

**3489**

**KURTZ STREET**



**±333 SF TO ±5,850 SF GROUND FLOOR OFFICE/RETAIL/INDUSTRIAL/FLEX SPACE AND  
±5,850 SF SECOND FLOOR CREATIVE OFFICE SPACE  
AVAILABLE FOR LEASE**

BRANDON KEITH

858.458.3326 | Lic. #01177792 | bkeith@voitco.com

RYAN BRACKER

858.458.3355 | Lic. #01353870 | rbracker@voitco.com

***Voit***

REAL ESTATE SERVICES

**3489**  
**KURTZ STREET**

FIRST FLOOR  
 OFFICE/RETAIL  
 INDUSTRIAL/FLEX

±333 SF - ±2,681 SF

SECOND FLOOR  
 CREATIVE OFFICE

±5,850 SF  
 (DIVISIBLE TO ±3,150 SF  
 & ±2,700 SF)

LEASE RATE  
 \$1.40-1.55 NNN PSF/MO  
 (NNN'S = \$0.25)

PRICE NEGOTIABLE FOR ±333 SF



**BUILDING SIZE**

±16,475 SF Total

**AVAILABLE SPACE**

±333 SF to ±11,700 SF

**DIVISIBILITY**

Multiple options from  
 ±333 SF up to ±5,850 SF

**LAND SIZE**

±0.78 Acres

**PARKING**

Office & Retail: ±3.22/1,000 SF  
 Industrial/Flex: ±2/1,000 SF

**ZONING**

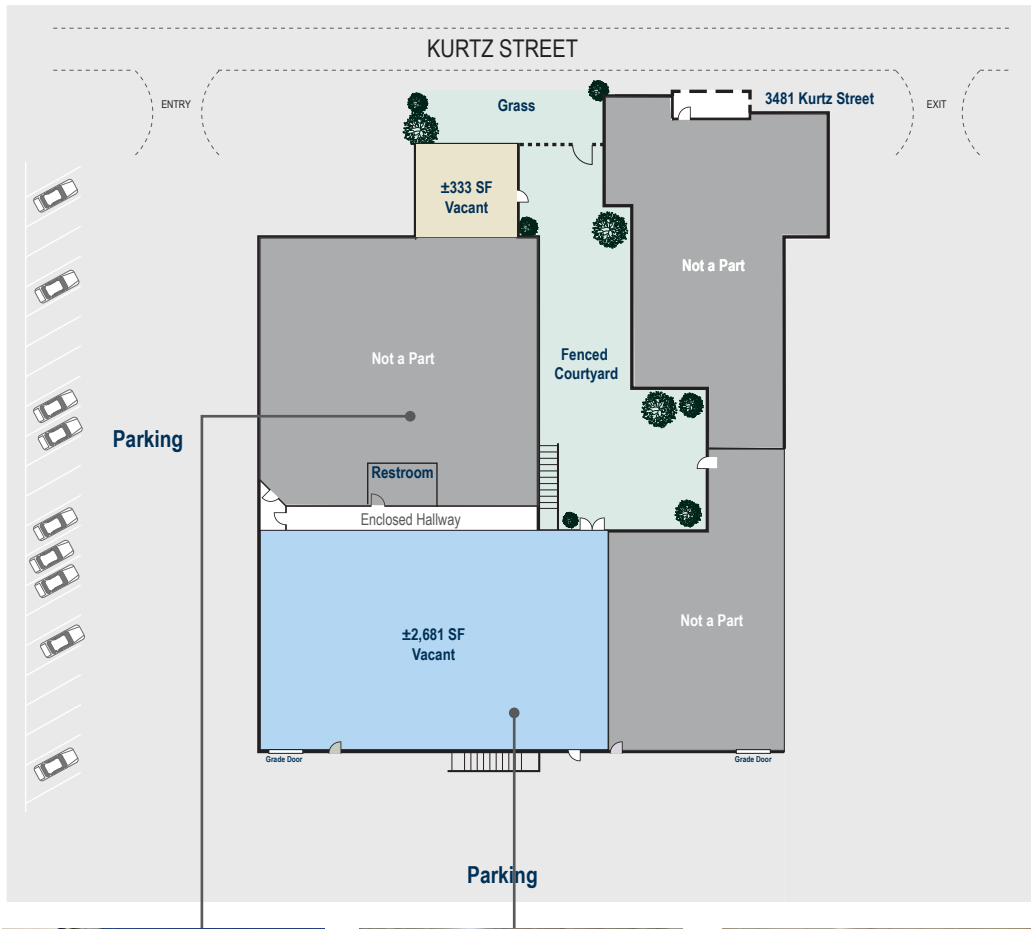
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**ELEVATOR**

No

**PARCEL NUMBER**

441-330-12



## 3489 KURTZ STREET

- ±2,681 SF Industrial/Flex Unit  
Open ceiling, work area with loading door  
Lease Rate: \$1.40 NNN PSF/Mo
- ±333 SF Retail/Office Unit  
Open, all glass work area  
Lease Rate: Negotiable



SECOND FLOOR PLAN: ±5,850 SF (DIVISIBLE TO ±3,150 AND ±2,700 SF)



KURTZ STREET



**BUILDING SIGNAGE AVAILABLE**



**OPEN FLOOR PLAN**



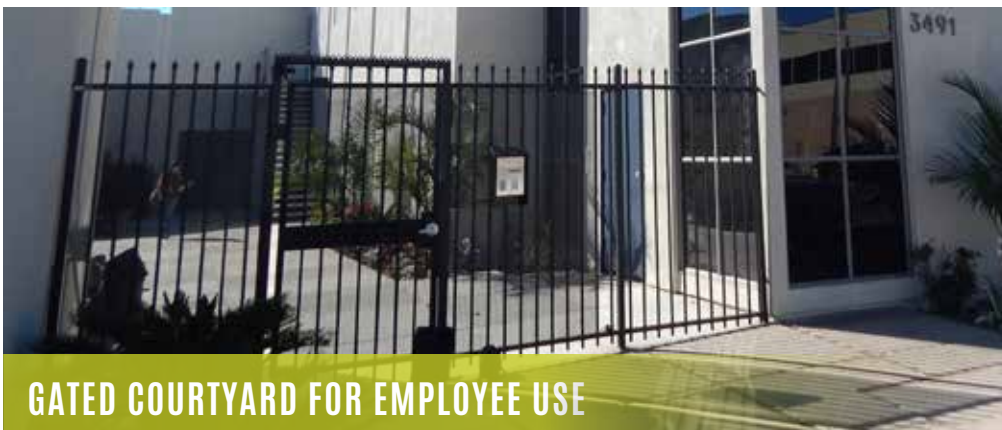
**ABUNDANT PARKING**



**EXPOSED WOOD BEAMS & CEILING**



**GATED COURTYARD FOR EMPLOYEE USE**



**OPERABLE WINDOWS**







SPORTS ARENA BOULEVARD

SUBJECT  
PROPERTY

VALLEY VIEW  
CASINO

KURTZ STREET

HANCOCK STREET

CONTACT

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bkeith@voitco.com

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rbracker@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

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