



# Rancho San Diego Medical-Professional Plaza

## MEDICAL OFFICE SUITES AVAILABLE FOR LEASE



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# 10225

## AUSTIN DRIVE

RANCHO SAN DIEGO, CA 91978

## THE PROPERTY

### DETAILS

- Suite 106: Approx. 1,461 SF Office
- Suite 206: Approx. 1,581 SF Office
- Lease Rate: Contact Agent
- ± 25,002 Square Foot Medical / Professional Building
- Lot Size: 2.69 Acres (117,176 SF)
- Current Parking Ratio: 5/1,000 (125 spaces)
- Well-Maintained Property Built in 1988
- Pharmacy Open Onsite
- Elevator Served Building
- Zoned: C-30
- Easy Freeway Access to Highway 94 via Sweetwater Springs Blvd. and I-125

### DEMOGRAPHICS



**86,875**

Population (3 Mile)



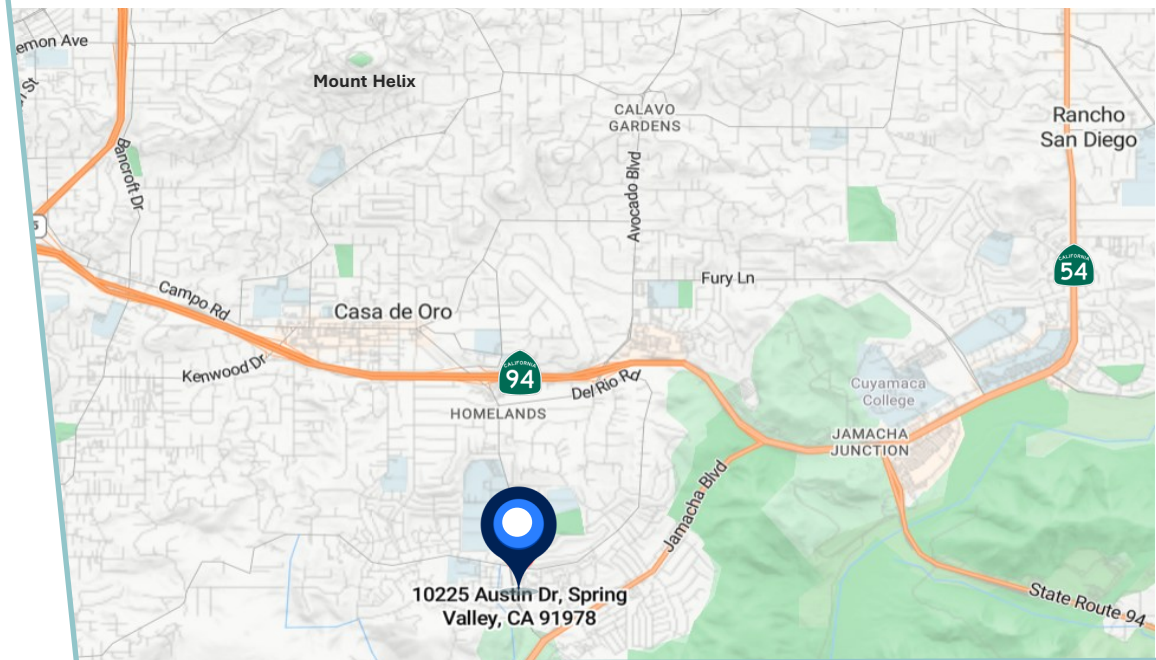
**\$105,176**

Median HH Income



**9,374**

Cars Per Day



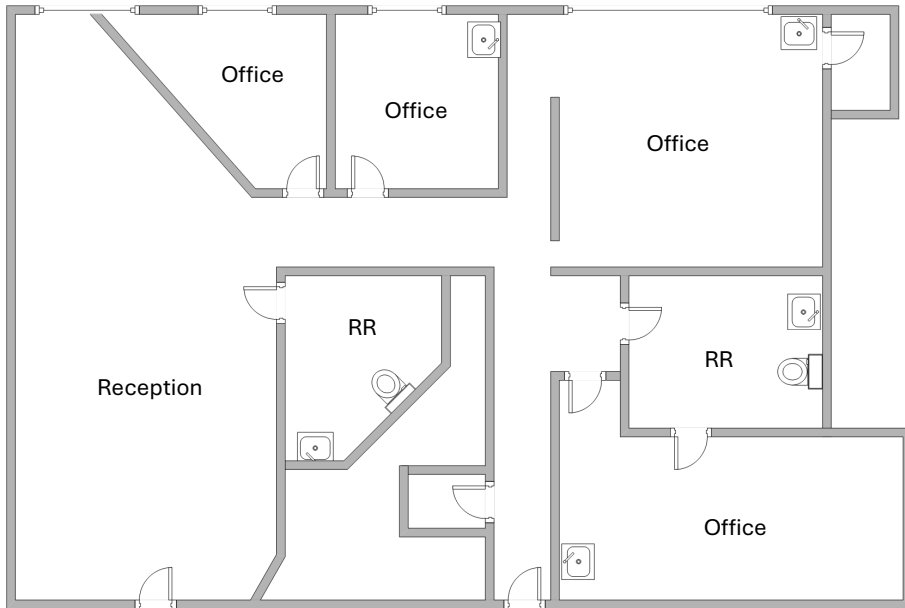
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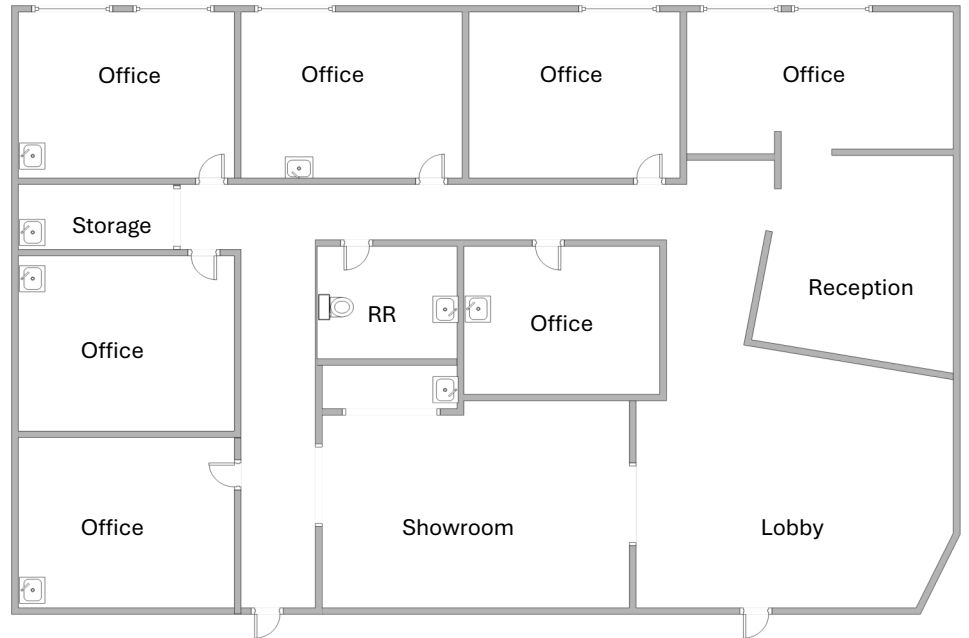
RANCHO SAN DIEGO, CA 91978

### THE FLOOR PLAN

Suite 106: ± 1,461 SF

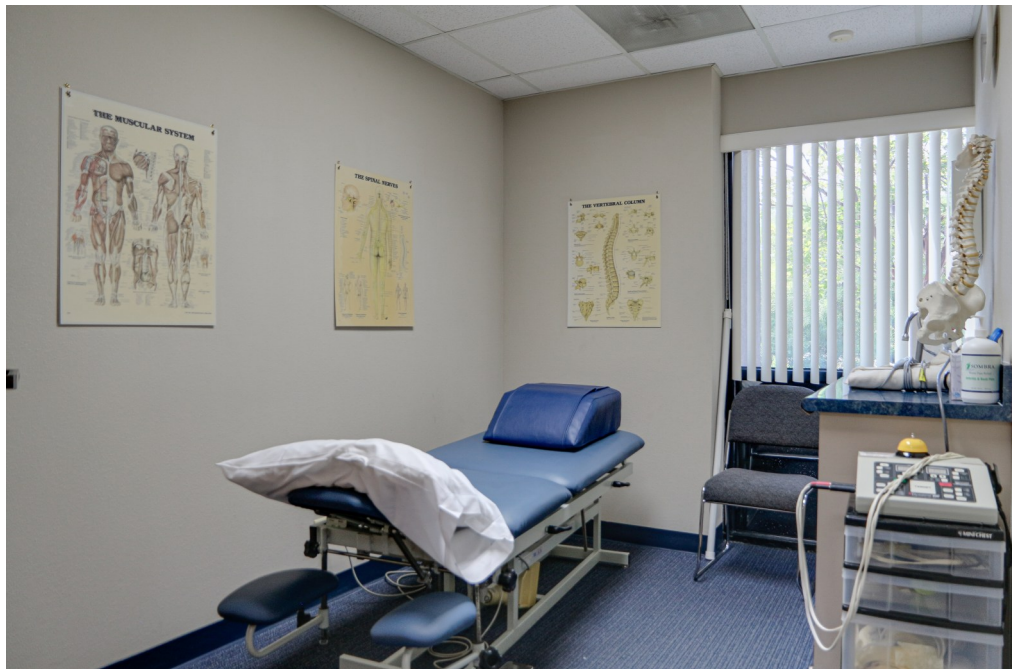


Suite 206: ± 1,581 SF



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