

FOR SALE OR LEASE

1210 W. MORENA BLVD.

SAN DIEGO, CA 92110

Commercial Property Offering Memorandum



commercial
facilities
incorporated



TI ALLOWANCE AVAILABLE



EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY



RENTAL RATE \$45,000 Per month, NNN



ASKING PRICE \$9 million



TYPE Commercial



SIZE OF PARCEL 1.15 acres



BUILDING SF 28,022 SF



GROUND FLOOR SF +/- 20,843 RSF



2ND FLOOR SF +/- 7,179 RSF



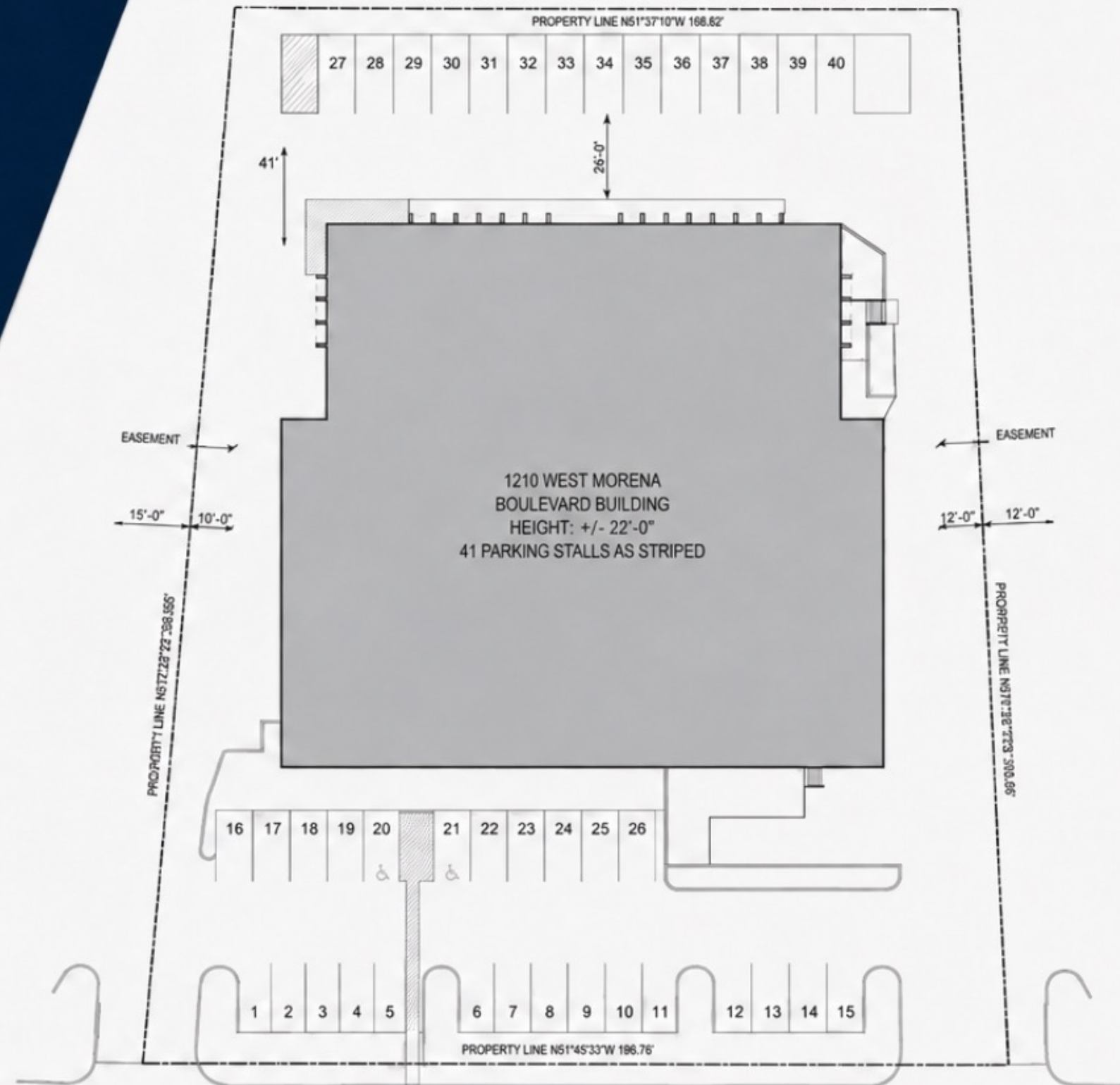
STRUCTURE 21-22 ft clear span



PARKING 41 Spaces / 3 accessible



ZONING CC-3-7 (Subject to the
Morena Corridor
Specific Plan)



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PROPERTY VIEWS & DEMOGRAPHICS



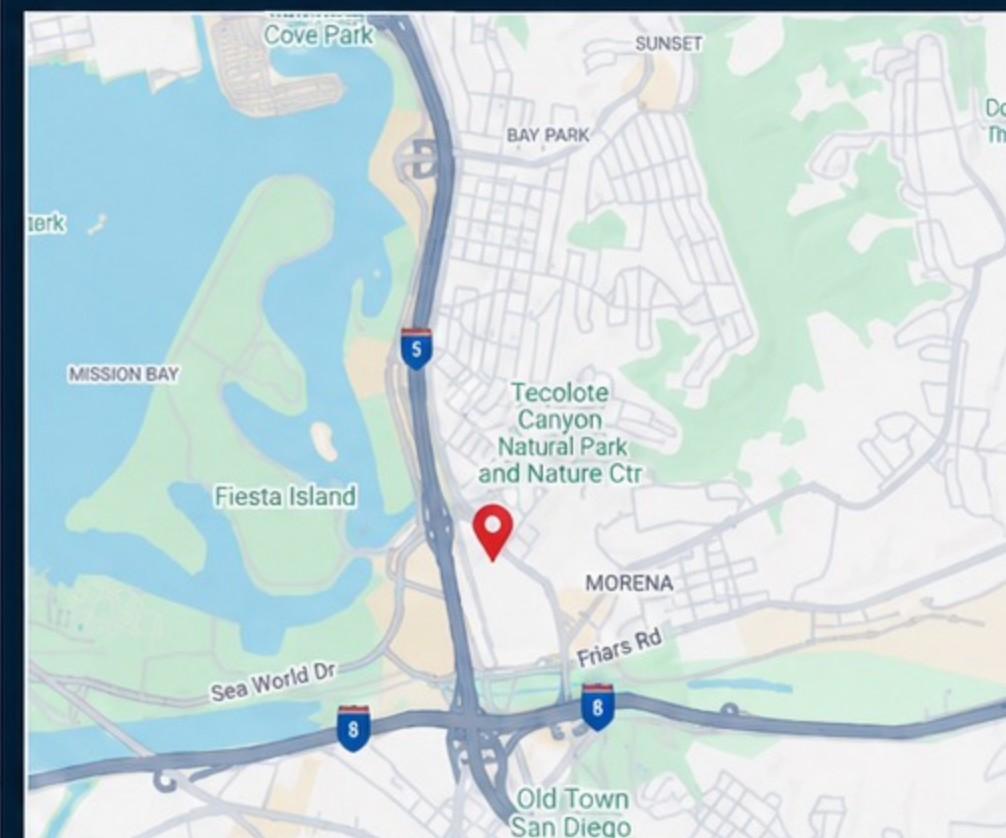
DEMOGRAPHICS

Population:

One Mile Radius:	14,437
Three Mile Radius:	146,189
Five Mile Radius:	414,163

Average Household Income:

One Mile Radius:	\$99,969
Three Mile Radius:	\$114,989
Five Mile Radius:	\$117,376



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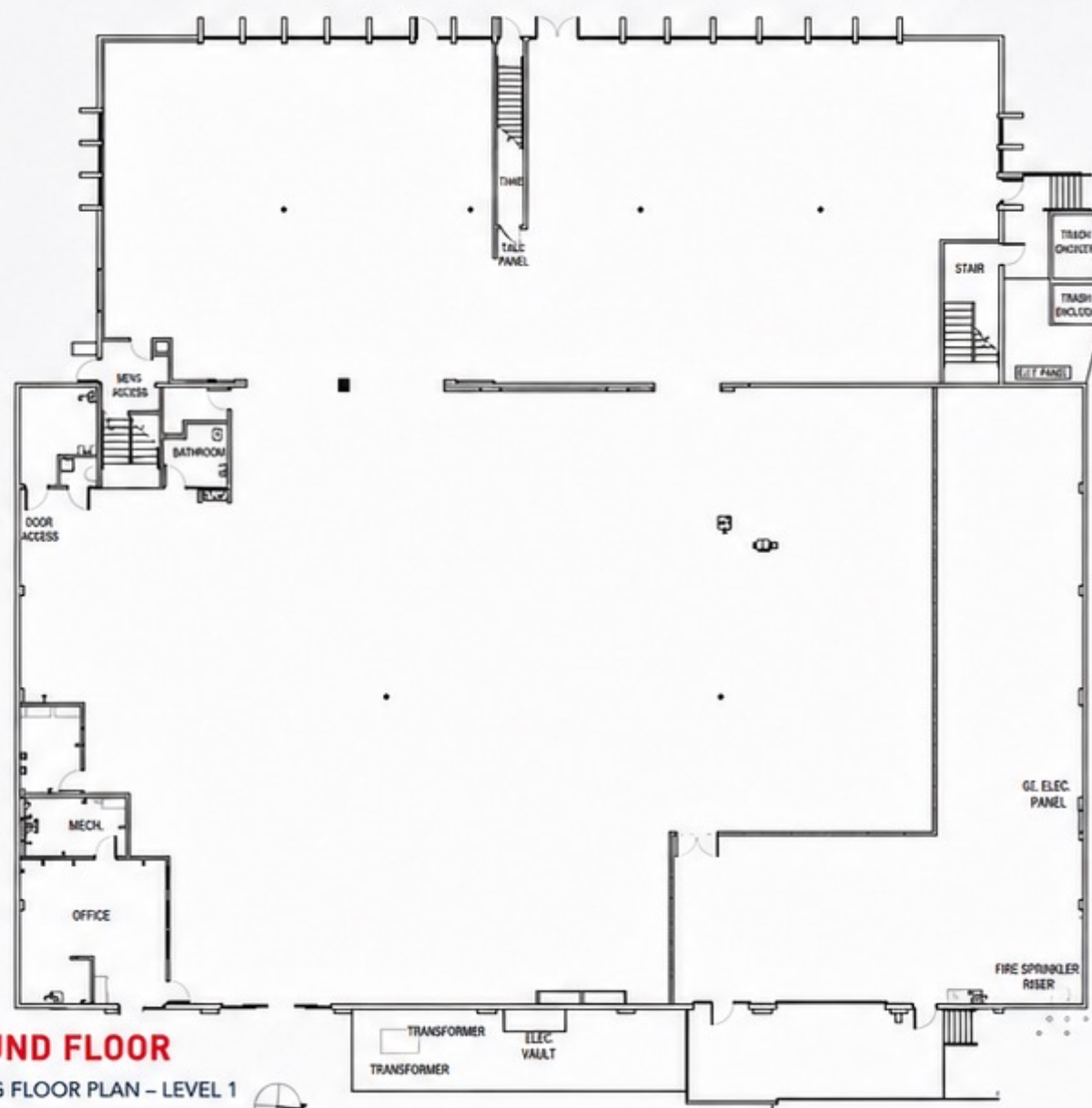
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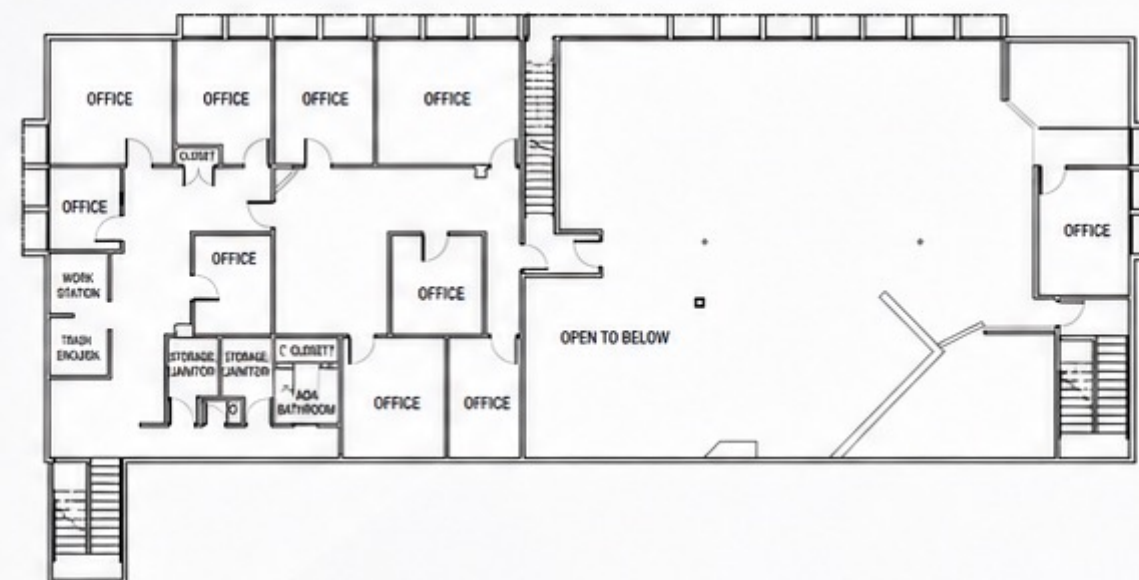
FLOOR PLAN



GROUND FLOOR

EXISTING FLOOR PLAN – LEVEL 1

SCALE: 1/8" = 1'-0"



SECOND FLOOR

EXISTING FLOOR PLAN – LEVEL 2

SCALE: 1/8" = 1'-0"

*Landlord willing to remove second floor
in lieu of TI Allowance



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INVESTMENT HIGHLIGHTS



Excellent Accessibility and Visibility:
The property is located on W Morena Blvd. with approximately 14,000 vehicles passing the site daily [CalTrans-2019].



Close Freeway Proximity:
Less than 0.3 mi. from I-5 and 0.7 mi. from I-8.



Easy Ingress and Egress:
Two access points in front of building.



Main Thoroughfare:
Located between Tecolote Rd and Friars Rd.



Public Transit:
Three-minute walk to Tecolote Trolley Station.



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AERIAL OVERVIEW



Disclaimer:

The information contained herein is provided for general informational purposes only and is accurate to the best of our knowledge. However, it should not be considered a comprehensive or fully accurate summary of the Property or any related documents. All interested parties are encouraged to conduct their own due diligence and verification of the information provided before making any decisions. The information is subject to change without notice, and no warranties or representations, express or implied, are made regarding its completeness or accuracy.



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