

INDUSTRIAL PROPERTY FOR LEASE

6520 Nancy Ridge Dr

SAN DIEGO, CA 92121



ED ENGLE

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Asset Management Specialists, Inc. | PO Box 658, Oceanside, CA 92049 | 760.720.2829 | amscommercialrealestate.com

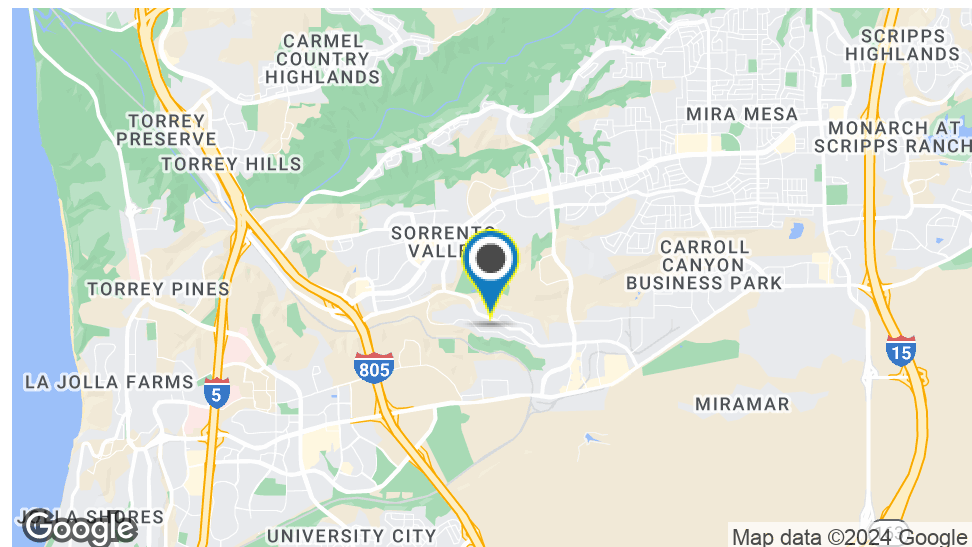
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OFFERING SUMMARY

Lease Rate:	Call for Lease Rate
Building Size:	5,066 SF
Zoning:	IL-2-1

PROPERTY OVERVIEW

5 Minute Drive from I-805
Centrally located in San Diego County
In Sorrento Mesa

PROPERTY HIGHLIGHTS

- ± 5,066 SF Available
- Private offices, Bathroom and Warehouse
- 200 amps 3=phase power
- ± 14' Warehouse Clear Height
- Grade-Level Loading Door

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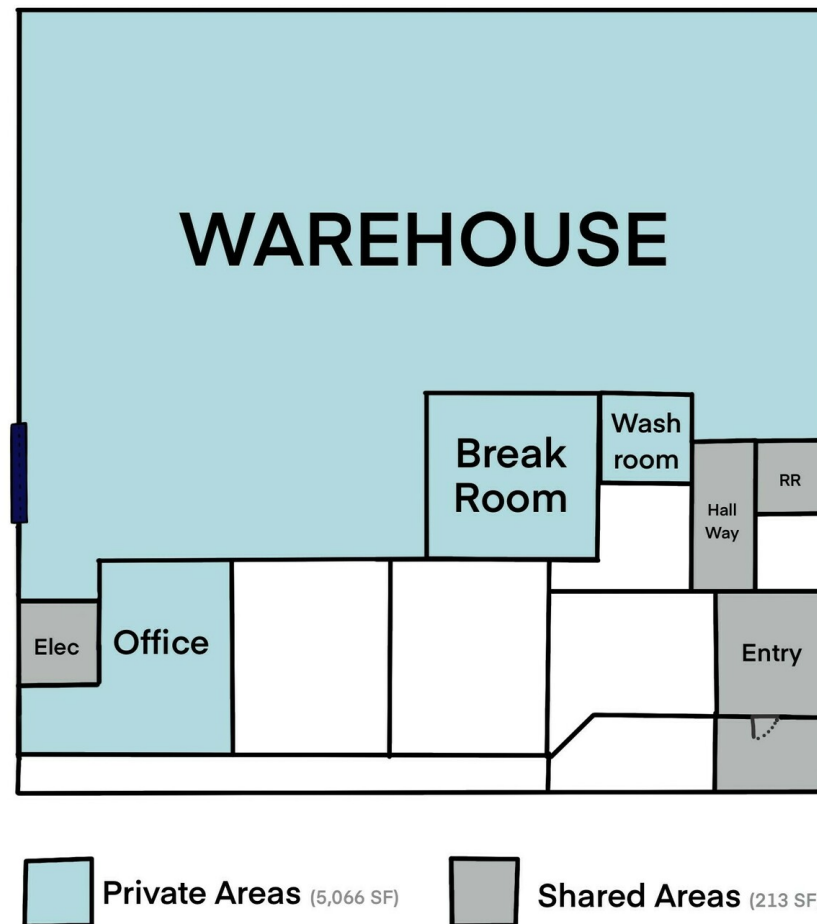
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Note: All white areas are not part of leased area

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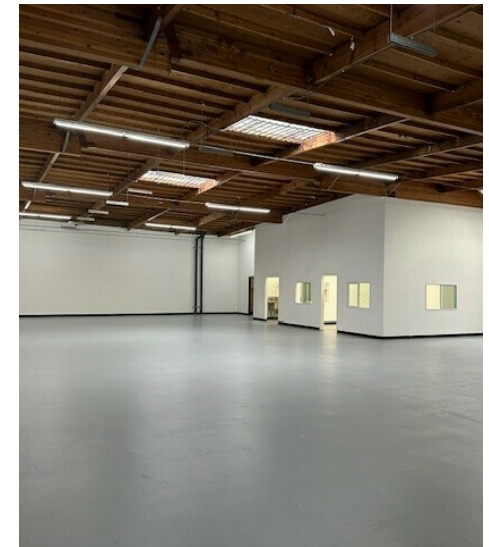
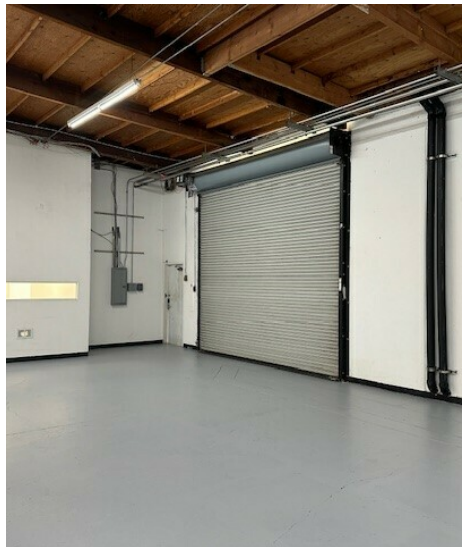
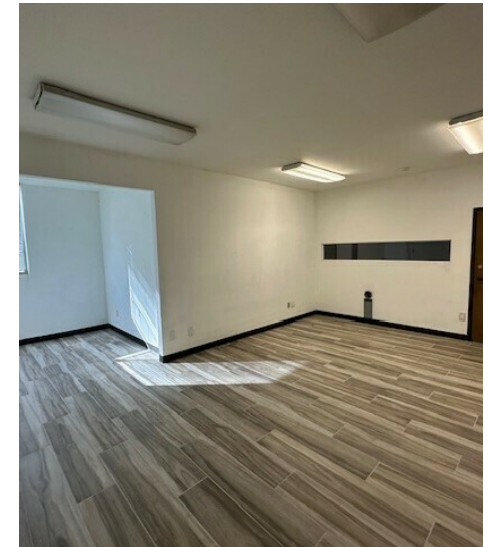
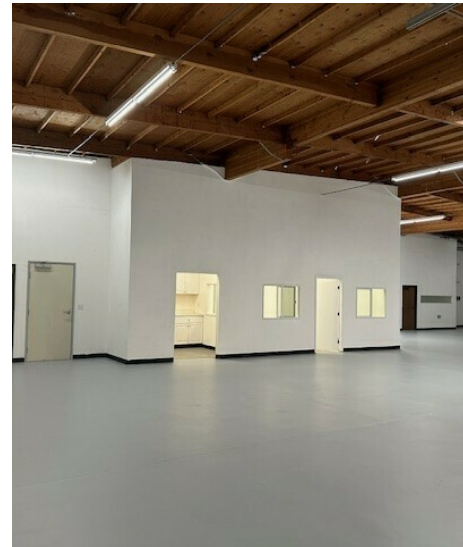
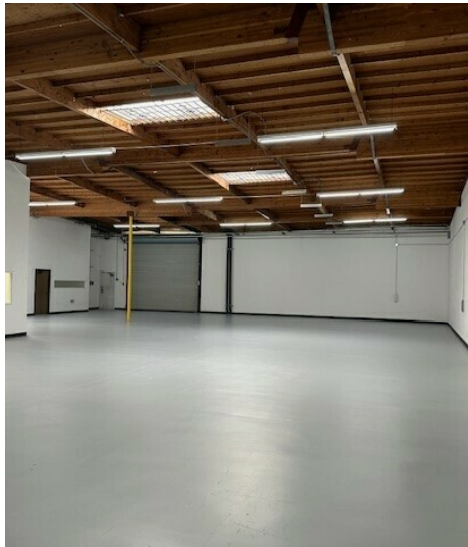
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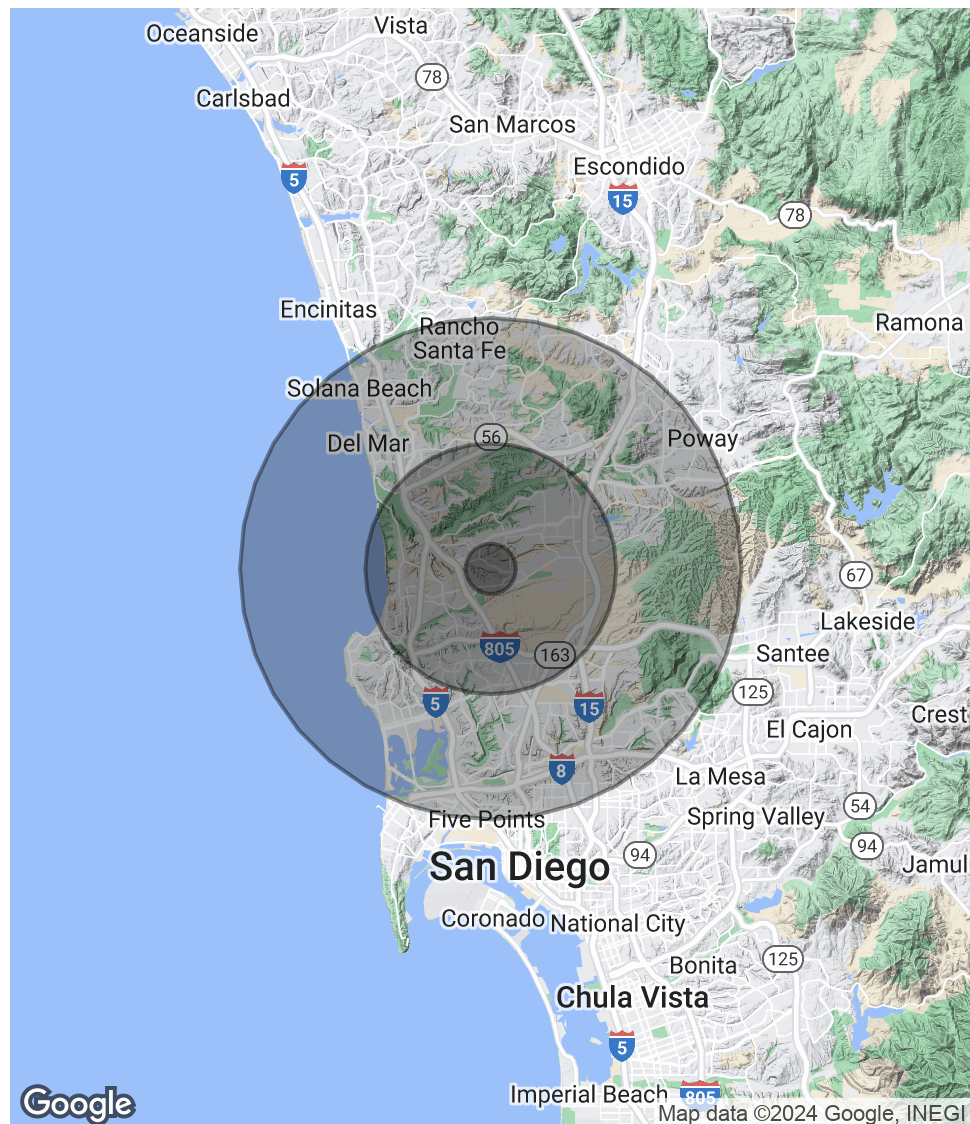
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,888	246,444	818,705
Average Age	33.9	37.6	38.2
Average Age (Male)	34.1	36.5	37.6
Average Age (Female)	33.2	38.6	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	542	91,467	338,364
# of Persons per HH	3.5	2.7	2.4
Average HH Income	\$126,663	\$124,149	\$122,634
Average House Value	\$640,414	\$660,031	\$710,583

2020 American Community Survey (ACS)



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