

FOR LEASE

PROFESSIONAL OFFICE

9609 WAPLES STREET | SAN DIEGO, CA 92121



±13,484 AVAILABLE

**COMMERCIAL
ASSET
ADVISORS**

858.360.3000 | caacre.com

RAVEN SAVARD
Sales Associate
Raven@caacre.com
DRE Lic # 02187283

BRIAN JENKINS
Principal
Brian@caacre.com
DRE Lic # 01814828

PROPERTY FEATURES



± 13,484 SF Professional Image Office Building



4/1,000 SF Parking Ratio



Elevator Served



Building Top Signage Available



IL-2-1 Zoning



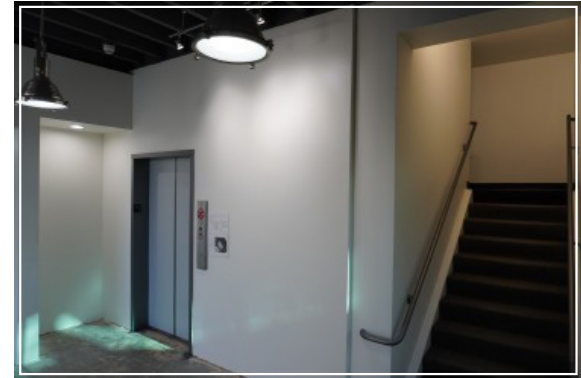
Tenant Improvements Negotiable

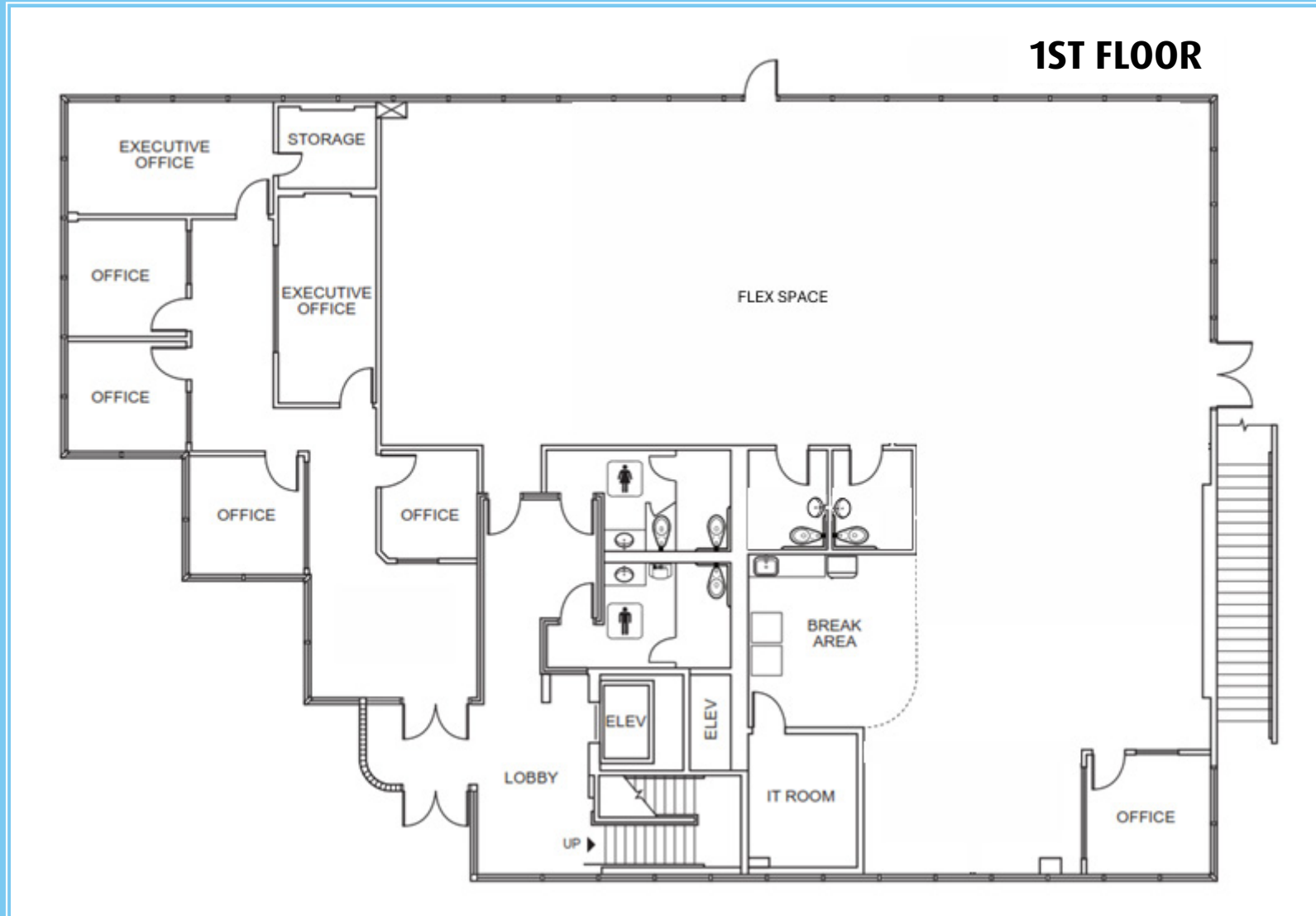


Sorrento Valley Location, Minutes to/from I-805 and I-15 Freeways

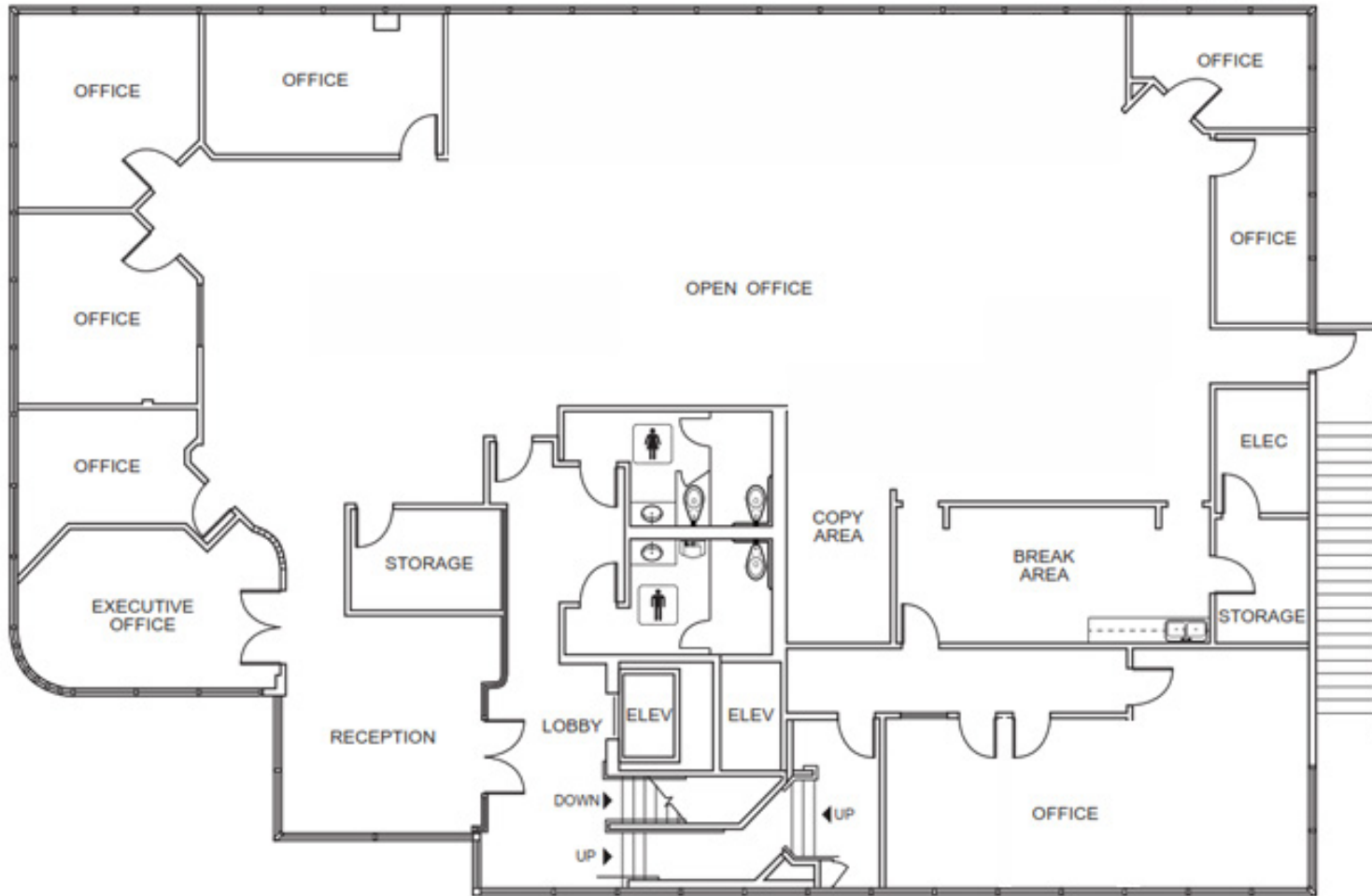


Lease Rate - Contact agent for pricing









2ND FLOOR



LOCAL DEMOGRAPHICS

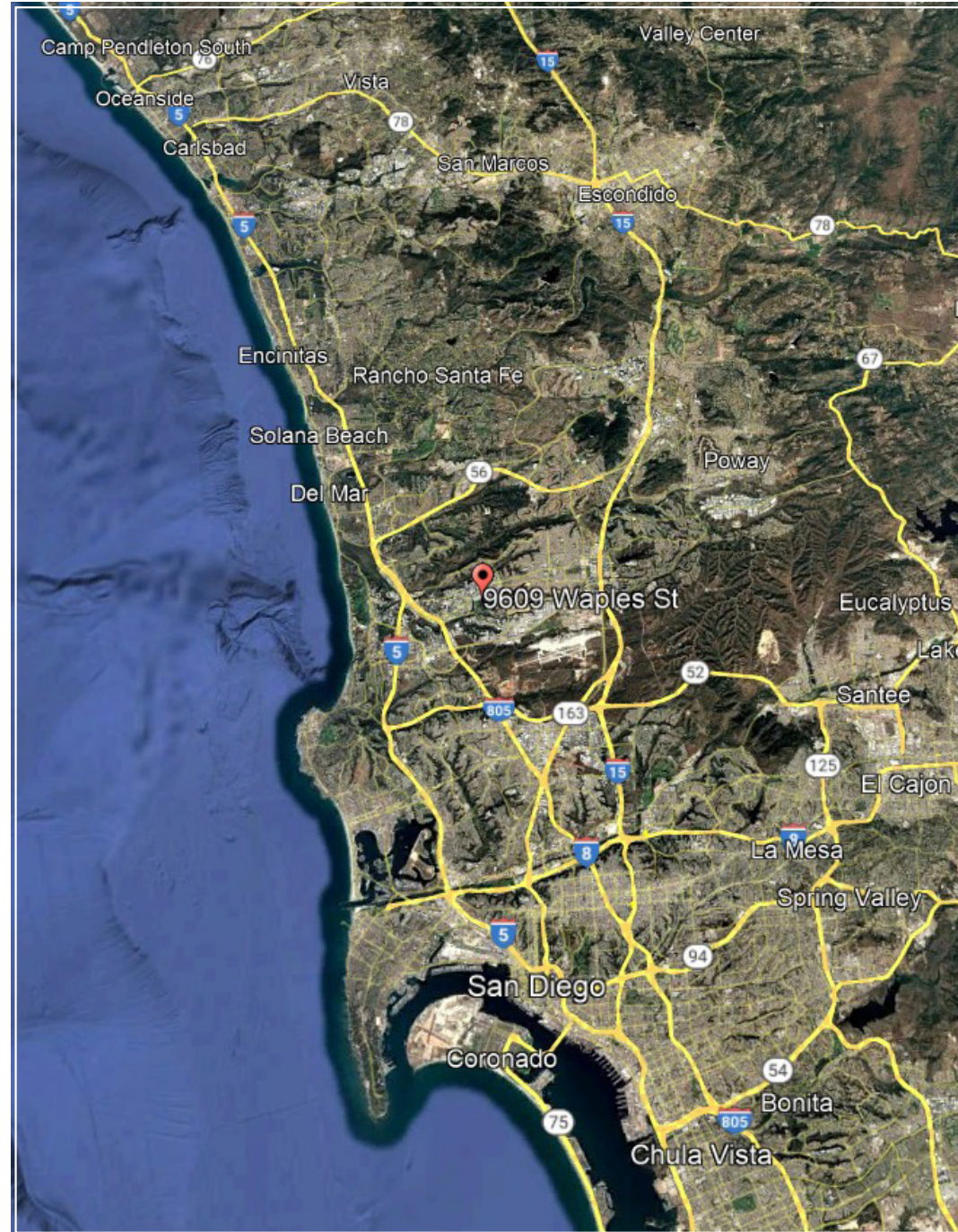
SOURCE: COSTAR 2024 ESTIMATES

	1 MI	3 MI	5 MI
 POPULATION	21,548	266,285	762,664
 MEDIAN AGE	39.5	35.5	38
 HOUSEHOLDS	7,234	92,379	289,019
 AVERAGE HOUSEHOLD INCOME	\$157,420	\$890,084	\$907,253

TRAFFIC COUNTS



CROSS-STREETS	DISTANCE	TRAFFIC COUNT
Mira Mesa Blvd. Steadman St.	0.07	45,363
Mira Mesa Blvd. Viper Way	0.08	41,896
Mira Mesa Blvd. Sequence Dr.	0.34 4	9,717





MCAS
MIRAMAR

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