

FLOCKE & AVOYER

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



# **PROPERTY DESCRIPTION**

Availbility: ±1,469 SF

Co-Tenant with Starbucks drive-thru and Jersey Mikes

Directly across parking lot from:



79 ROOMS

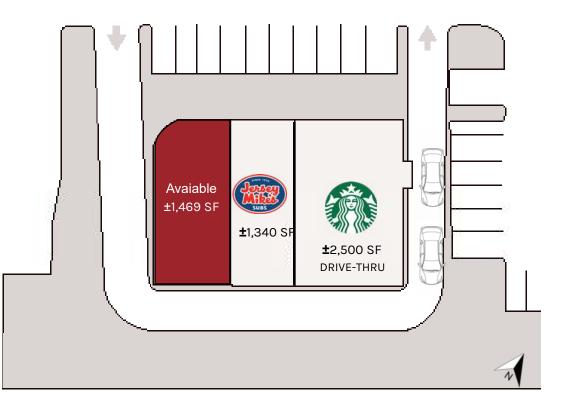
Huge daytime population and average household income close to \$200,000

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 improve-ments are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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### **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.



## 6-3 TRAFFIC COUNTS Lusk Boulevard: 11,000 Mira Mesa Boulevard: 49,0C I-805: 179,000 AVERAGE HHI 1 Mile: \$194,875 2 Miles: \$136,462 3 Miles: \$135,363 $\bigcirc$ 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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