF
Rental Rate	\$33.00 /SF/YR
Date Available	May 15, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

### 1st Floor Ste 3658 #H

4

Space Available	185 SF
Rental Rate	\$64.80 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

**Ste 3660 #A**

5

Space Available	665 SF
Rental Rate	\$33.00 /SF/YR
Date Available	May 15, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

**Ste 3660 #C**

6

Space Available	429 SF
Rental Rate	\$33.00 /SF/YR
Date Available	May 11, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

**2nd Floor Ste K-7**

7

Space Available	304 SF
Rental Rate	\$36.00 /SF/YR
Date Available	May 15, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

**2nd Floor Ste K-9**

8

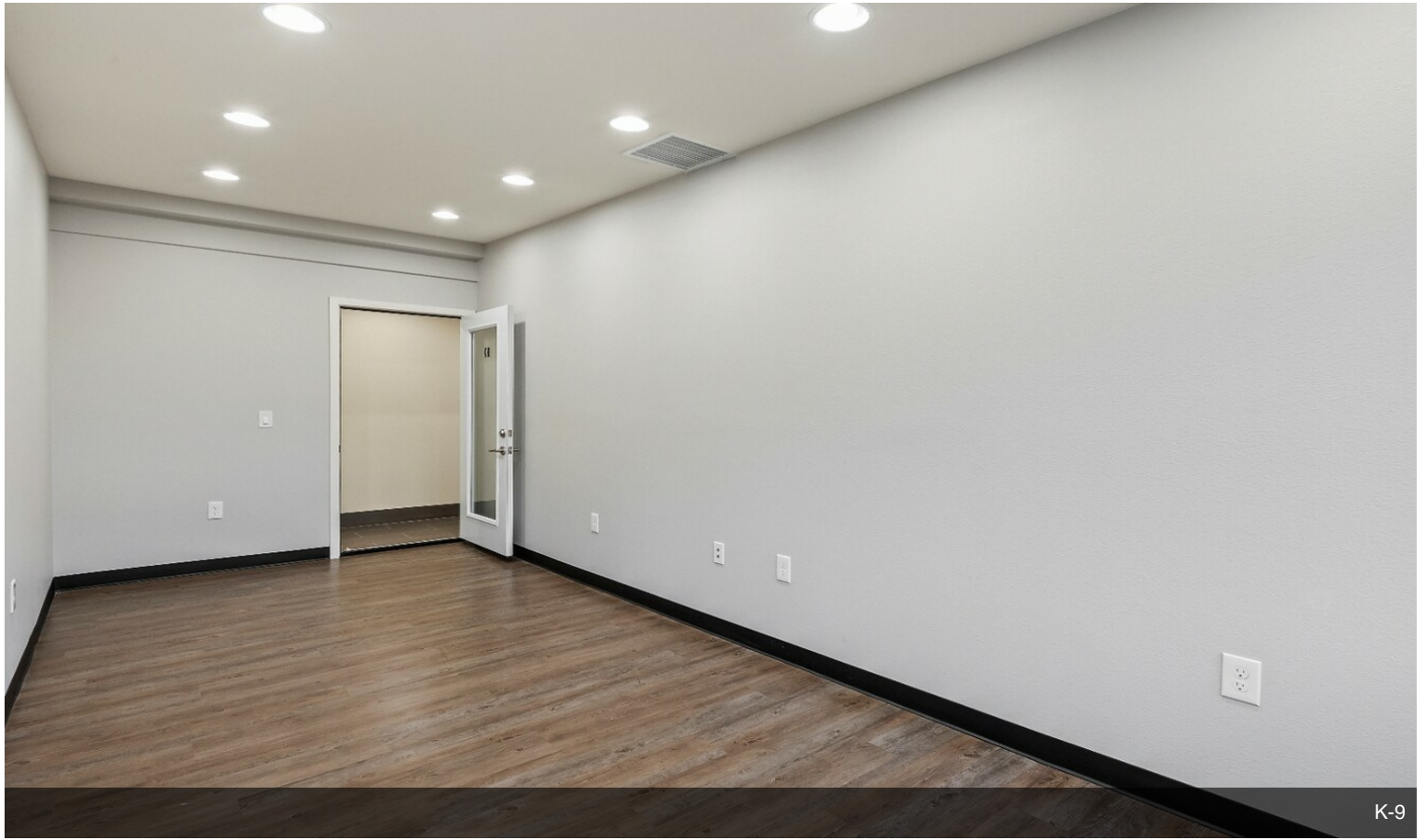
Space Available	300 SF
Rental Rate	\$36.00 /SF/YR
Date Available	May 15, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



## 3654-3660 Ruffin Rd, San Diego, CA 92123

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# Property Photos

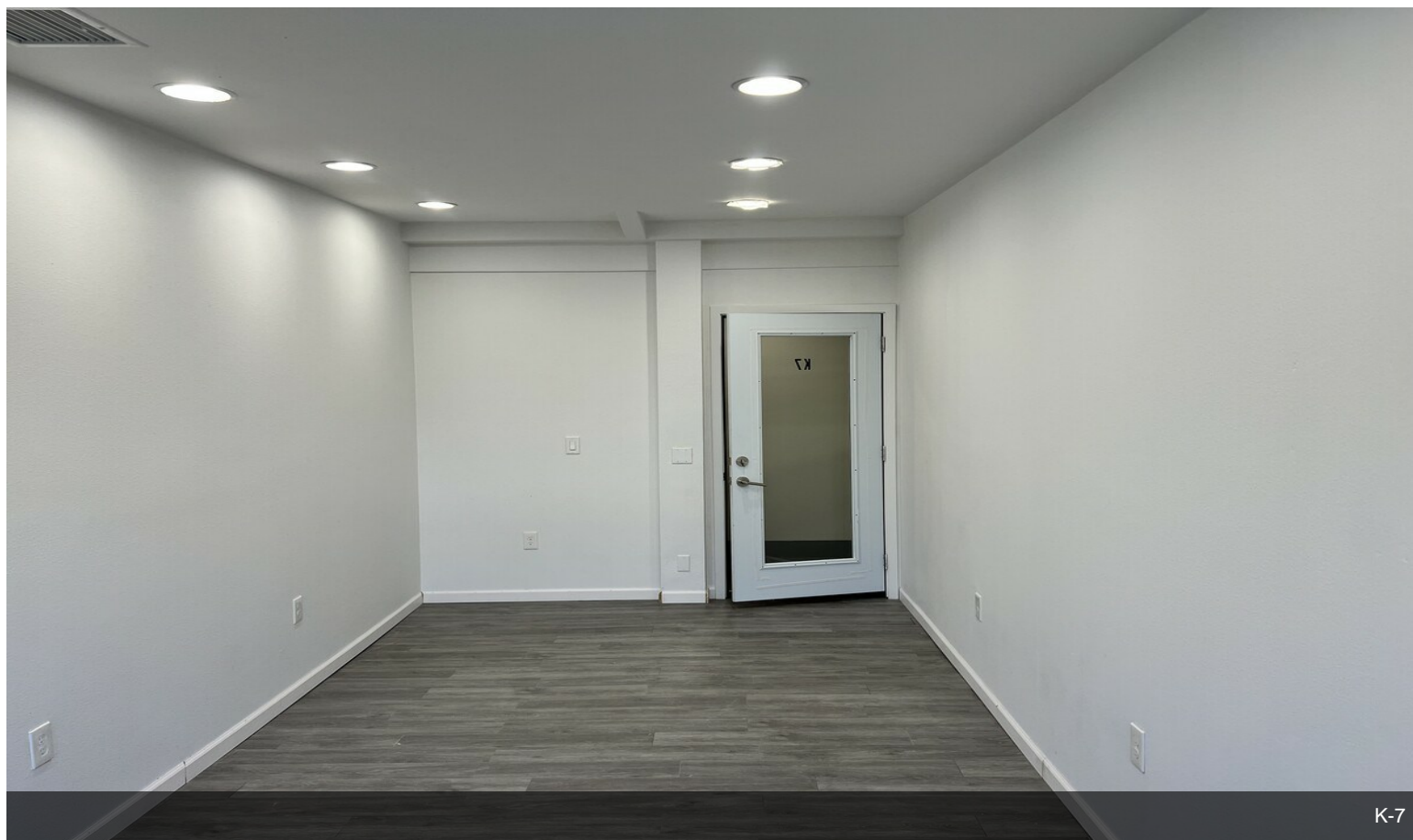


K-9

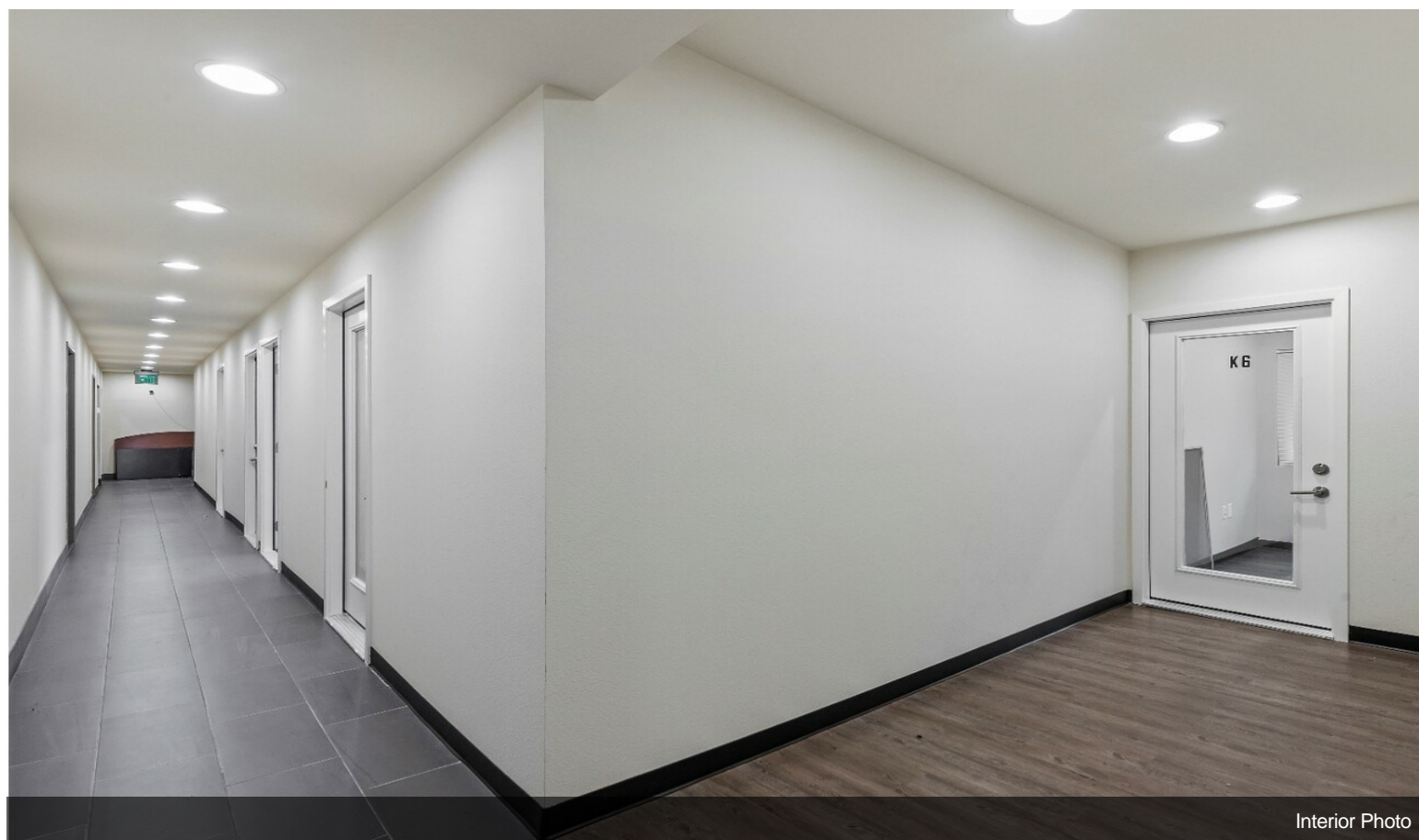


K-7

# Property Photos

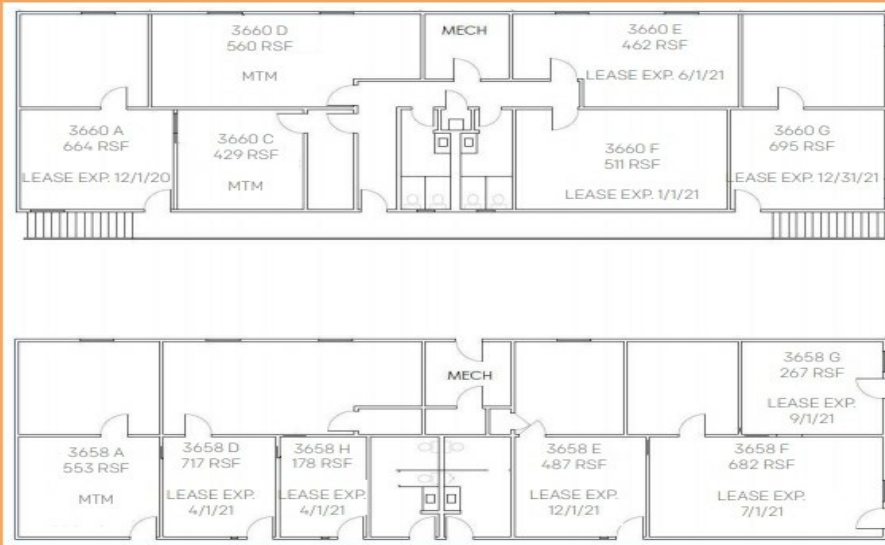


K-7



Interior Photo

# REAR BUILDING FLOOR PLAN

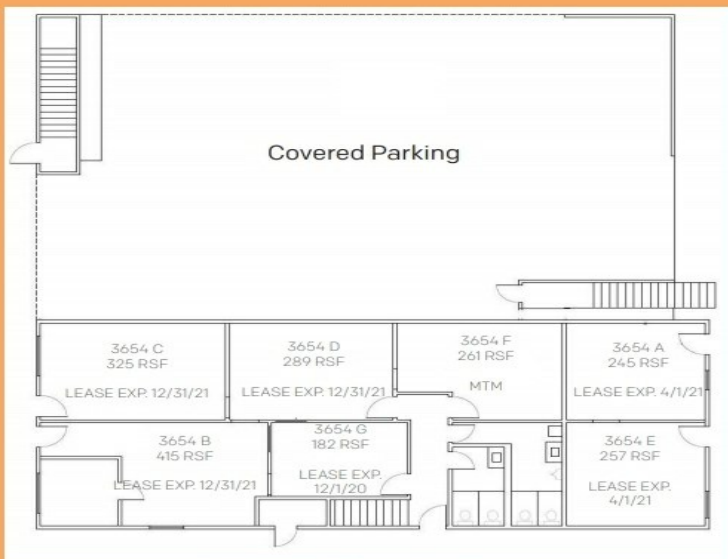


3660 RUFFIN RD  
2<sup>ND</sup> FLOOR - 3,321 RSF

3658 RUFFIN RD  
1<sup>ST</sup> FLOOR - 2,884 RSF

3658-3660 Ruffin Rd

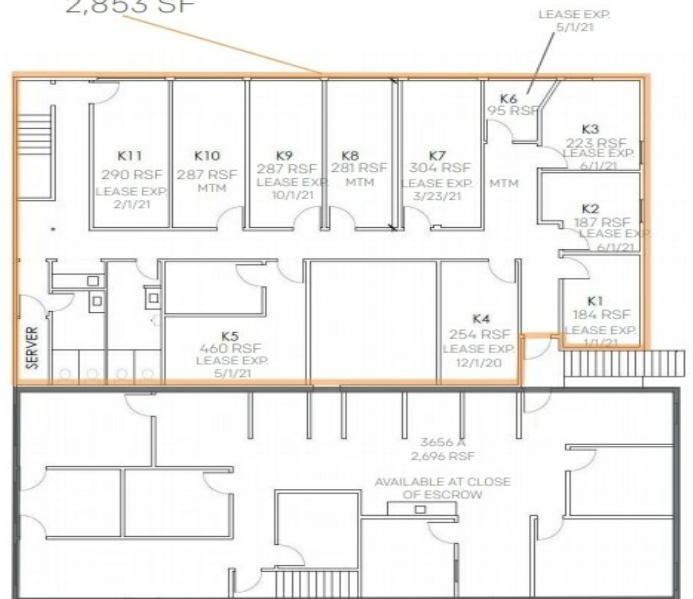
# FRONT BUILDING FLOOR PLAN



3654 RUFFIN RD  
1<sup>ST</sup> FLOOR - 1,974 RSF

[View Virtual Tour](#)

2,853 SF



3656 RUFFIN RD  
2<sup>ND</sup> FLOOR - 5,549 RSF

\*All or part of the 2nd Floor can be delivered for a User Buyer early 2021 with several Tenant relocations.

\*Approx. 945 RSF available on 1<sup>st</sup> floor for an Owner/User at Close of Escrow

3654-3656 Ruffin Rd

# Property Photos



Interior Photo



Interior Photo

