

3113
MARKET STREET
SANDIEGO, CA 92102

FOR LEASE
OFFICE/INDUSTRIAL
OPPORTUNITY



GARRETT GAMBAL

Associate

DRE Lic. #02238640

C: (619) 837-3443

Garrett@InfinityInvestProp.com

LEV MIZAN

Managing Broker

DRE Lic. #01998777

C: (619) 888-5343

Lev@InfinityInvestProp.com

 **INFINITY**
INVESTMENT PROPERTIES



THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to offer **3113 Market Street FOR LEASE** — an excellent flex office/industrial leasing opportunity. This $\pm 4,664$ SF space sits in a $\pm 7,208$ SF building and **offers a functional mix of office and industrial space ideal for a variety of business uses.** The office area features 8 foot ceilings, multiple private offices, three restrooms, and dedicated storage/utility space, while the warehouse portion has **20+ foot ceiling heights, providing ample room for storage, operations, or light industrial uses.** Additional property features include prominent street frontage, reserved parking spaces, **rear loading and delivery access,** and a security/alarm system. Conveniently located with easy access to major transportation routes, this property presents an excellent opportunity for businesses seeking a **well equipped office and industrial facility in a central San Diego location.**

PROPERTY DESCRIPTION

Contact Agent
Lease Rate

± 4,664 SF
SF Available

± 6,662 SF
Lot Size

1st Floor - Suite A & B
Availability

8 FT / 20 FT
Office / Industrial
Ceiling Height

3
Parking Spaces

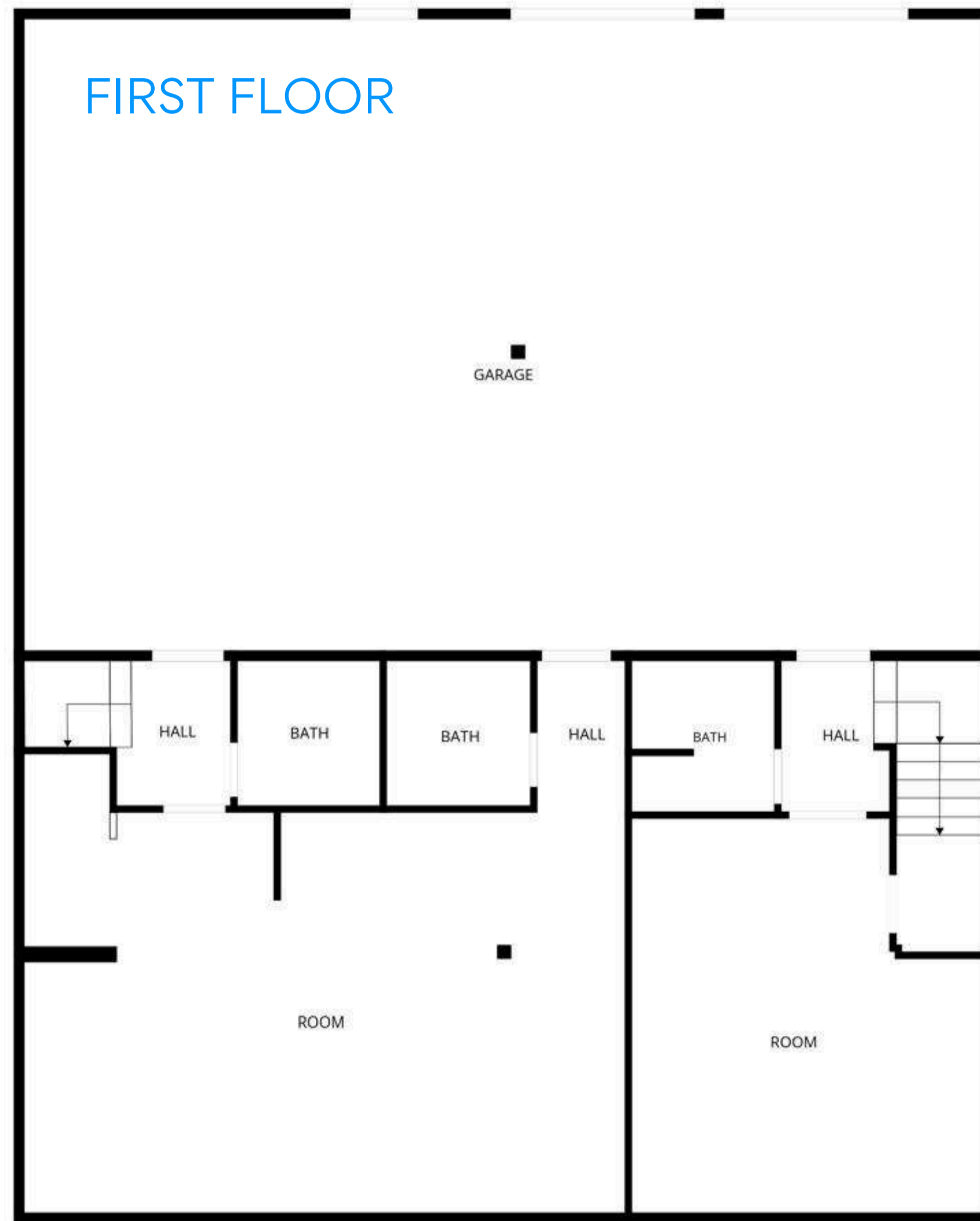
Flex - Office/Industrial
Use

CC-3-4
Zoning Code

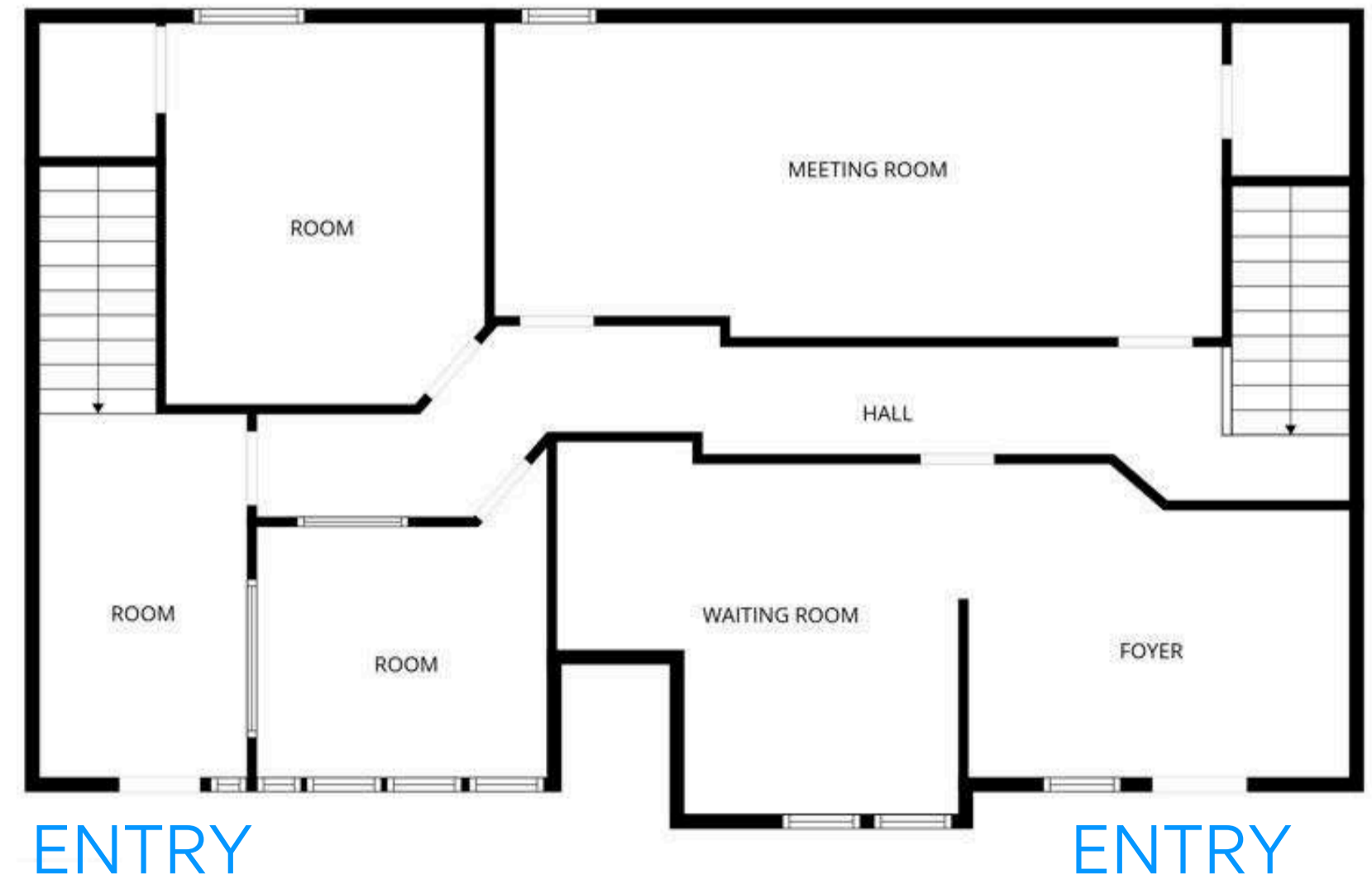


FLOORPLAN

ENTRY ROLL UP DOOR ROLL UP DOOR*

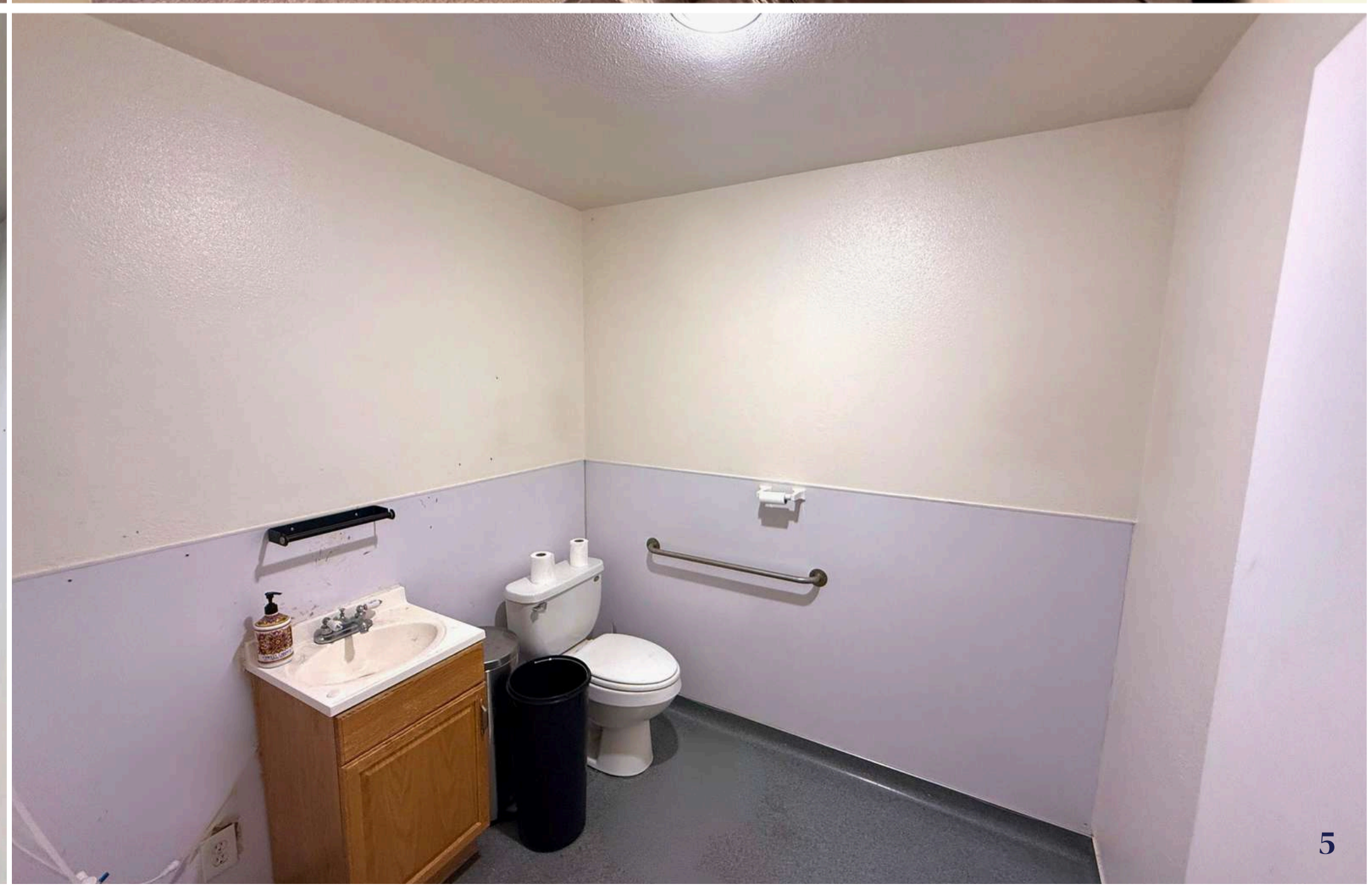


SECOND FLOOR

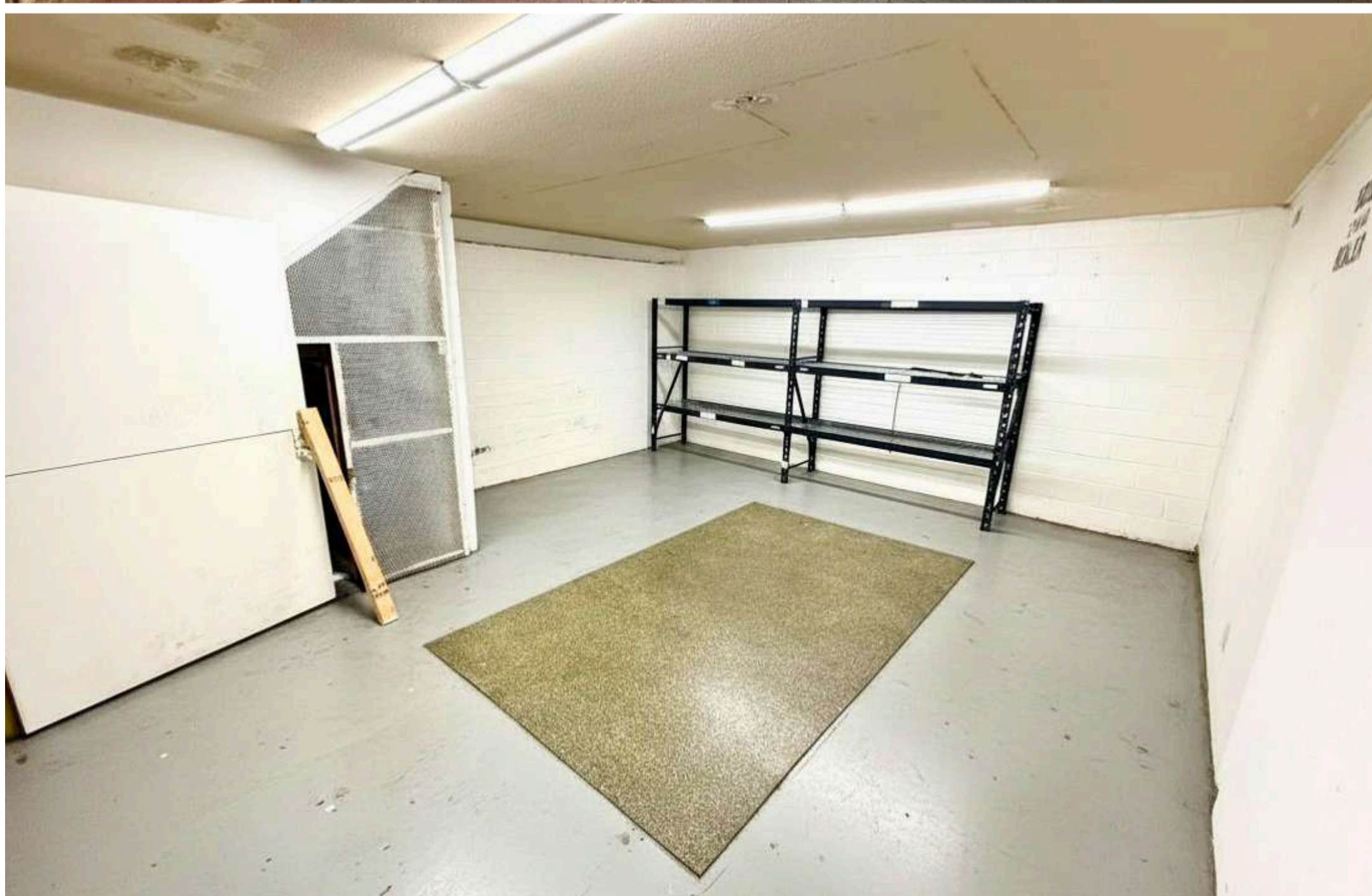
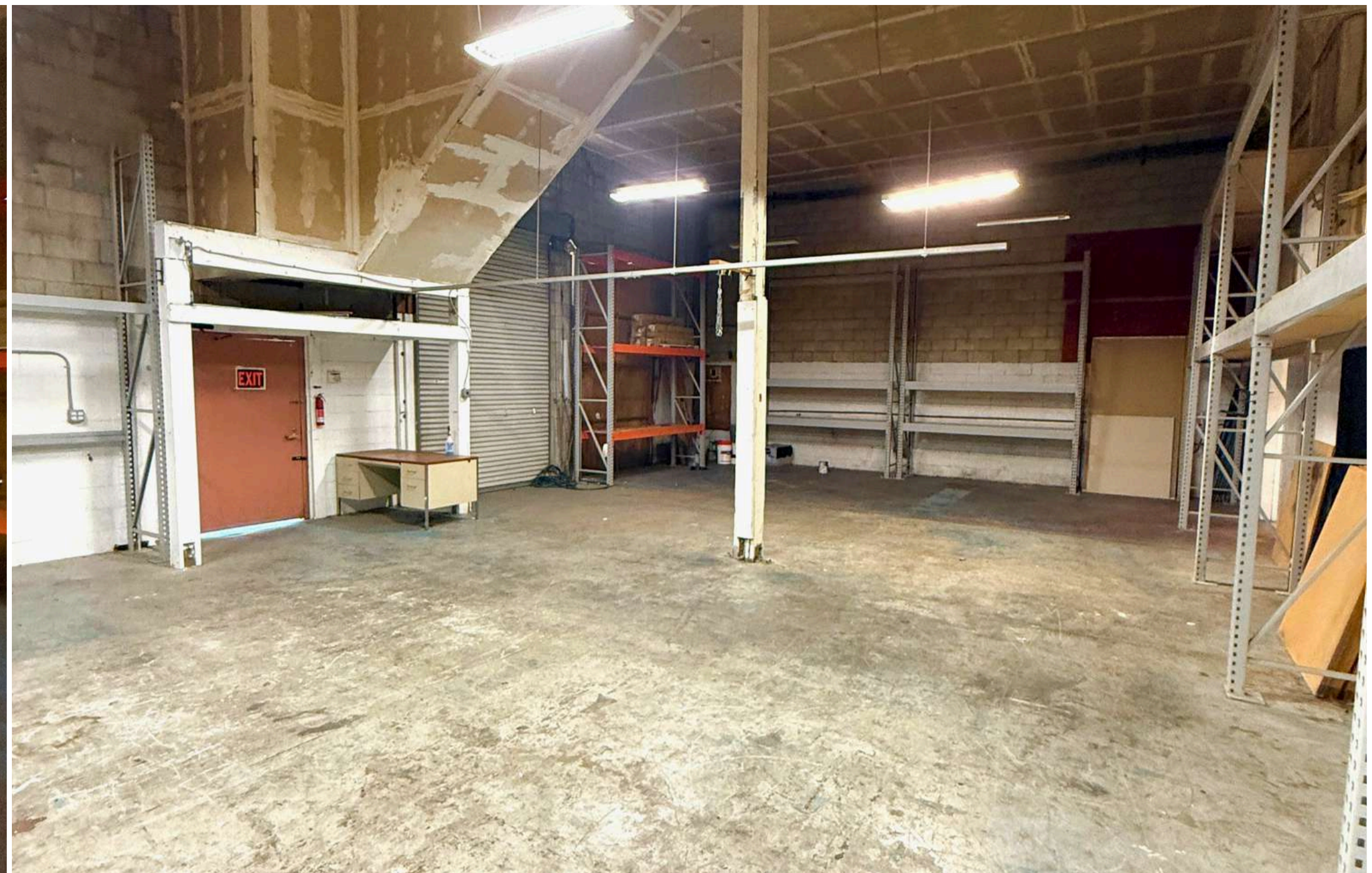


*Potential For Second Roll Up Door

PHOTOS



PHOTOS



DEMOGRAPHICS

1 MILE

POPULATION
34,396

AVERAGE HH INCOME
\$93,471

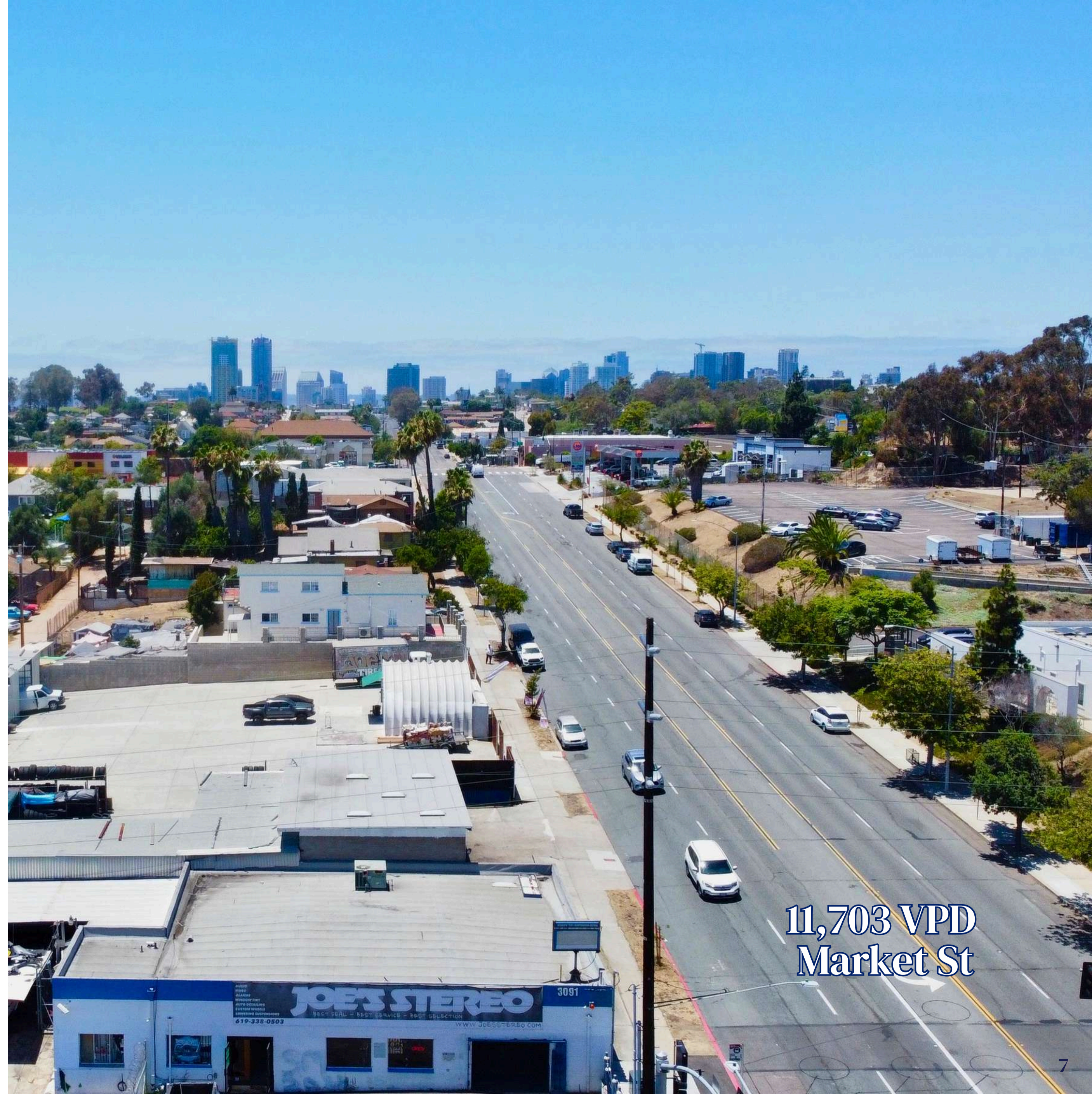
HOUSEHOLDS
11,959

3 MILE

POPULATION
261,850

AVREAGE HH INCOME
\$109,021

HOUSEHOLDS
103,696



11,703 VPD
Market St

NEARBY AMENITIES



3113 Market Street

Market St

31st St

-  #1
-  #2
-  #3
-  #4
-  #5



INFINITY
INVESTMENT PROPERTIES

3113

3113

GARRETT GAMBAL

Associate

DRE Lic. #02238640

C: (619) 837-3443

Garrett@InfinityInvestProp.com

LEV MIZAN

Managing Broker

DRE Lic. #01998777

C: (619) 888-5343

Lev@InfinityInvestProp.com

Infinity Investment Properties, Inc. All rights reserved. This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Infinity Investment Properties, Inc. and the Infinity Investment Property logo are service marks for Infinity Investment Properties, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Infinity Investment Properties. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.