

For Sale
or Lease

4875-4879

VIEWRIDGE AVENUE

SAN DIEGO, CA 92123



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Viewridge Avenue, San Diego, CA 92123

For Sale:

Owner-User can occupy 53%-100%

OPTION A:
Occupy Approx. 8,788 RSF (53%)

OPTION B:
Approx. 10,393 SF (63%)

OPTION C:
Approx. 16,600 SF

PURCHASE PRICE **\$4,477,777 (\$269.75/SF)**

For Lease

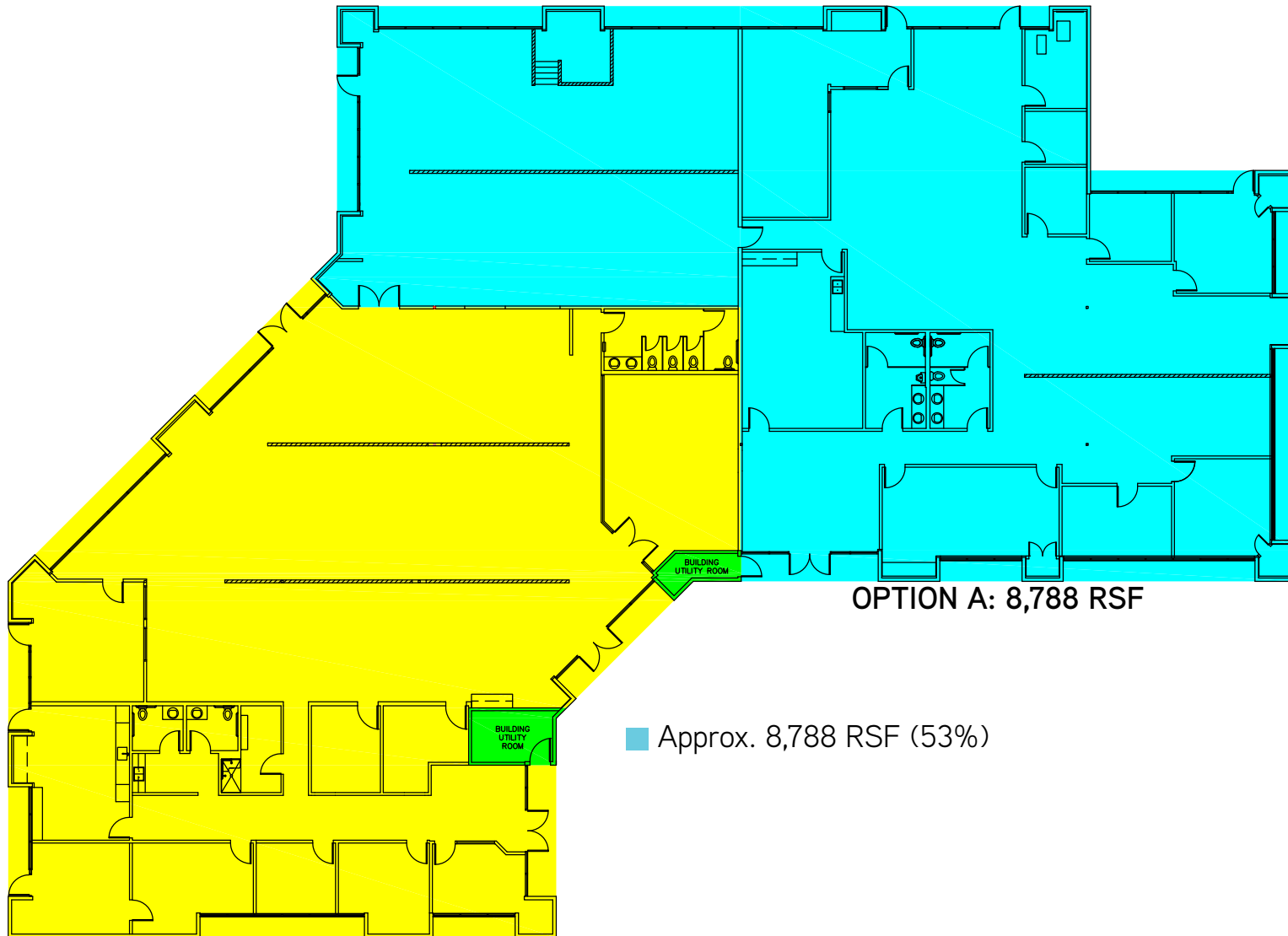
| SQUARE FEET | ASKING RATE | COMMENTS |
|------------------------|---------------------------------|---|
| OPTION A: 6,159 RSF | \$2.05/SF/ Month + Utilities | Reception, private offices, break room, conference room, copy/storage room and open office area |
| OPTION B: 7,764 RSF | \$2.05/SF/ Month + Utilities | Private offices, open office area and locker room/shower |



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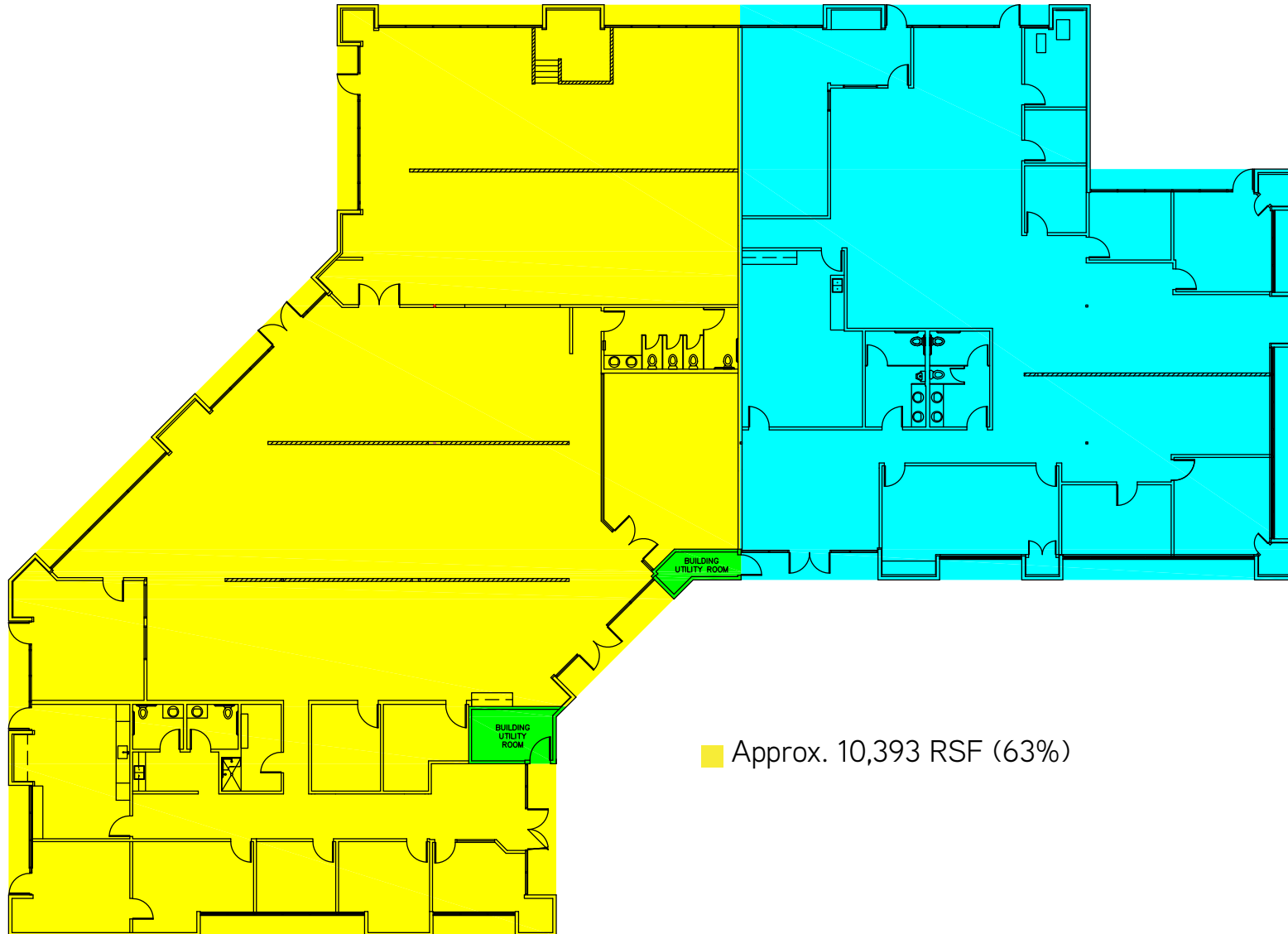
SALE OPTION A



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SALE OPTION B

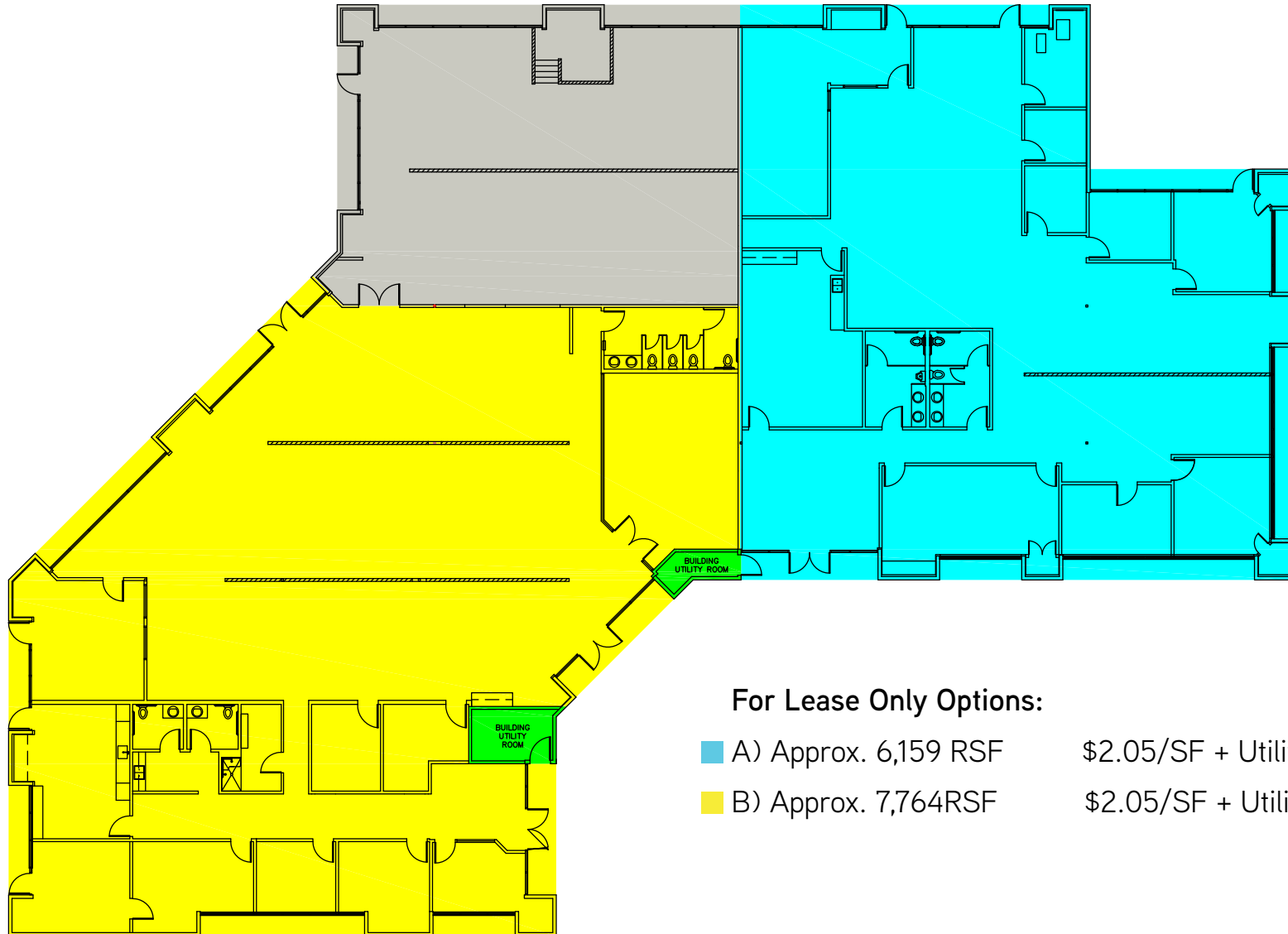


OPTION B: 10,393 RSF (63%)

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LEASE OPTIONS



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FOR SALE OR LEASE > IDEAL KEARNY MESA LOCATION

Property Details

| | |
|------------------------------|---|
| Building Description: | Kearny Mesa Office Building |
| SF: | ±16,600 Gross SF ±16,552 Rentable SF ±16,383 Usable SF |
| Land Area: | ±2.28 acres |
| Year Built: | 1978 |
| Construction: | Concrete tilt-up |
| Zoning: | IL-2-1, allowed for mix use of office and light industrial uses |
| APN: | 369-202-14-00 |

Features

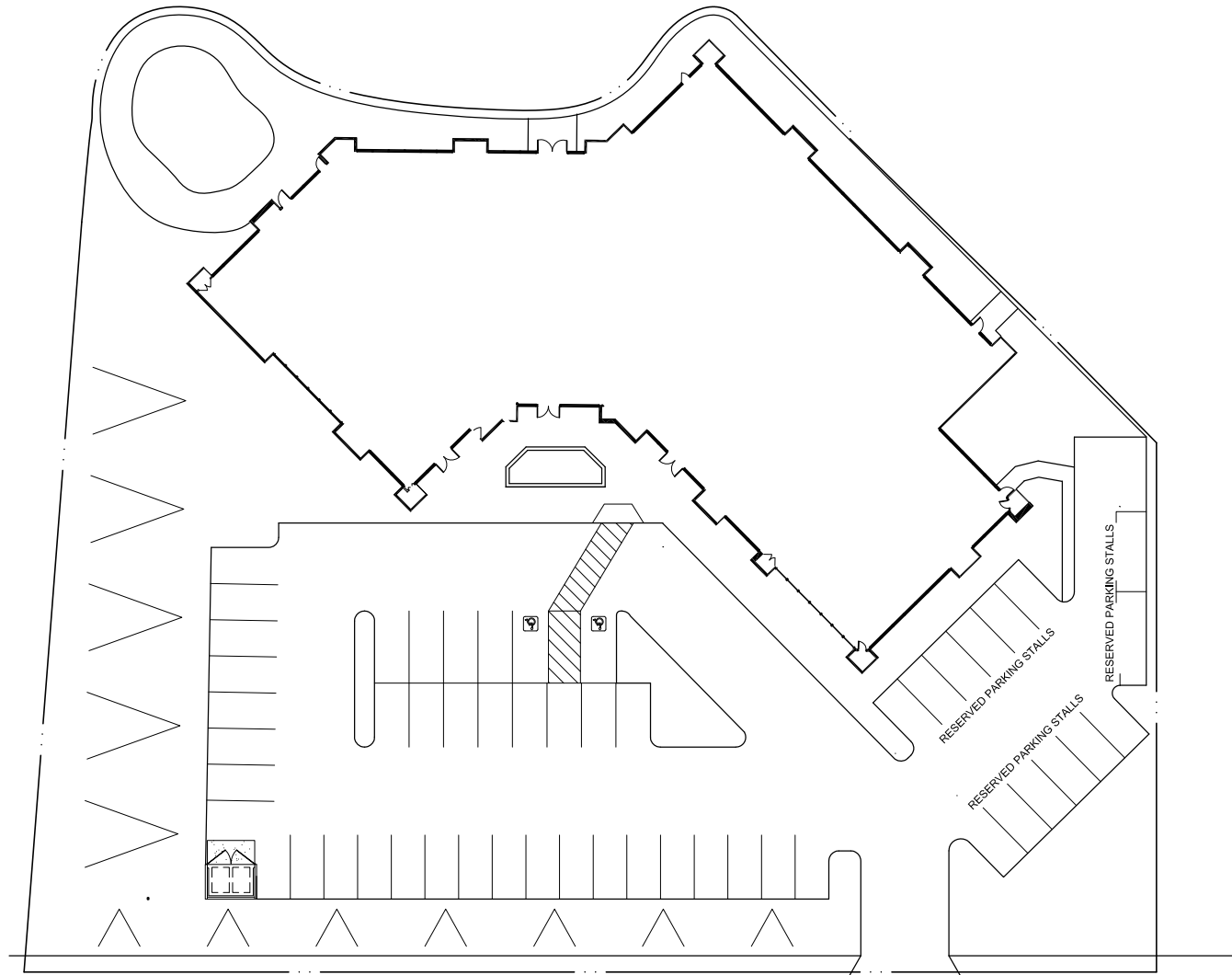
- » Opportunity for user to occupy with rental income to offset expenses
- » Highly improved suites with above standard finishes
- » 24/7 HVAC access (parking units)
- » 3.25/1,000 parking ratio, 54 parking spaces including 2 Handicapped (tremendous street parking opportunity directly in front of the building)
- » 6 electric meters
- » Freeway visible signage from I-15
- » Easy access to all major freeways
- » Attractive views to the East



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SITE PLAN



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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LOCATION



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