

FOR LEASE  
SORRENTO MESA



LUSK BLVD



±1,469 SF



MIRA MESA BLVD ±49,000 ADT



**FLOCKE &  
AVOYER**  
Commercial Real Estate



SEEKING CO-TENANT FOR  
STARBUCKS DRIVE-THRU  
5969 LUSK BOULEVARD, SAN DIEGO, CA 92121





# PROPERTY DESCRIPTION

- ▶ Availability: ±1,469 SF
- ▶ Co-Tenant with Starbucks drive-thru and Jersey Mikes
- ▶ Directly across parking lot from:
 

 COUNTRY <small>INN &amp; SUITES BY RADISSON</small> 180 ROOMS	 Holiday Inn Express 79 ROOMS
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- ▶ Huge daytime population and average household income close to \$200,000
- ▶ Located in the heart of Sorrento Mesa's core Class A office corridor
- ▶ Great visibility to heavily trafficked Mira Mesa Boulevard with ±49,000 ADT
- ▶ Easy walk ability from dense adjacent office buildings
- ▶ Pedestrian access to site from Mira Mesa Boulevard



\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



# SORRENTO MESA

## TECHNOLOGY AND BUSINESS DISTRICT

Sorrento Mesa is home to many high tech, biotech, IT, health and commercial companies, totaling over 10 million SF of office space.



**TRAFFIC COUNTS**  
 Lusk Boulevard: 11,000  
 Mira Mesa Boulevard: 49,000  
 I-805: 179,000



**AVERAGE HHI**  
 1 Mile: \$194,875  
 2 Miles: \$136,462  
 3 Miles: \$135,363



**DAYTIME POPULATION**  
 1 Mile: 29,843  
 2 Miles: 74,928  
 3 Miles: 175,742

\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.







## FOR LEASING INFORMATION

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