### **MISSION BAY** 4730 DRIVE **SAN DIEGO, CA 92109**





## FOR SALE OR LEASE - EXCELLENT RETAIL/OFFICE OPPORTUNITY



## SALE PRICE: \$2,695,000 **GROUND LEASE: \$150,000 ANNUALLY**

## **KIPP GSTETTENBAUER, CCIM**

Senior Vice President 858.458.3345 [Direct] kipp@voitco.com Lic. #01405420

### **PROPERTY DESCRIPTION**

- Rare Owner-User Opportunity
- Excellent Parking in the Rear
- Potential Drive Thru Opportunity with 10 car stacking plan
- Excellent Location with Direct Access to I-5

BUILDING SIZE	±8,000 square feet		
LOT SIZE	±13,967 square feet		
ZONING	Commercial, San Diego		
APN:	417-250-06		

**RYAN KING, CCIM** 858.458.3322 [Direct] rking@voitco.com Lic. #01885401

4747 Executive Dr., Ste 800 | San Diego, CA 92121 858.453.0505 • 858.408.3976 Fax Lic #01991785 | www.voitco.com

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# **MISSION BAY** DRIVE







\*Non-Representative Photo



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## TRAFFIC COUNT



- **Mission Bay Drive**
- Garnet Avenue
- Interstate 5





### POPULATION [UP TO 5 MILES]

- 350,338

NO. (	OF	HO	USE	HOL	DS
UP TO	5 MI	LES]			

147,500



HOUSEHOLD INCOME [UP TO 5 MILES]

• \$98,334

## HOUSEHOLD SIZE

[UP TO 5 MILES]

• 2.20

MEDIAN AGE [UP TO 5 MILES]

• 37.70

### HIGHER EDUCATION [BACHELOR DEGREE & HIGHER]

• 71.7%

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## MISSION BAY DRIVE





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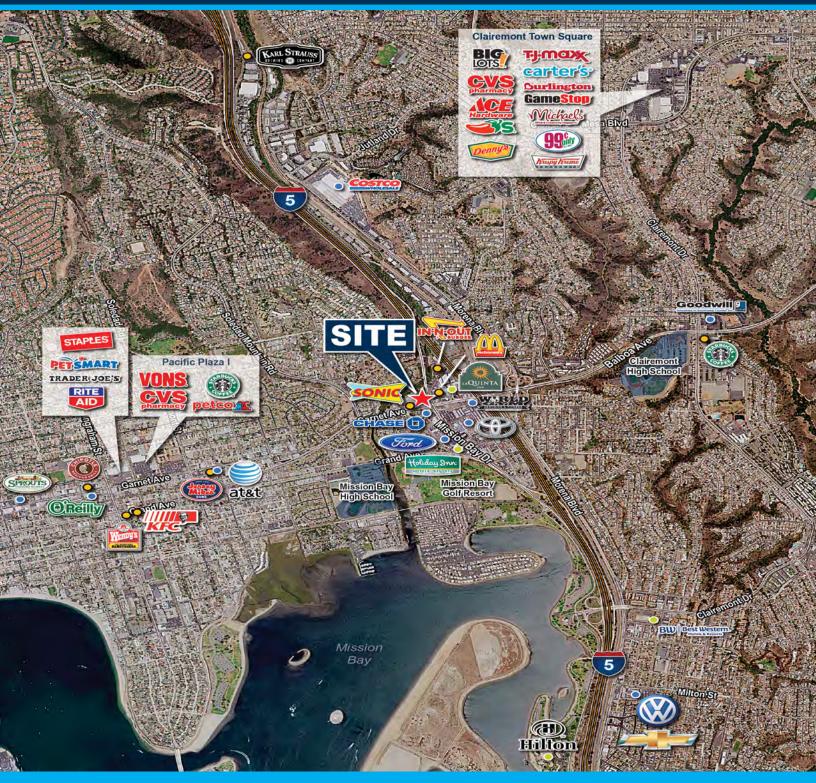
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