



UNIQUE OWNER/USER  
INVESTMENT OR LEASING  
OPPORTUNITY

± 10,000 SQUARE FOOT  
INDUSTRIAL BUILDING

2717 BOSTON AVENUE SAN DIEGO, CA 92113

BOSTON AVENUE

SOUTH 27TH STREET

REX HUFFMAN

Vice President/Partner | Lic. #00648675

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**Voit**

REAL ESTATE SERVICES



**10,000 SF**  
Building Size



**0.32 ACRES**  
Land Size



**538-821-39**  
Parcel Number



**10 FREE**  
Surface Parking  
Spaces



**1/2 MILE**  
Naval Station  
Shipyards



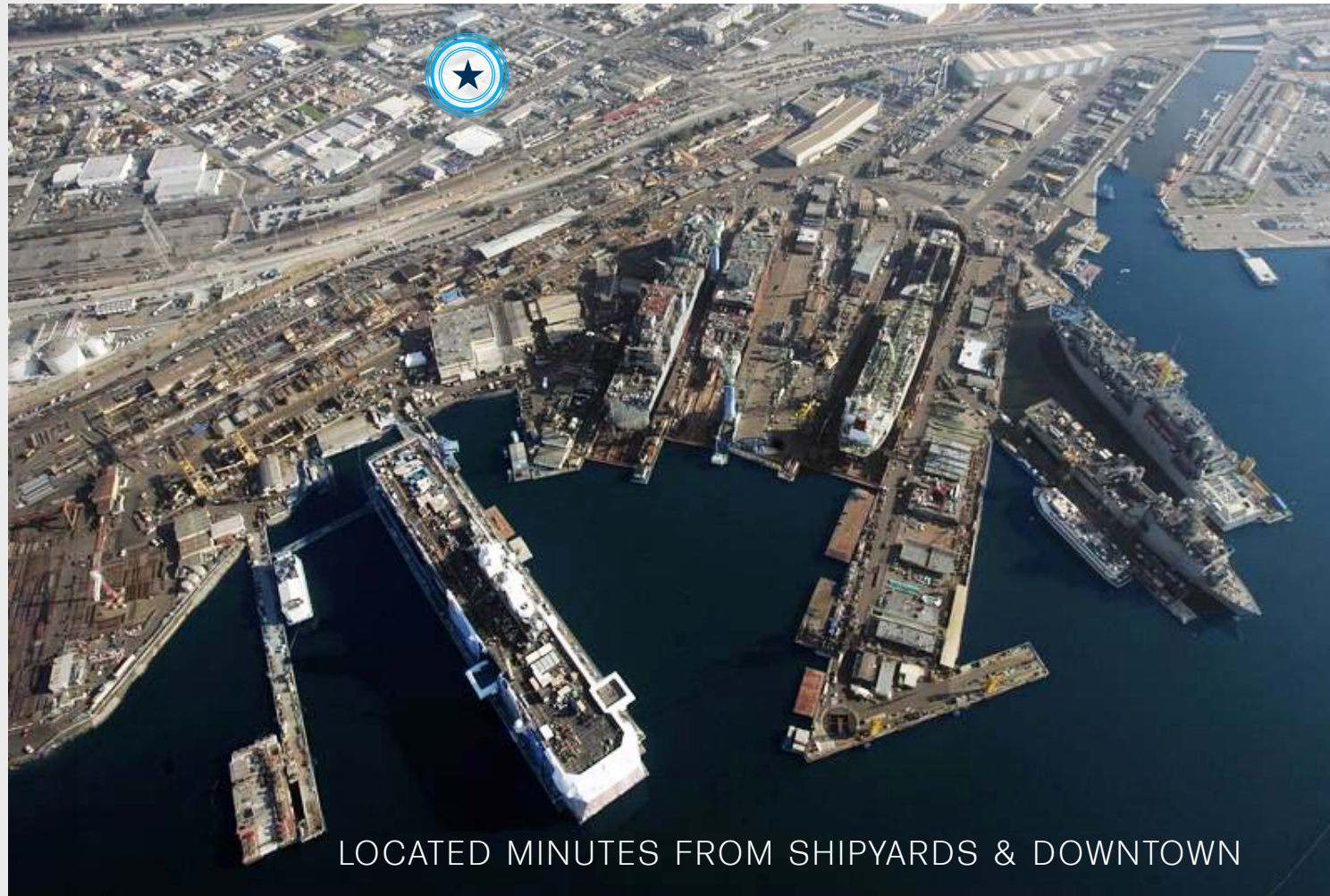
**INTERSTATE 5**  
Freeway Visible



**1/2 MILE**  
Harborside Transit  
Station

## Property Details

- » ±10,000 SF building for sale or lease
- » 2 grade level and 2 dock high doors
- » ±18' clear height with clear span
- » Lease Rate: \$1.10/SF NNN Per Month
- » Heavy power with gas to the site
- » Located in a HUB Zone & Opportunity Zone
- » Excellent access to I-5, I-15 and Hwy-94
- » Sale Price: Contact Listing Broker





PROMINENT  
BOSTON AVENUE  
STREET FRONTAGE

AVAILABLE  
NOW



YOUR NAME HERE

Tarantino  
WHOLESALE FOOD DISTRIBUTORS

CUSTOMER  
PARKING ONLY

2707

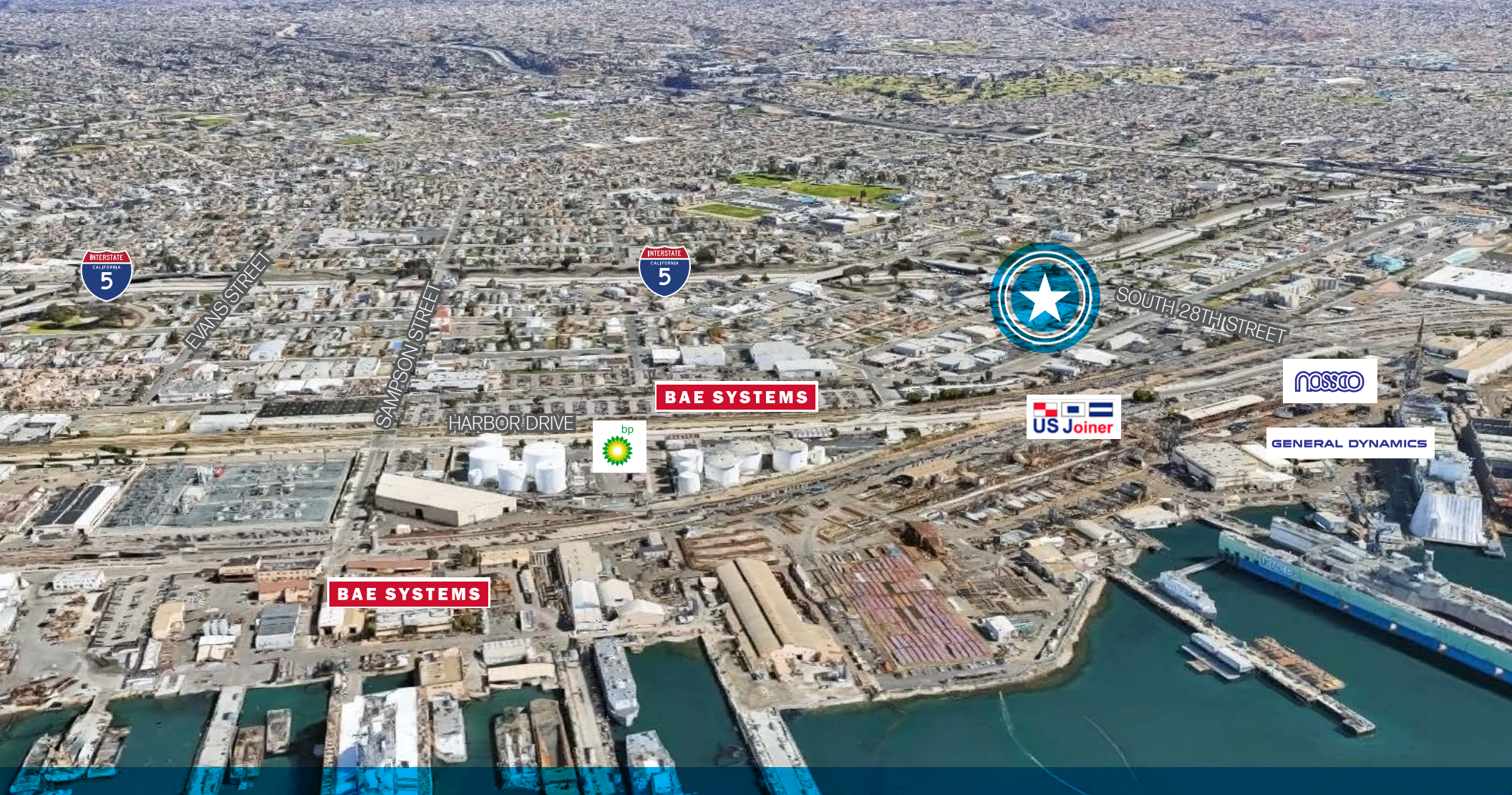


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	25,324	201,123	483,973
2024 Population:	25,983	207,687	495,237
Pop Growth 2019-2024:	2.60%	3.26%	2.33%
Households			
2019 Total Households:	4,870	71,207	172,748
HH Growth 2019-2024:	3.31%	4.31%	2.65%
Median Household Inc:	\$32,073	\$53,416	\$53,591
Median Home Value:	\$413,204	\$533,399	\$454,023

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic	Distance
Main Street	S 27th Street	8,079	0.05
S 28th Street	Boston Avenue	22,820	0.09
S 28th Street	Main Street	16,865	0.13
S 28th Street	I-5 Ramp	14,165	0.13
S 28th Street	Colton Avenue	14,925	0.13
I-5	S 28th Street	6,139	0.17
National Avenue	S 28th Street	14,220	0.18
Schley Street	Main Street	5,496	0.18



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