

Mira Mesa Office Building

10717 Camino Ruiz

San Diego, CA 92126



EXCELLENT OFFICE/MEDICAL OPPORTUNITY IN MIRA MESA | ±554 - ±1,700 SF AVAILABLE

KIPP GSTETTENBAUER, CCIM
Senior Vice President
Lic. No. 01405420
858.458.3345
kipp@voitco.com

RYAN KING
Vice President
Lic. No. 01885401
858.458.3322
rking@voitco.com

Voit
REAL ESTATE SERVICES

10717
CAMINO
RUIZ



PROPERTY FEATURES

ADDRESS: 10717 Camino Ruiz

PROPERTY TYPE: Office/Medical

SF AVAILABLE: Suite 215 & 220: 1,700 SF
Suite 246: 554 SF
Suite 252: 1,540 SF

LAND SF: 180,774 SF (4.15 AC)

ZONING: CO-1-2, San Diego

APN: 311-320-82

STORIES: Two (2)

LEASE RATE: \$2.50-\$2.75/SF + E

PROPERTY FEATURES

- » Excellent Office/Medical Opportunity
- » 554 - 1,700 SF Office Space Available
- » Close Proximity to Interstate 15
- » Strong co-tenant's including Walgreens, Wells Fargo, Carls Jr., 99 Cent Only, and I-Hop.
- » Strong Demographics and Traffic Counts of over 36,000 cars per day
- » Very walkable location in close proximity to major retailers

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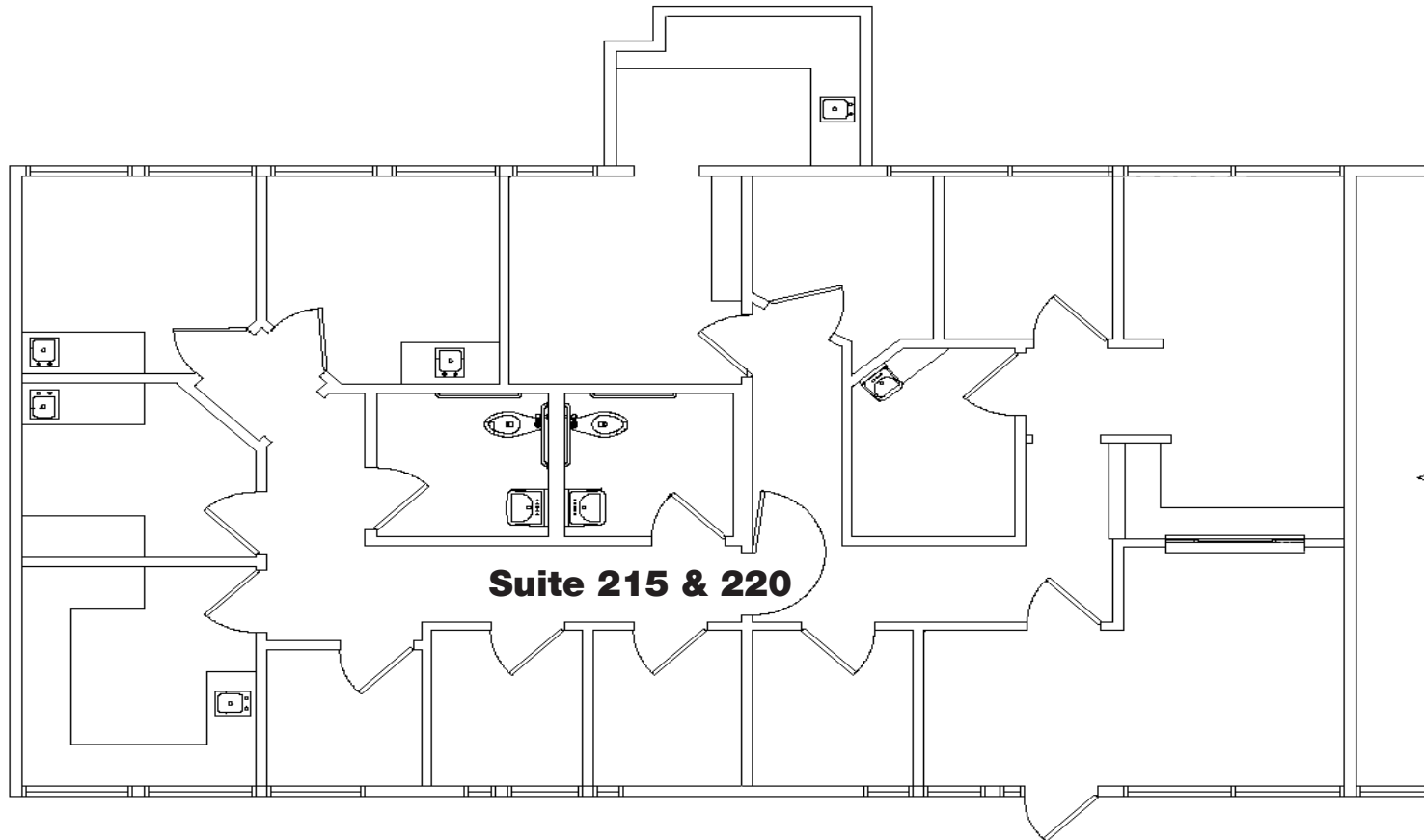
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REAL ESTATE SERVICES

MIRA MESA OFFICE BUILDING

10717 CAMINO RUIZ, SAN DIEGO, CA 92126

FLOOR PLANS - MEDICAL



Suite 215 & 220: 1,700 SF

Lease Rate: \$2.75/SF + E

Available: January 1, 2019

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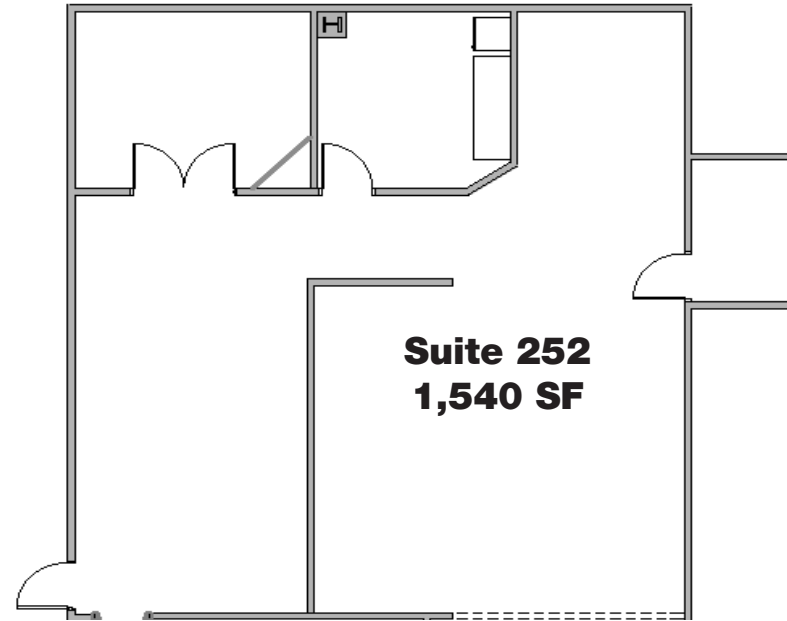
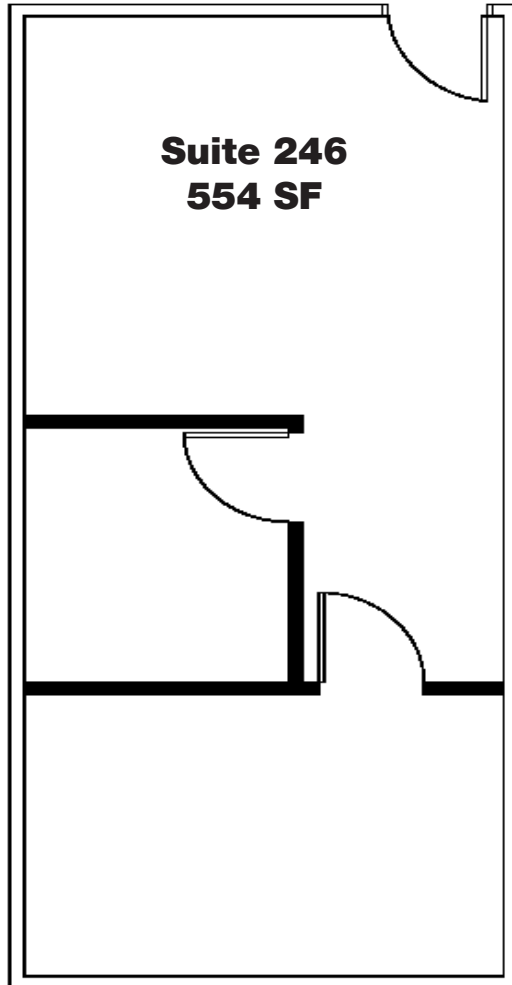
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FLOOR PLANS - OFFICE



Suite 246: 554 SF

Suite 252: 1,540 SF

Lease Rate: \$2.50/SF + E

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SITE PLAN



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QUICK STATS 5 MILE RADIUS (2017)

234,237 RESIDENTS



AVERAGE AGE OF 36



75,255
Households



\$109,552
Median Household Income



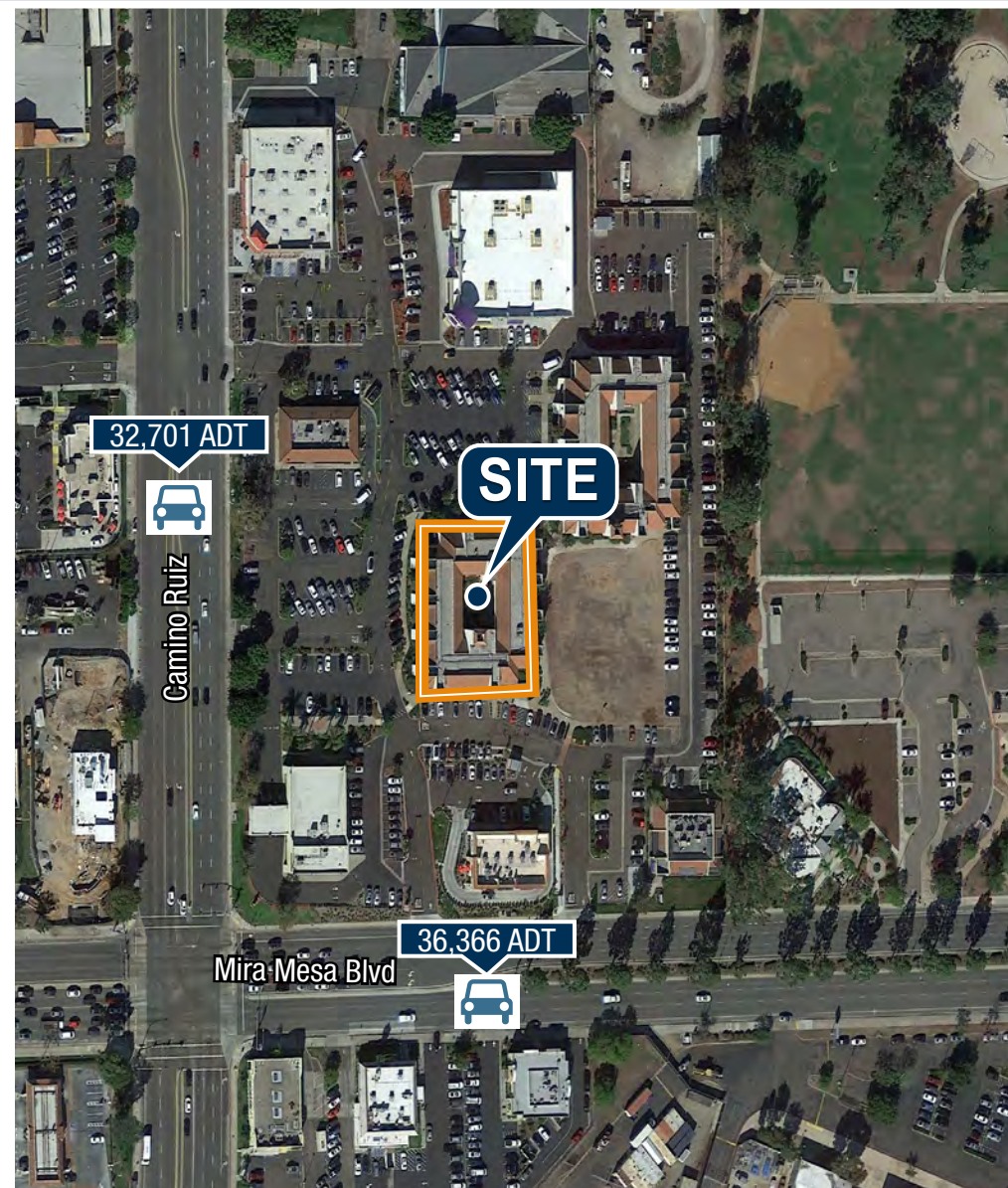
\$624,408
Median Home Value



57%
College Educated

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2016)	35,908	112,889	234,237
Projected Population (2021)	37,995	120,003	248,192
Households	11,329	36,203	75,255
Average Household Size	3.10	3.00	2.90
Median Household Income	\$87,577	\$97,858	\$109,552
Median Home Value	\$405,008	\$471,545	\$624,408



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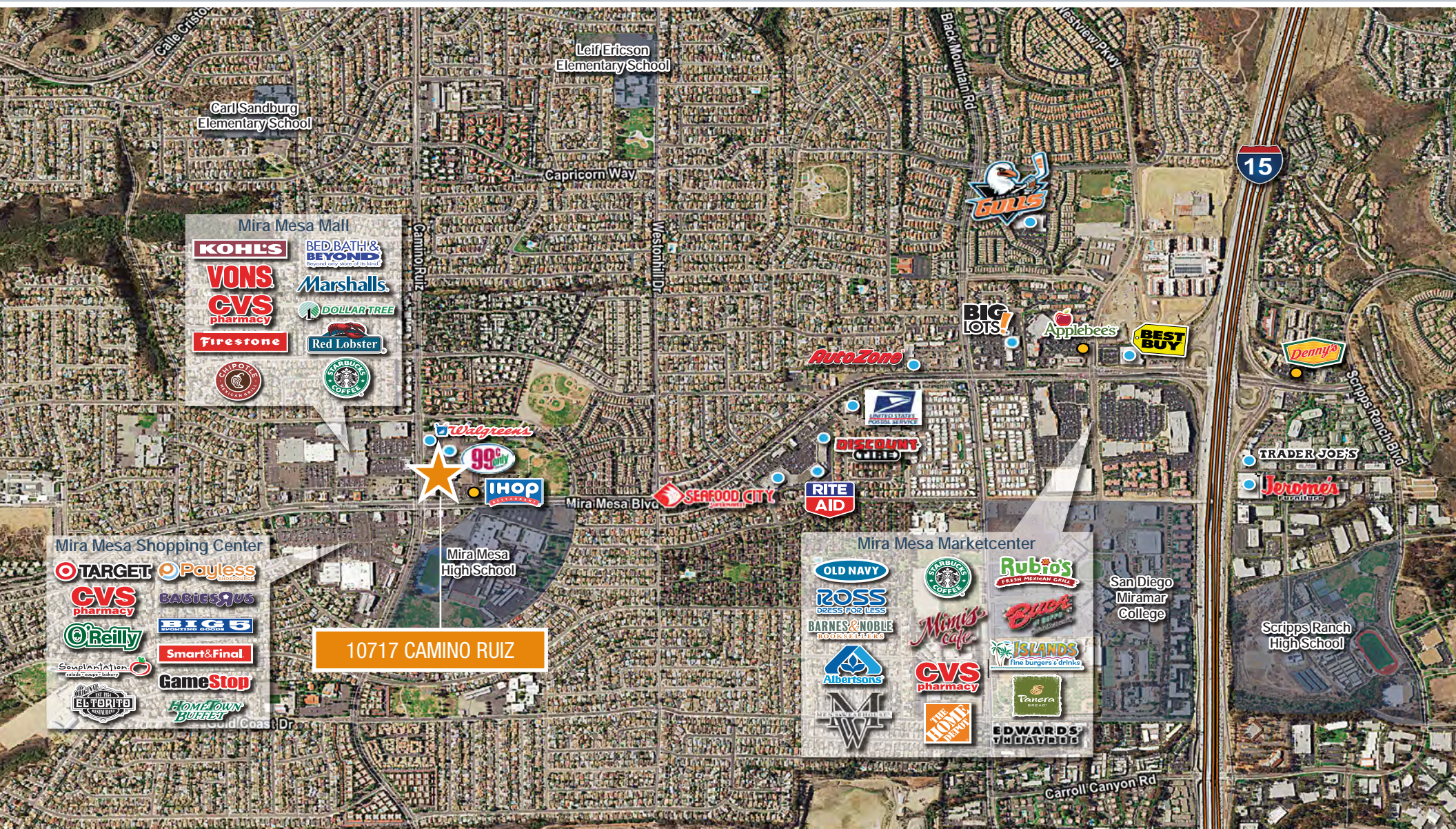
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