

1551

SHELTER ISLAND DRIVE
SAN DIEGO, CALIFORNIA 92106

AVAILABLE FOR LEASE
±2,028 SF CREATIVE OFFICE SUITE
WITHIN KONA KAI RESORT



Voit
REAL ESTATE SERVICES

PROPERTY SPECIFICATIONS

SUITE SIZE:	±2,028 Square Feet
YEAR BUILT:	2018
PARKING:	Gated; Open surface parking
LEASE RATE:	\$4.25 + Electric & Janitorial PSF/Mo.

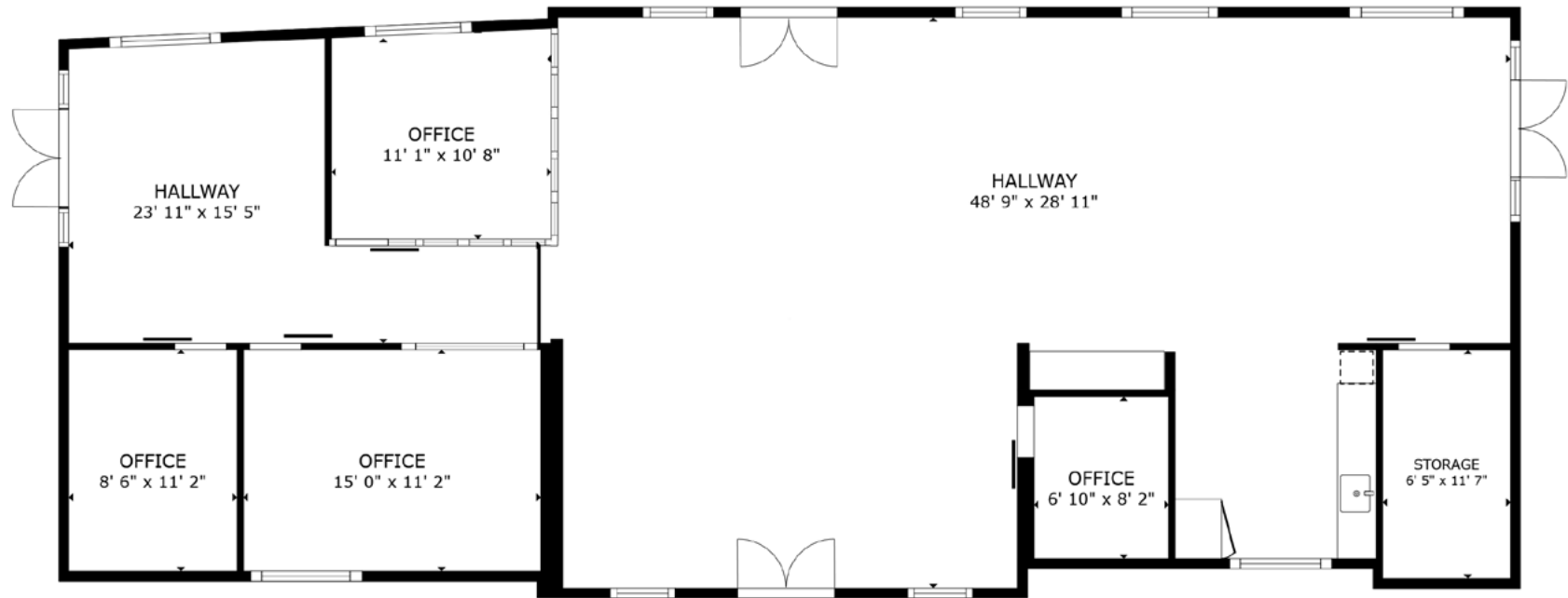
PROPERTY HIGHLIGHTS

- » Bay Views
 - » Located within the Kona Kai Resort
 - » ±2,028 SF (potentially divisible)
 - » Includes two large balconies
 - » 3-5 year lease term
 - » Access to resort amenities
 - » Marine oriented tenancy required
-



2ND FLOOR

±2,028 SF

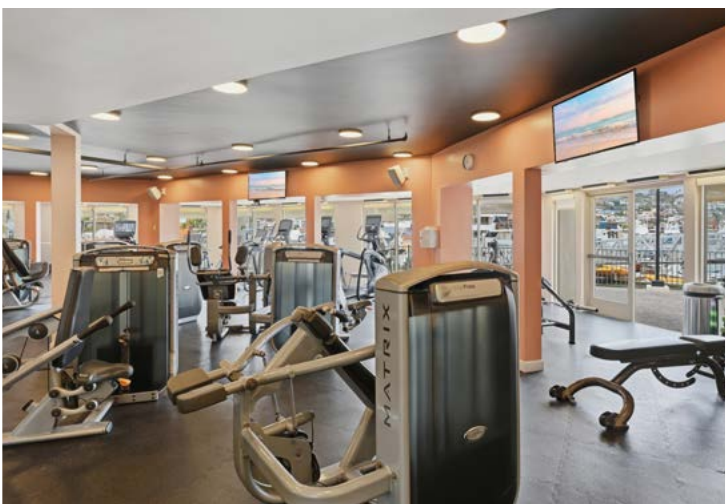


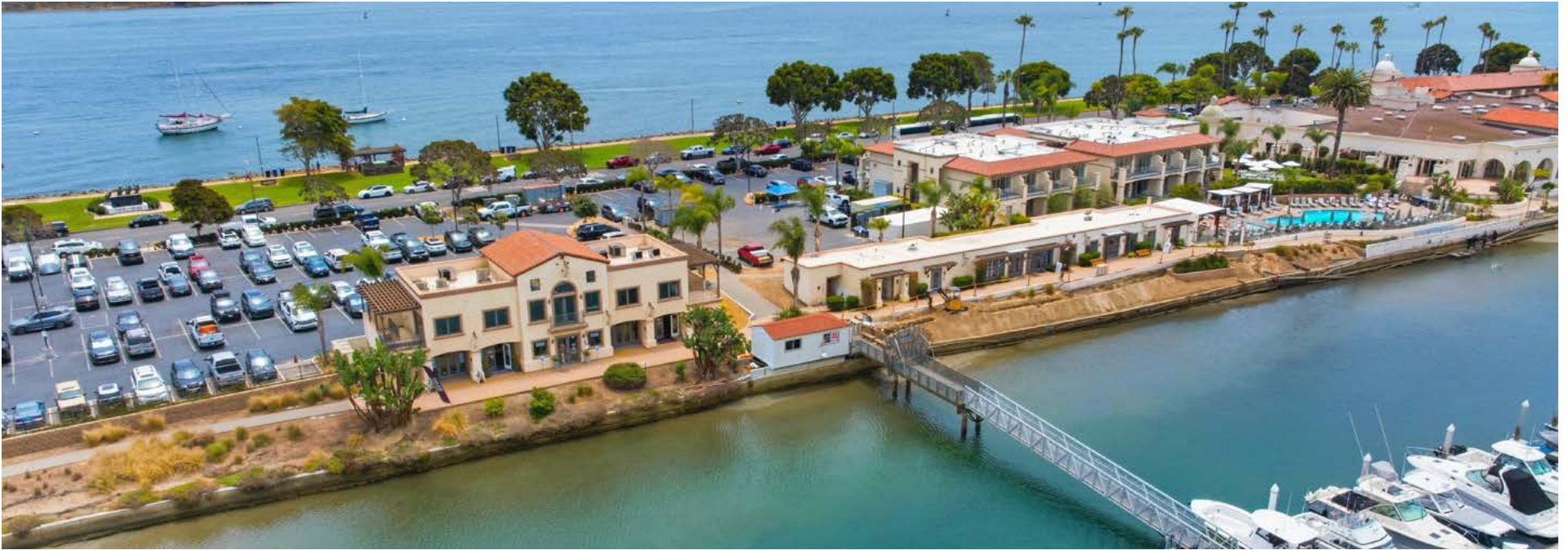
FLOOR PLAN





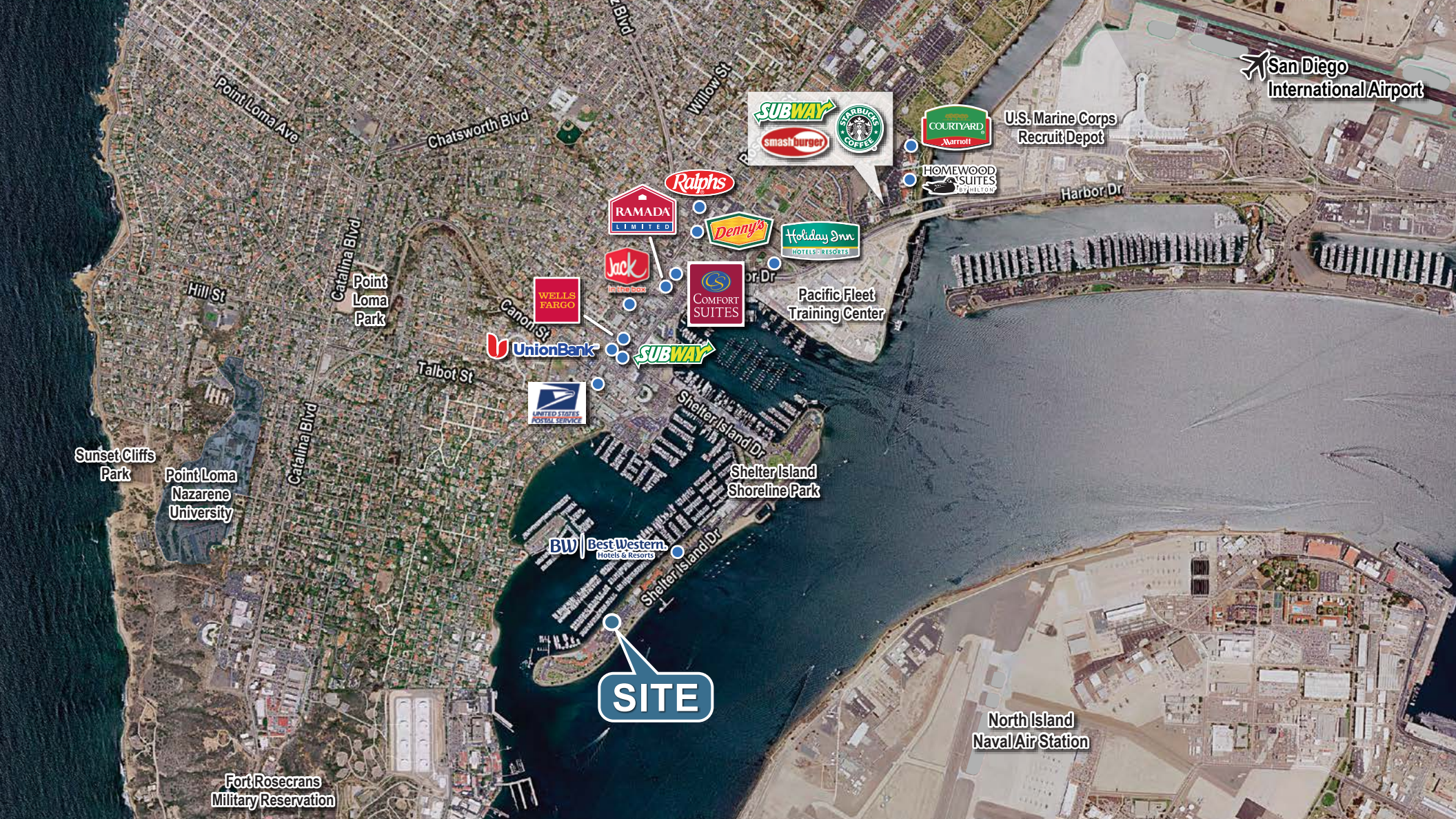


ACCESS TO KONA KAI'S RESORT AMENITIES





DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	2025 Population	4,574	59,081	182,274
	2030 Population Projection	4,642	59,338	185,630
	Median Age	52.7	37	39.5
	Average Household Income	\$137,804	\$119,635	\$107,802
	2025 Households	2,047	22,327	83,749
	2030 Household Projection	2,071	22,396	85,460
	Median Home Value	\$1,122,296	\$1,104,355	\$1,055,220
	Median Year Built	1962	1961	1979



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