Showroom Space For Lease

5710 Kearny Villa Rd, Suite 103 San Diego, CA 92123



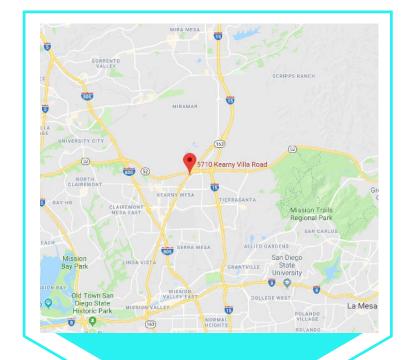


Erik Egelko | Vice President 805.415.1914 | erik.egelko@svn.com DRE #01984056 Max Reynolds | Senior Advisor 619.672.9970 | max.reynolds@svn.com DRE #02046689



Overview

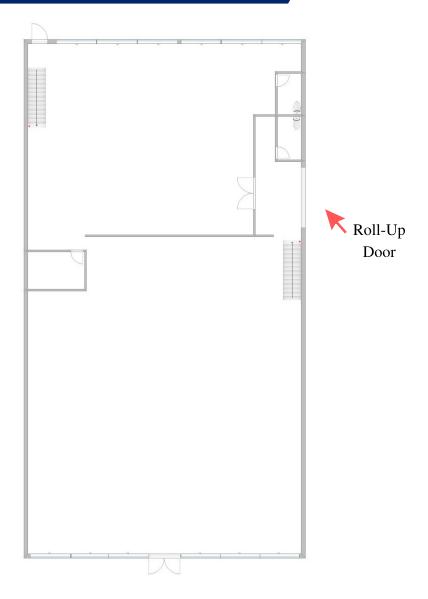
- +/- 8,810 SF Total
- +/- 6,540 SF Ground Floor
- +/- 2,270 SF Mezzanine
- \$1.10/SF/month NNN (~\$0.24/SF)
- Excellent Freeway Visibility
- Building Signage Available
- End-Cap Unit
- Roll-Up Door

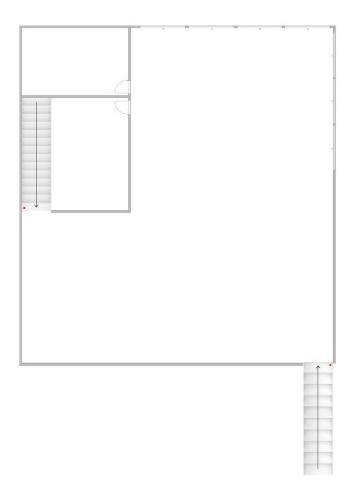




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Site Plan





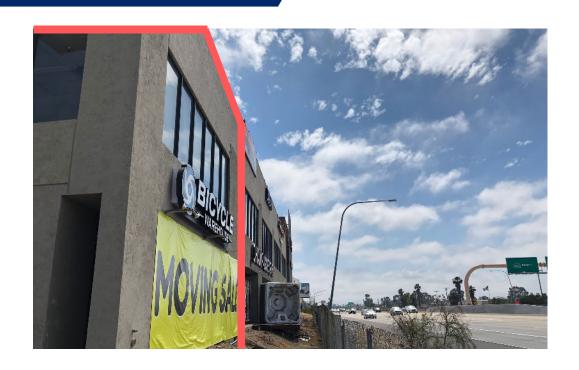
Ground Floor +/- 6,540 SF

Mezzanine +/- 2,270 SF

NOT DRAWN TO SCALE

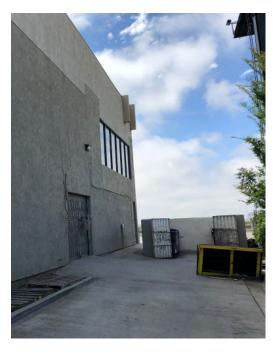
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Pictures









Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	5,399		77,855		272,836	
2019 Estimate	4,858		74,936		261,915	
2010 Census	2,405		67,224		230,936	
Growth 2019 - 2024	11.14%		3.90%		4.17%	
Growth 2010 - 2019	102.00%		11.47%		13.41%	
Households						
2024 Projection	2,476		28,814		107,194	
2019 Estimate	2,230		27,748		103,184	
2010 Census	1,113		24,946		92,478	
Growth 2019 - 2024	11.03%		3.84%		3.89%	
Growth 2010 - 2019	100.36%		11.23%		11.58%	
Owner Occupied	1,218	54.62%	14,610	52.65%	49,378	47.85%
Renter Occupied	1,012	45.38%	13,139	47.35%	53,806	52.15%
2019 Households by HH Income	2,230		27,749		103,185	
Income: <\$25,000	204	9.15%	3,051	10.99%	13,265	12.86%
Income: \$25,000 - \$50,000	385	17.26%	4,903	17.67%	18,952	18.37%
Income: \$50,000 - \$75,000	375	16.82%	5,005	18.04%	18,446	17.88%
Income: \$75,000 - \$100,000	405	18.16%	4,120	14.85%	15,004	14.54%
Income: \$100,000 - \$125,000	283	12.69%	3,311	11.93%	11,759	11.40%
Income: \$125,000 - \$150,000	158	7.09%	2,138	7.70%	8,339	8.08%
Income: \$150,000 - \$200,000	330	14.80%	3,132	11.29%	9,644	9.35%
Income: \$200,000+	90	4.04%	2,089	7.53%	7,776	7.54%
2019 Avg Household Income	\$97,448		\$99,942		\$96,432	
2019 Med Household Income	\$84,321		\$80,555		\$76,549	

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