

FOR LEASE: 864 SF OFFICE

OFFICE SPACE AVAILABLE



6630 Flanders Drive, San Diego, CA 92121



619.442.9200

4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123

William Clemeno

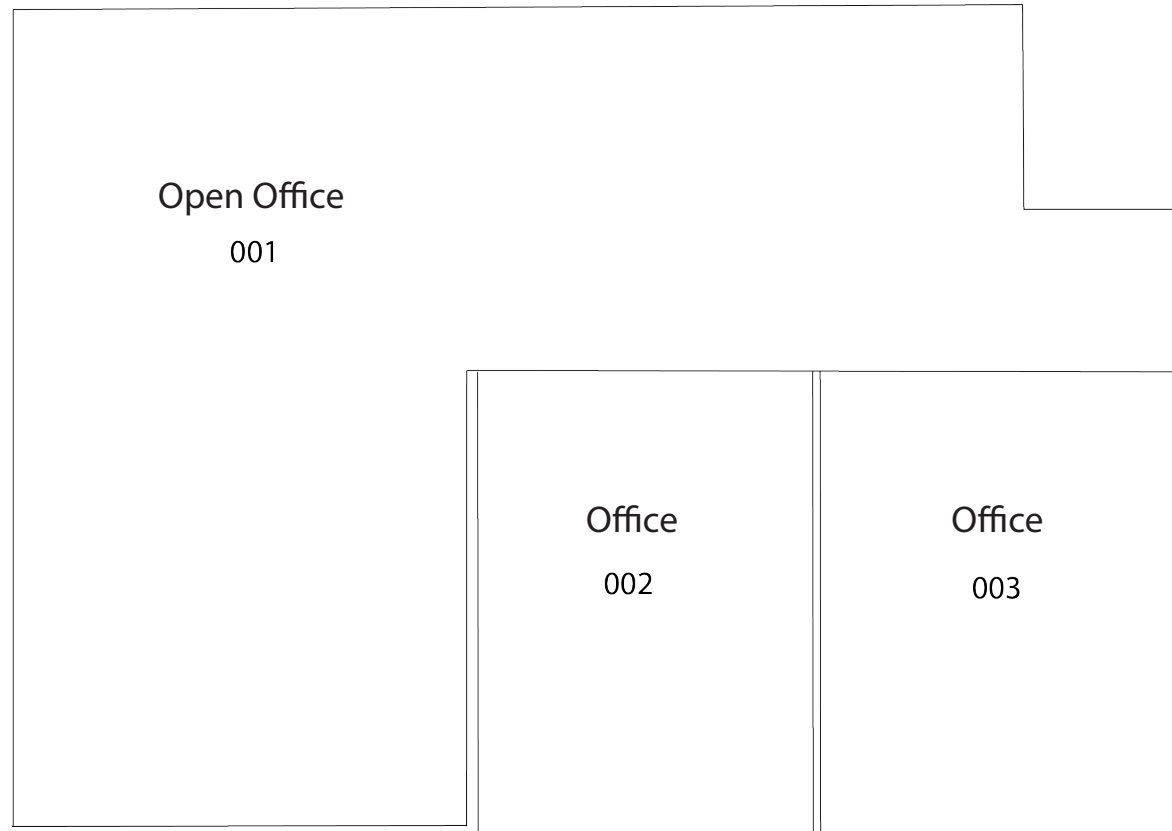
Advisor

CA DRE # 02060538

wclemeno@svn.com

SITE PLAN

SF	DESCRIPTION
864	<ul style="list-style-type: none"> • 2 Private Offices, Open Office & Storage Closet • HVAC, New Carpet & Paint • Cleaning Service Provided Once Per Week • WiFi Login Provided if Needed • Shared Kitchen, Office, Conference Room & Training Room • Flexible Space Use [Office Space Can Be Leased With/ Without Shared Amenities]



LOCATION
<ul style="list-style-type: none"> • Minutes walk from nearby shopping center • Located between I-805 and I-15 freeway



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DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Projection	8,801	90,454	283,400
2020 Estimate	8,601	87,876	274,786
2020 Population Hispanic Origin	1,000	11,911	33,483
2020 Population by Race:			
White	3,022	39,211	150,883
Black	286	3,195	7,636
Am. Indian & Alaskan	52	494	1,262
Asian	4,727	39,822	100,372
Hawaiian & Pacific Island	61	502	999
Other	452	4,652	13,633
2020 Avg Household Income	\$138,914	\$132,846	\$136,036
Median Home Value	\$701,028	\$696,090	\$767,429



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AERIAL MAP



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PROPERTY PHOTOS



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SITE PLAN | PARKING PLAN



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