

**3,072 SF Retail/Office & Warehouse
Fenced Parking Included
For Lease or Sale**

4277
TAYLOR STREET

San Diego / California 92110



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PROPERTY FEATURES



Availability — Approx. 3,072 SF Building | Approx. 1,172 SF Retail / Office & Approx. 1,900 SF Warehouse



Parking — Approx. 2,800 SF Fenced Parking



Accessibility — Convenient Freeway Access to I-8, I-805, I-5 & Hwy 163



Amenity Rich — Close Proximity to Numerous Restaurants, Mission Valley & Fashion Valley Mall



Lot Size — Approx. 7,443 SF



Public Transportation — Within Walking Distance of Old Town Trolley Station & Situated Along San Diego City Bus Line 88



Location — Located in the Heart of San Diego's Abundant Amenities with a Short Drive to Downtown, Mission Valley & Beaches

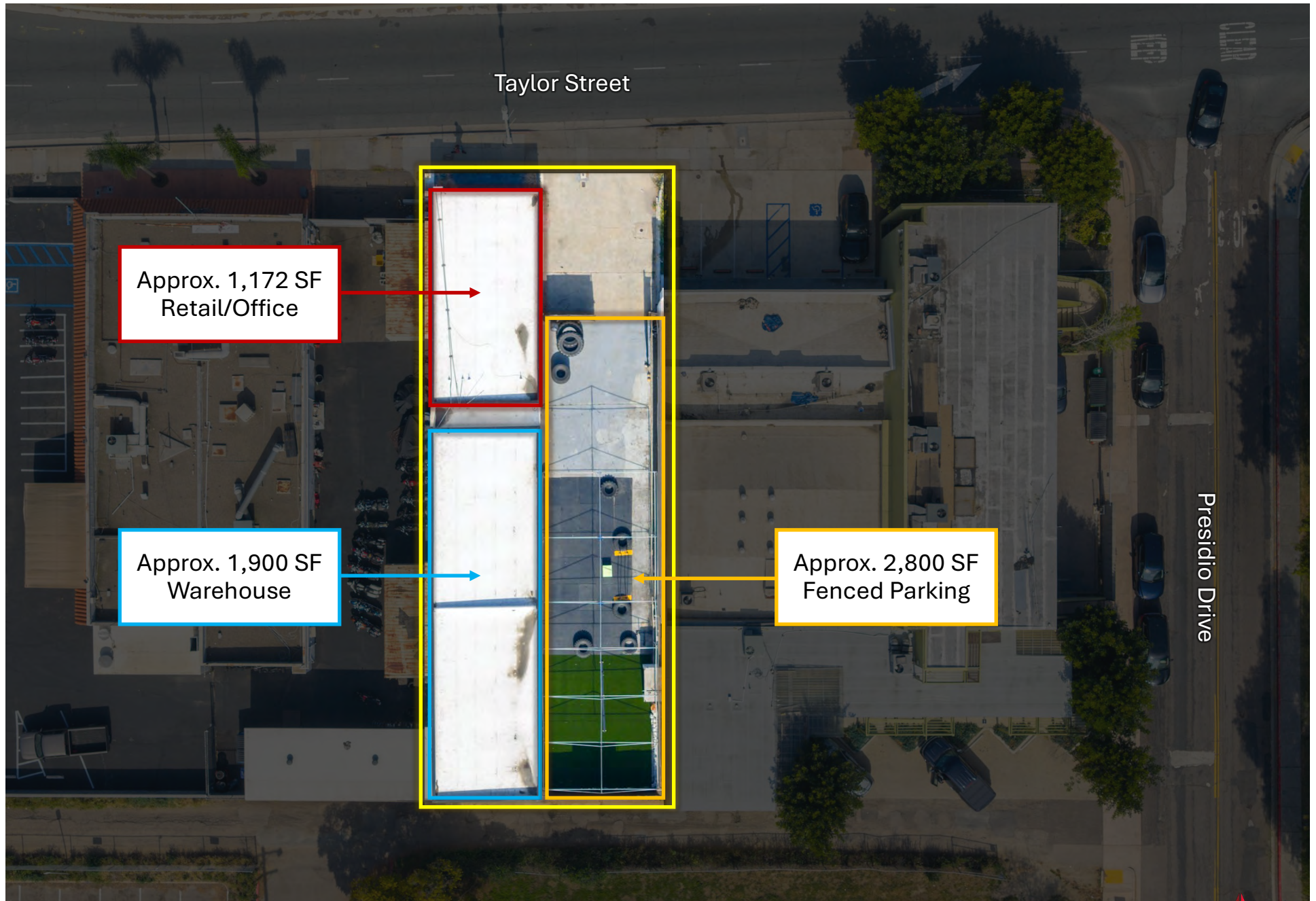


Zoning — OTCC-2-2 ([Link](#))
Previously Confirming Use*

**Former Auto Repair Facility, contact city to confirm your proposed Use is allowed*

 **Contact Agent for Pricing**

SITE PLAN



INTERIOR PHOTOS



EXTERIOR PHOTOS





ACCESS TO AMENITIES

- > The property has **convenient access** to a plethora of **Restaurants, Grocery Stores, Fitness Centers & Hotels.**
- > Well-served by San Diego's major freeways including the **I-8, I-805, I-5 & Hwy 163.**
- > Within **3 miles** you will find **19,831 businesses** employing over **135k people.**

> Within 1 mile from the Property:



+/- 40
Restaurants



+/- 12
Grocery Stores



+/- 15
Fitness Centers



+/- 15
Hotels

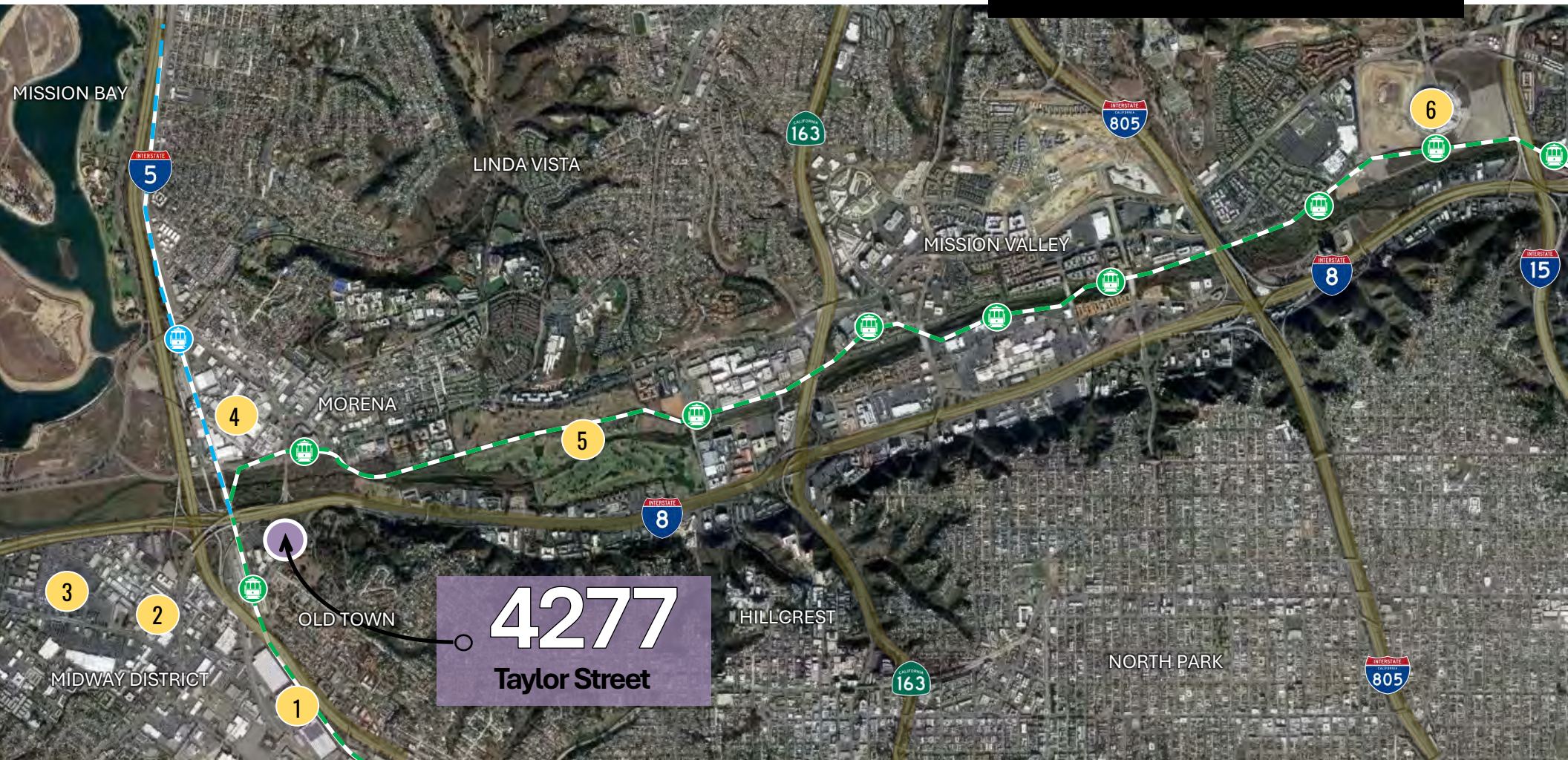
AMENITIES MAP



SUBJECT PROPERTY



NEARBY DEVELOPMENTS



**NAVWAR REDEVELOPMENT
NAVY + SANDAG**
70-Acre Airport Serving
Transportation Hub
Navy Facilities, Commercial
Space, & Up to 10,000
Residential Units



**MIDWAY COMMUNITY
PLAN UPDATE**
Extensive Mobility &
Infrastructure Updates. Only
300K of Commercial
Development Planned Proposed
Density Increase of 10,155
Residential Units



**SPORTS ARENA
REDEVELOPMENT
MIDWAY RISING**
48-Acre SF Development
20 Acres of Public Parks
250,000 SF Commercial Space
4,250 Housing Units



**MORENA CORRIDOR
SPECIFIC PLAN**
280-Acre Mixed-Use Village
Enhancement. Pedestrian, Retail
& Residential Oriented
Proposed Density Increase of
6,050 Residential Units



**RIVERWALK
MISSION VALLEY**
200-Acre Development Project
152,000 SF Retail, 1 M SF Office
New Transit Station, 97-Acre
Parks 4,300 Apartments and
Condos



**SDSU MISSION VALLEY
UNIVERSITY & COMMUNITY**
80-Acre Park & 34-Acre River
Park 35,000 Seat Stadium
1.6 M SF Research/Innovation
95,000 SF Retail & 400
Hotel Rooms



Mission Bay

DEMOGRAPHICS



Morena Blvd

228,144 VPD



450,884

full time population



329,937

total employees



456,454

population 2030



44,368

total businesses



\$993,909

median home value



\$7B

annual consumer
spending



10

minute drive to
downtown



\$2 billion

trolley expansion



\$130,905

avg. hh income

Old Town is the historic heart of San Diego where Interstate 5 and Interstate 8 meet. The community is rich with history. Created in 1769, the community is rich with history, and California's first settlement. Old Town is just across the street from the San Diego Trolley Old Town Transit Center, across the freeway from the Marine Corps Recruit Depot (MCRD) and a short drive from most San Diego destinations. The Old Town neighborhood has nine hotels, 32 restaurants and more than 100 specialty shops. There are 12 art galleries and 27 historic buildings and sites.

* demographics source: costar, based upon a 5 mile radius

DRIVE TIMES

1

10 MIN
DOWNTOWN

2

12 MIN
BEACHES

3

12 MIN
LA JOLLA UTC

4

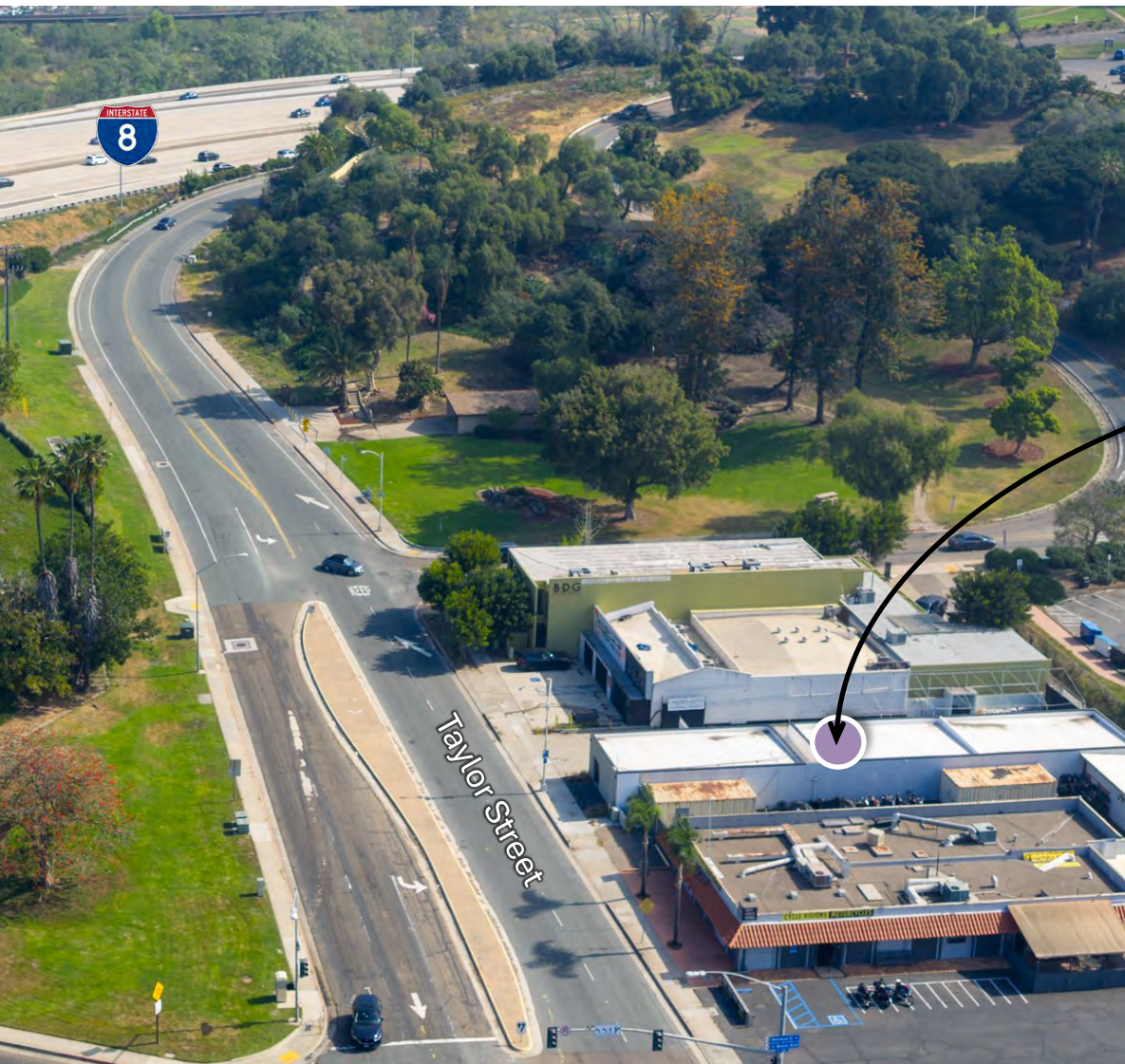
13 MIN
SORRENTO MESA

5

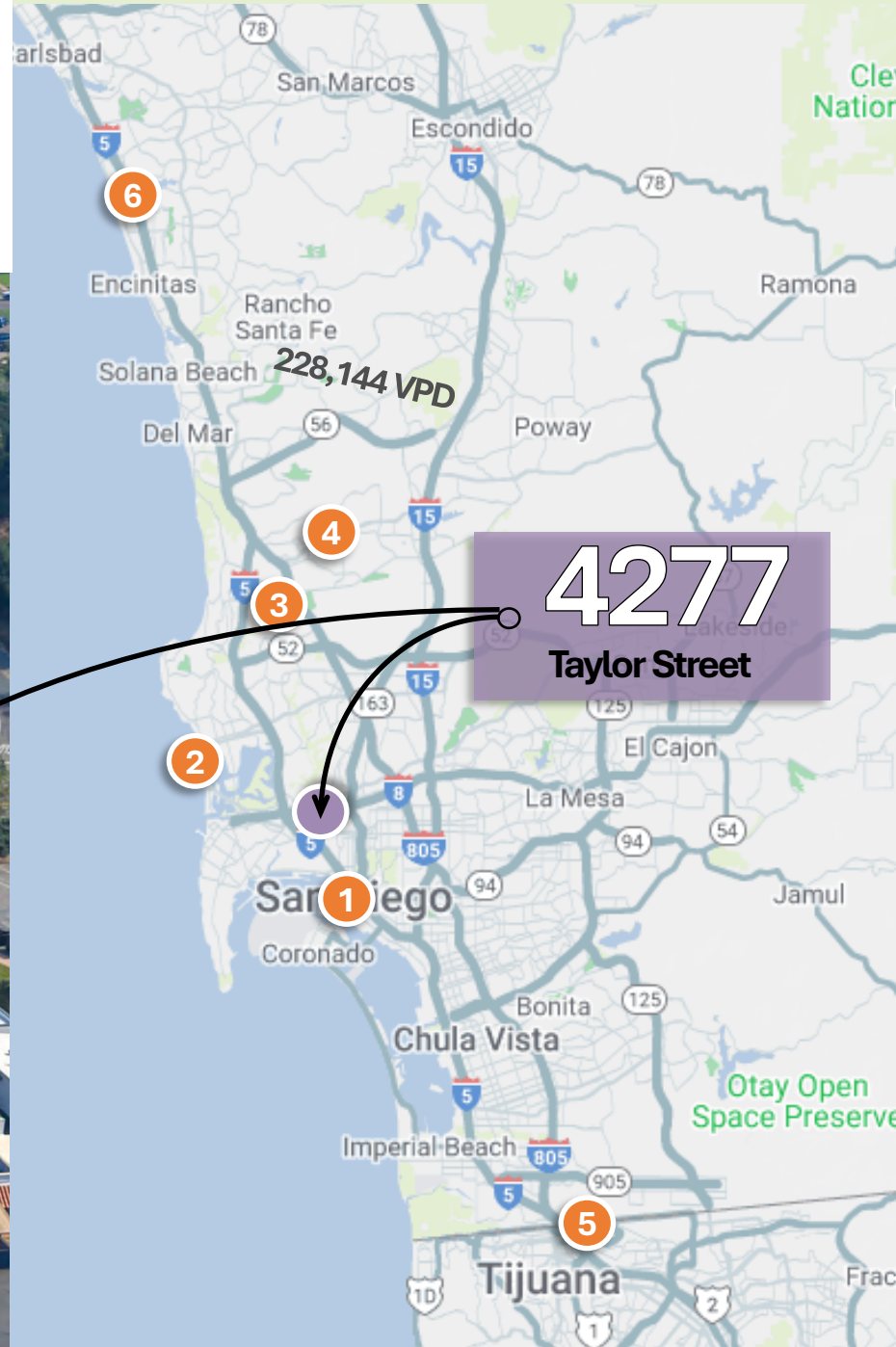
24 MIN
U.S—MEXICO BORDER

6

28 MIN
NORTH COUNTY



**HIGHLY VISIBLE OFFICE FROM THE I-8
WITH 228,144 VEHICLES PER DAY**



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