

LA JOLLA

MISSION BAY



CAMINO DEL RIO W

ROSECRANS STREET

SPORTS ARENA BLVD

KURTZ STREET

±2,000 - 4,000 SF FOR LEASE

INDUSTRIAL | SPORTS ARENA

2775-2785

KURTZ STREET, SAN DIEGO 92110

TIM GOSSELIN, CCIM

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CalBRE Lic#: 01495432



ROSECRANS PLAZA

Staples



...and more!

Smart & Final



See's CANDIES



Suite 8

Suites 2 & 3

2785

Suite 10

2775

Zone Designation(s): **CC-3-6, CO-3-1**
APN: **441-610-07-00**



CLICK TO VIEW ZONING
or Scan the QR Code
<https://docs.sandiego.gov/municode/Muni-CodeChapter13/Ch13Art01Division05.pdf>



INDUSTRIAL | SPORTS ARENA

2775 & 2785 KURTZ STREET | SAN DIEGO, CA

2775 KURTZ STREET, SUITES 2 & 3 | ± 4,000 SF

FEATURES

- Desirable Sports Arena industrial sub-market
- Professionally maintained and managed
- Immediate freeway access
- Two (2) Grade level loading doors 10' x 10'
- ±14' Clear height
- Two electrical meters: 3 Phase 120/208v 100 Amps

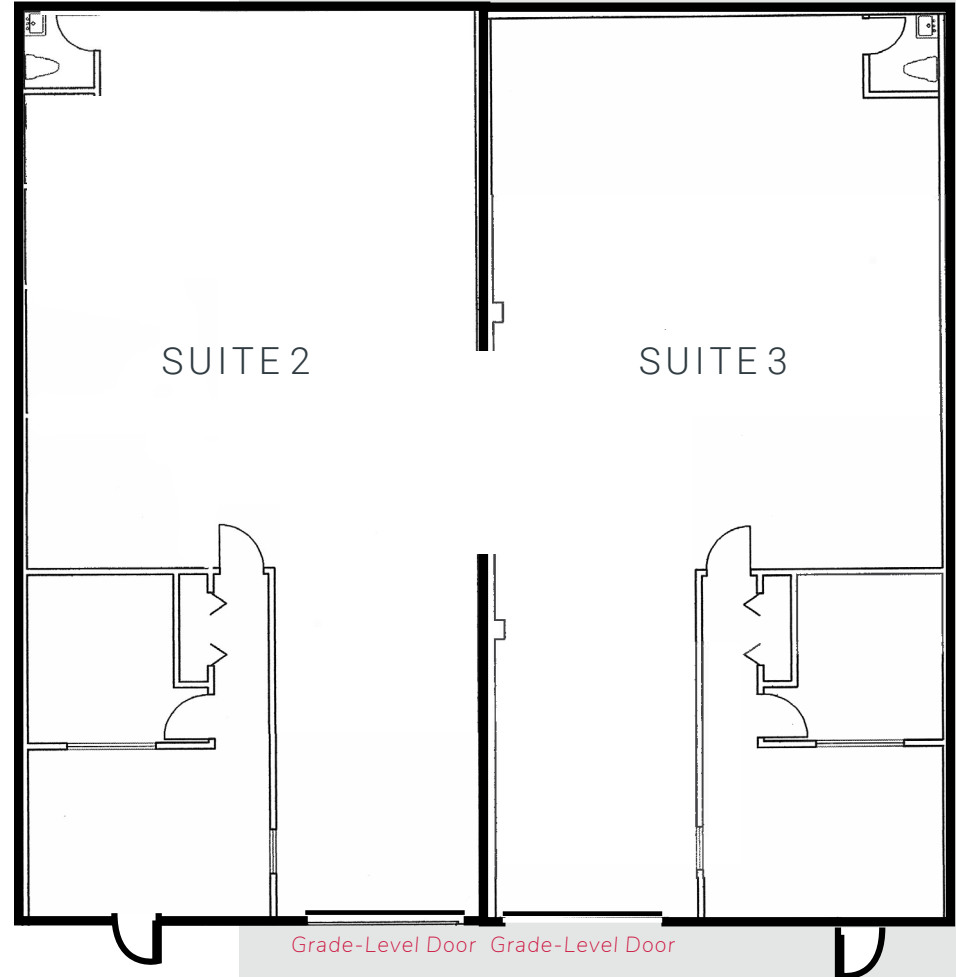
LEASE RATE

Term (Months)	Lease Rate	CAM
1 - 6	\$1.50 base rent	\$.20 CAM*
7 - 12	\$1.75 base rent	\$.20 CAM*
13 - 24	\$2.10 base rent	\$.20 CAM*
25+	104% Annual increases thereafter	

*For qualified credit tenants only



*Floor plan not to scale



CONCEPTUAL FLOORPLAN REPRESENTS JOINING SUITES 2 & 3.

VIRTUAL TOUR

INDUSTRIAL | SPORTS ARENA

2775 & 2785 KURTZ STREET | SAN DIEGO, CA

2775 KURTZ STREET, SUITE 10 | ± 2,000 SF

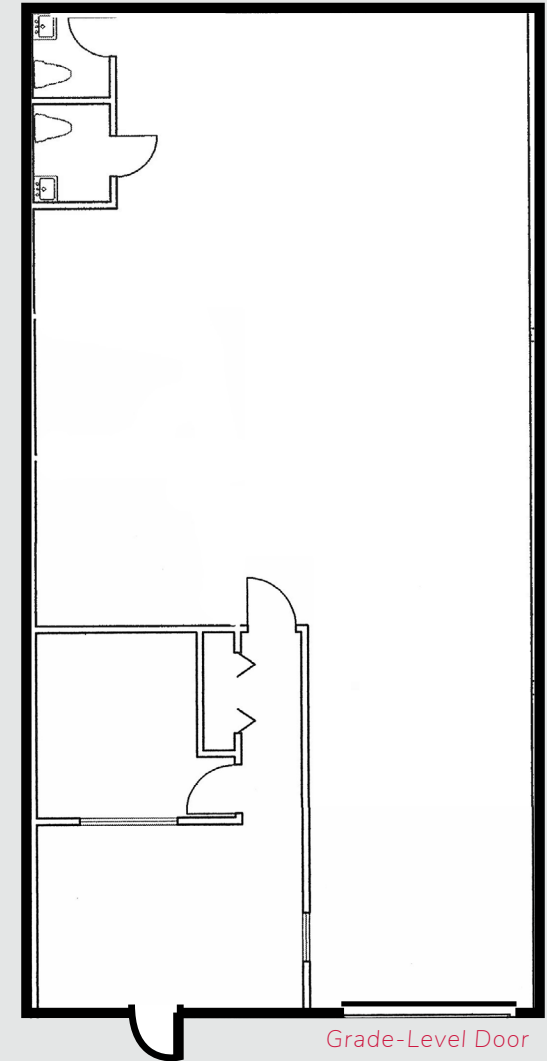
FEATURES

- Desirable Sports Arena industrial sub-market
- Professionally maintained and managed
- Immediate freeway access
- Grade level loading door 10' x 10'
- ±14' Clear height
- One electrical meter: 3 Phase 120/208v 100 Amps

LEASE RATE

Term (Months)	Lease Rate	CAM
1 - 6	\$1.50 base rent	\$.20 CAM*
7 - 12	\$1.75 base rent	\$.20 CAM*
13 - 24	\$2.10 base rent	\$.20 CAM*
25+	104% Annual increases thereafter	

*For qualified credit tenants only



*Floor plan not to scale

[VIRTUAL TOUR](#)

INDUSTRIAL | SPORTS ARENA

2775 & 2785 KURTZ STREET | SAN DIEGO, CA

2785 KURTZ STREET, SUITE 8 | ± 2,000 SF

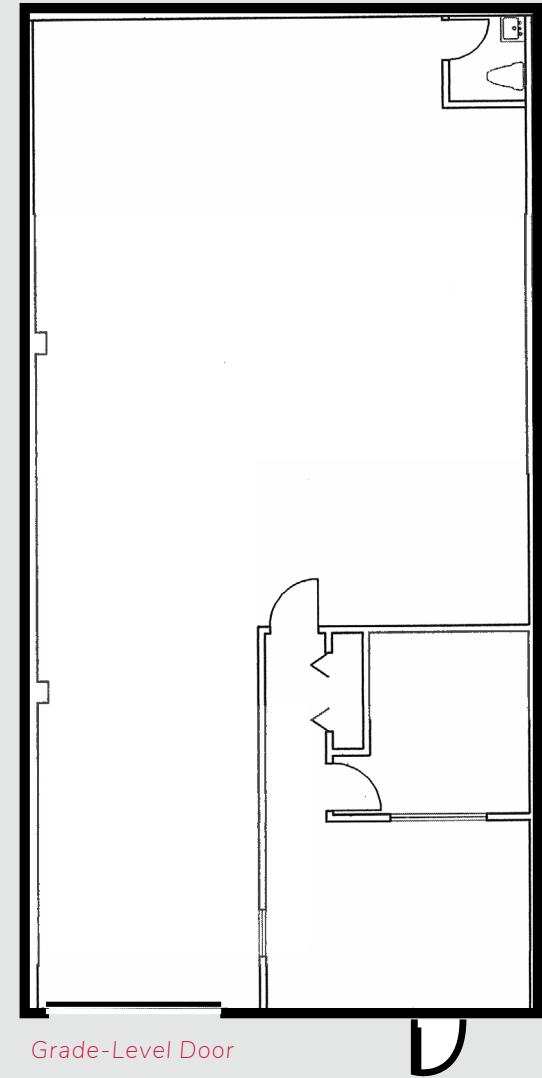
FEATURES

- Desirable Sports Arena industrial sub-market
- Professionally maintained and managed
- Immediate freeway access
- Grade level loading door 10' x 10'
- ±14' Clear height
- One electrical meter: 1 Phase 120/240v 100 Amps

LEASE RATE

Term (Months)	Lease Rate	CAM
1 - 6	\$1.50 base rent	\$.20 CAM*
7 - 12	\$1.75 base rent	\$.20 CAM*
13 - 24	\$2.10 base rent	\$.20 CAM*
25+	104% Annual increases thereafter	

*For qualified credit tenants only



Grade-Level Door

*Floor plan not to scale

VIRTUAL TOUR



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