

FOR LEASE

V I A D E L A A M I S T A D
S A N D I E G O , C A 9 2 1 5 4

±5,965 SF INDUSTRIAL/OFFICE SPACE AVAILABLE



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±5,965 SF
AVAILABLE GLA



WAREHOUSE RACKING
INCLUDED



2
ROLL UP DOORS



SHARED
LOADING DOCK



20'
CLEAR HEIGHT



OTAY MESA
PRIME LOCATION

PROPERTY FEATURES

Private Office

Conference Room

Open Office

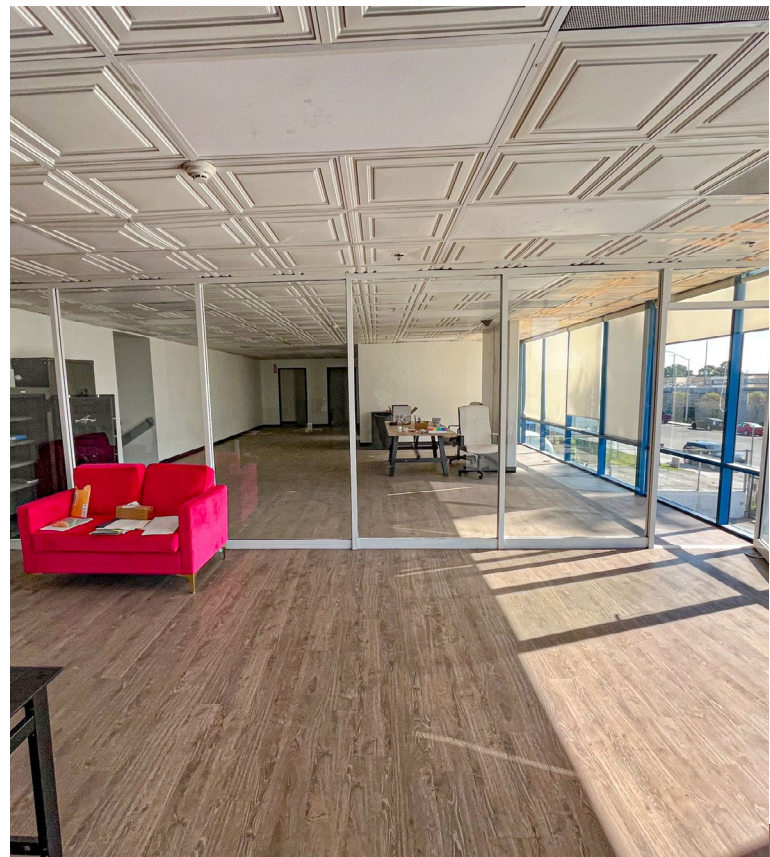
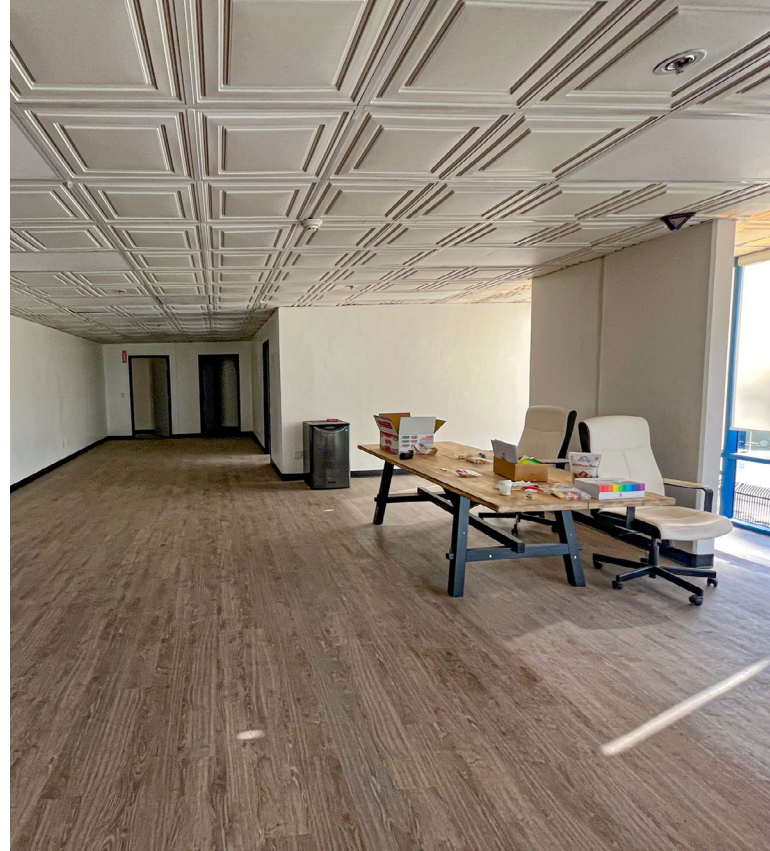
Reception

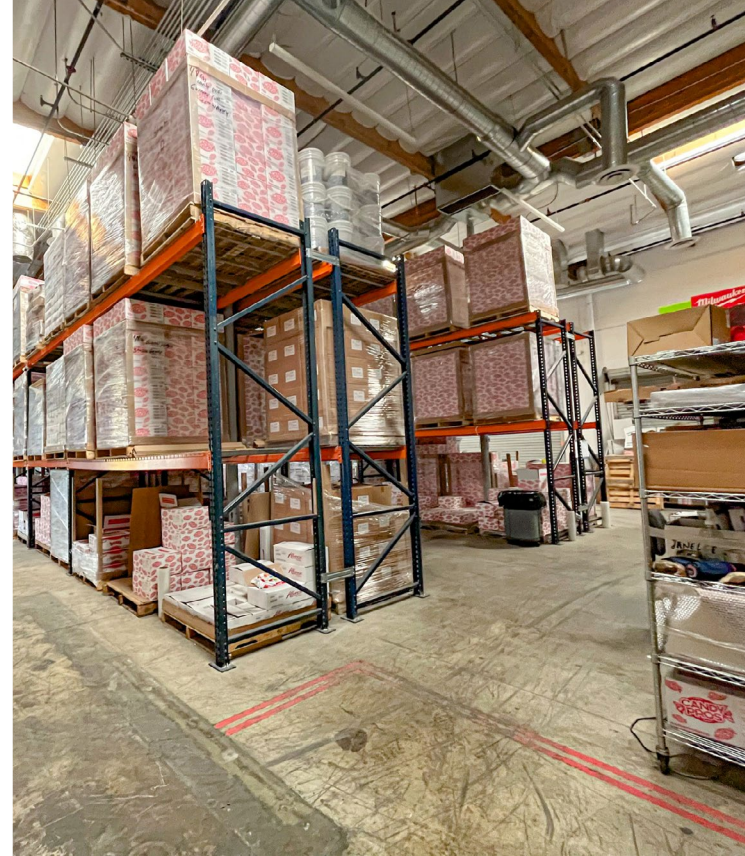
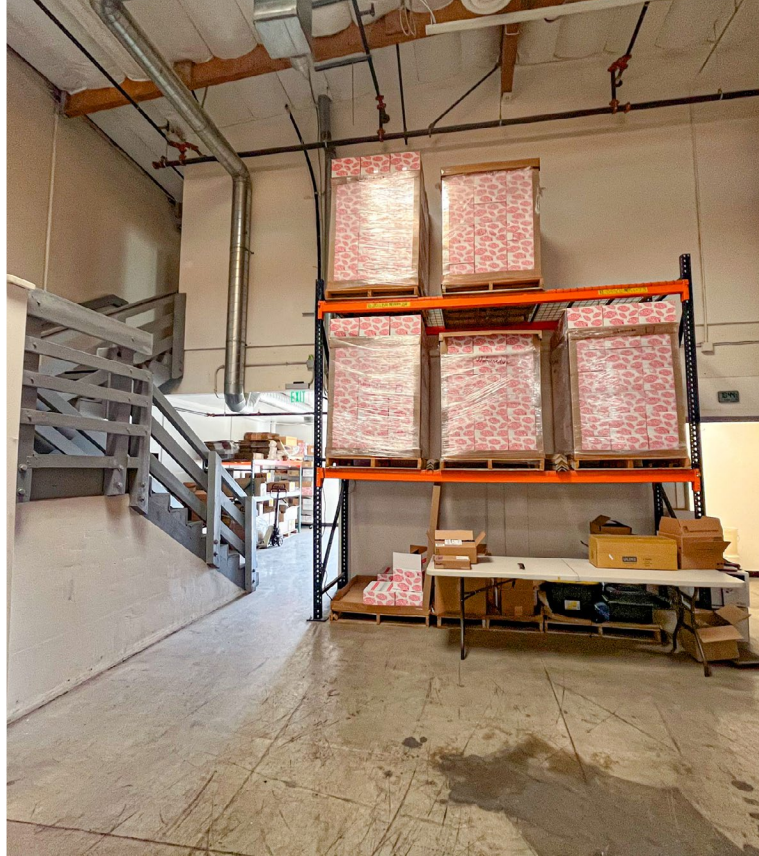
Break / Lunch Room

Security Gate

3 Restrooms







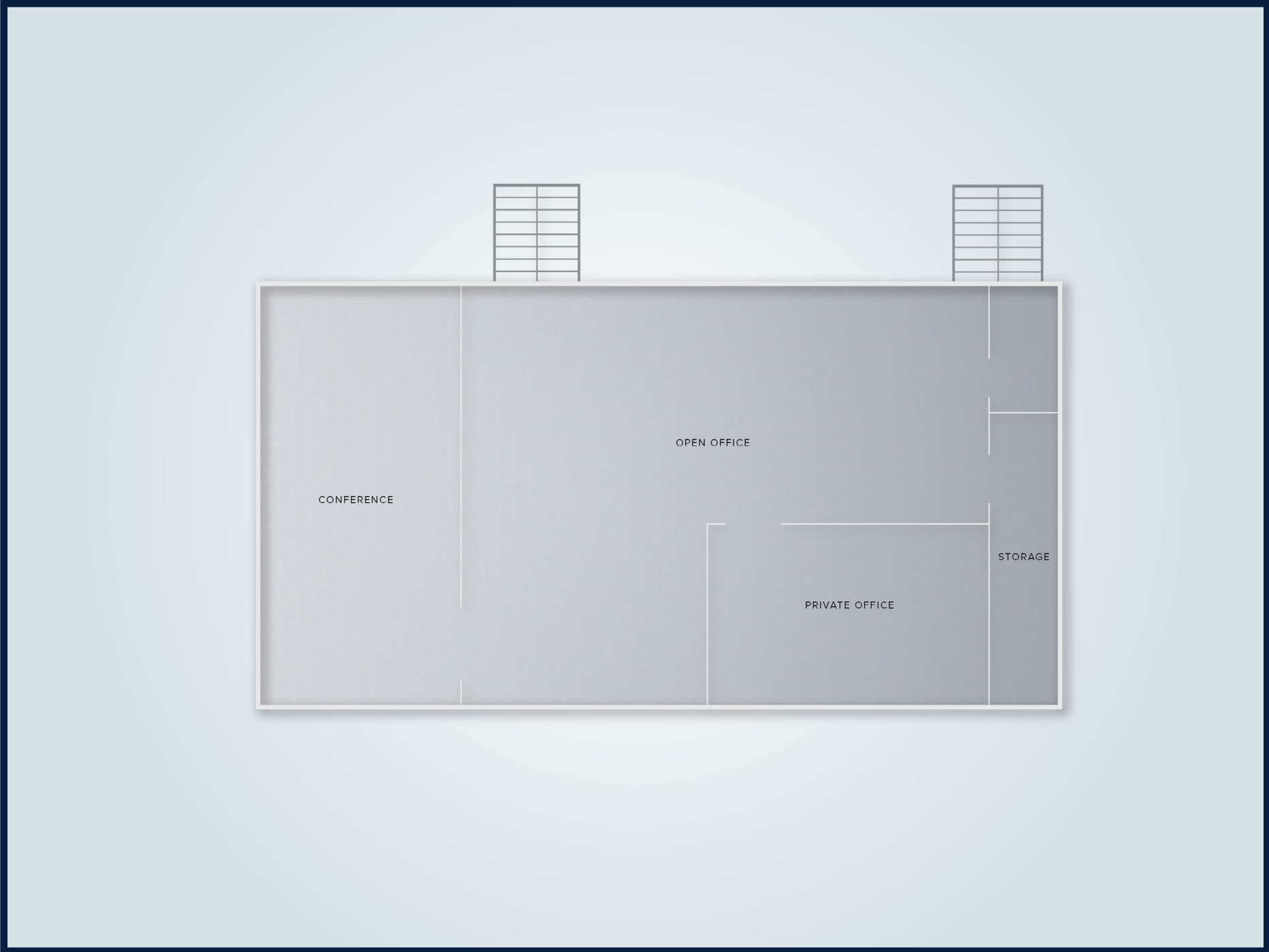
FLOOR PLAN - WAREHOUSE



FLOOR PLAN - 1ST FLOOR OFFICE



FLOOR PLAN - 2ND FLOOR OFFICE





ONE Chipman
Relocation & Logistics

± 106,000 VPD

125

JD GROUP LOGISTICS

FedEx
Ground®

W WHALEN®

BIOTIX

ZISSER GROUP
IMPORT-EXPORT LAW
CASAS
INTERNATIONAL

FedEx
Freight

XPO Logistics

COSTCO
WHOLESALE
DISTRIBUTION CENTER

905

± 50,000 VPD

EXPO FRESH

Otay Crossing
SELF STORAGE

K SARIA
SERVICE CORPORATION

A&O PILOT
LOGISTICS, LLC
FREIGHT SERVICES

Calimax

ON TIME
LOGISTICS

R.L. JONES
CUSTOM HOUSE BROKERS
Serving the Southwest Since 1938

HOLIDAY FOLIAGE

SUBJECT PROPERTY

Joffroy®

SIEMPRE VIVA RD ± 23,000 VPD

SANKO

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FAST-PAK
SUPPLY CORP.
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SOLUTIONS ALLIANCE
GENESIS
SCANTIBODIES
Laboratory Inc.

YeYian

AREA OVERVIEW

SAN DIEGO, CA

San Diego, situated on the Southern California coast, is renowned for its year-round perfect climate, stunning beaches, and a lively cultural scene. Its picturesque coastline stretches for miles, offering an array of activities from surfing and sunbathing to sailing and whale-watching. The city's vibrant downtown area boasts a diverse array of dining options, from trendy gastropubs to upscale eateries, and is home to the historic Gaslamp Quarter, renowned for its bustling nightlife and live entertainment. Balboa Park, a cultural oasis, houses numerous museums, gardens, and the renowned San Diego Zoo, making it a hotspot for locals and tourists alike. Embracing its rich naval history, San Diego is home to the USS Midway Museum and the Maritime Museum of San Diego. With its laid-back atmosphere and a perfect blend of urban sophistication and beach-town charm, San Diego exudes an irresistible allure that captivates visitors from across the globe.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
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2028 Projection	4,726	23,450	355,073
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HOUSEHOLDS	3-MILE	5-MILE	10-MILE
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2023 Estimate	23	5,239	102,770
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INCOME	3-MILE	5-MILE	10-MILE
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Avg. Household Income	\$145,000	\$138,781	\$108,276
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#3 IN BEST CITIES FOR RECREATION
(WALLETHUB, 2021)

#4 IN THE 15 MOST SUSTAINABLE CITIES IN THE U.S.
(ROCKET HOMES, 2021)

#9 IN MOST PET-FRIENDLY CITIES
(WALLETHUB, 2021)

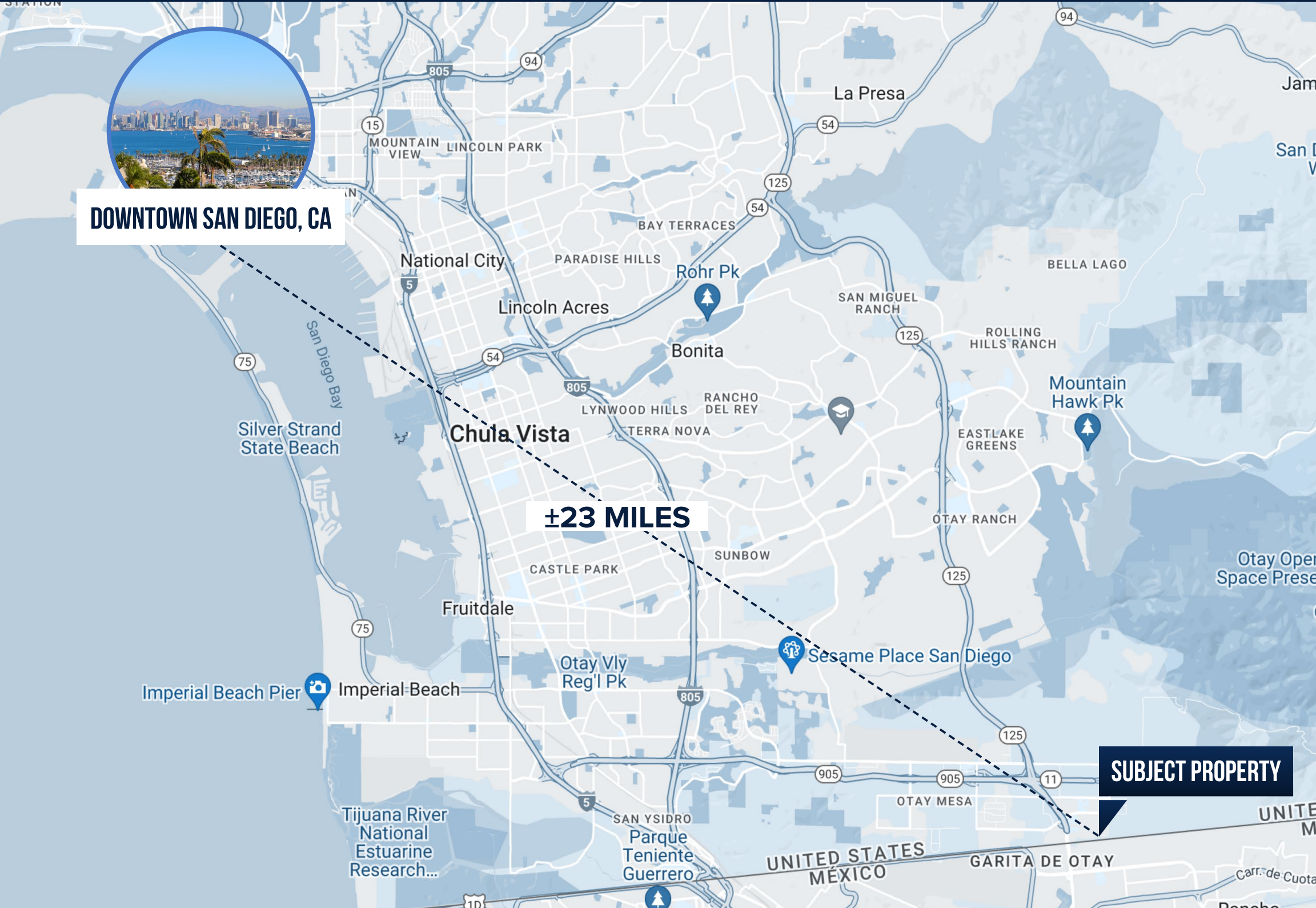
DISTANCE MAP



DOWNTOWN SAN DIEGO, CA

±23 MILES

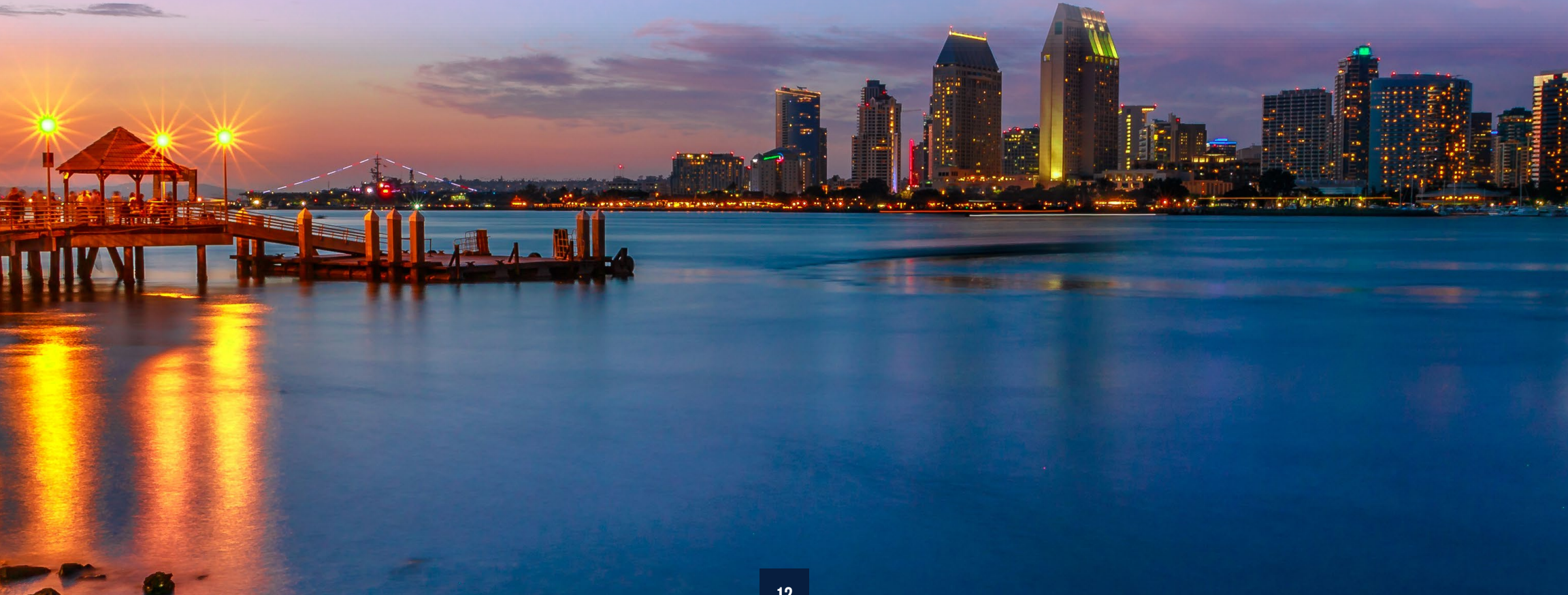
SUBJECT PROPERTY



ECONOMY

With its warm, year-round climate, 70 miles of sun-soaked coastline, and world-famous attractions, San Diego is a top tourist destination. But this Southern California metropolis with a laidback vibe is also home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, Smart City technology, software, electronics, and other major innovative industries. Additionally, San Diego is one of the most pet-friendly cities in the country.

The vitality of San Diego's economy is reliant upon the strength of the region's four economic drivers - innovation, military, tourism, and local. San Diego is one of the top 10 visitor and meeting destinations in the U.S., with a growing sector focused on arts and culture. More than 35 million people visit San Diego each year. Many of San Diego's business leaders first visited the region as a tourist or convention delegate. Tourism, a key driver behind the region's local economy, accounted for 13 percent of the region's total jobs. Overall, San Diego has a gross metro product of \$264 billion.





BALBOA PARK

Encompassing more than 1,200 lush acres, Balboa Park is one of the most popular destinations in San Diego and is the nation's largest urban cultural park. Located just minutes away from downtown, Balboa Park is home to 17 major museums, several performing arts venues, stunning gardens, and many cultural and recreational attractions, such as San Diego Zoo. With all its attractions, Balboa Park welcomes more than 12 million visitors per year.



SAN DIEGO ZOO

San Diego Zoo is home to more than 4,000 fascinating animals, such as koalas, tortoises, leopards, peacocks, and many more. Discover the wonders of wildlife at this family-friendly attraction within Balboa Park. San Diego Zoo welcomes over 4 million visitors each year.



SEAWORLD SAN DIEGO

Located in Mission Bay Park, SeaWorld San Diego showcases world-class animals shows, presentations, and exhibits. Encompassing more than 100 acres, SeaWorld is home to incredible animals exhibits including orcas, belugas, otters, walruses, sharks, sea turtles, bat rays, sea lions, pilot whales, penguins, dolphins, flamingos, eels, tropical birds, and many more. Overall, SeaWorld San Diego sees over 4 million visitors a year.

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