

±9,912 SF INDUSTRIAL SPACE FOR SUBLEASE

2350 MARCONI PL

SUITE 105, SAN DIEGO, CA 92154



PROPERTY OVERVIEW

 **\$1.75 MG**
ASKING PRICE

 **±9,912 SF**
GLA

 **24'**
CLEAR HEIGHT

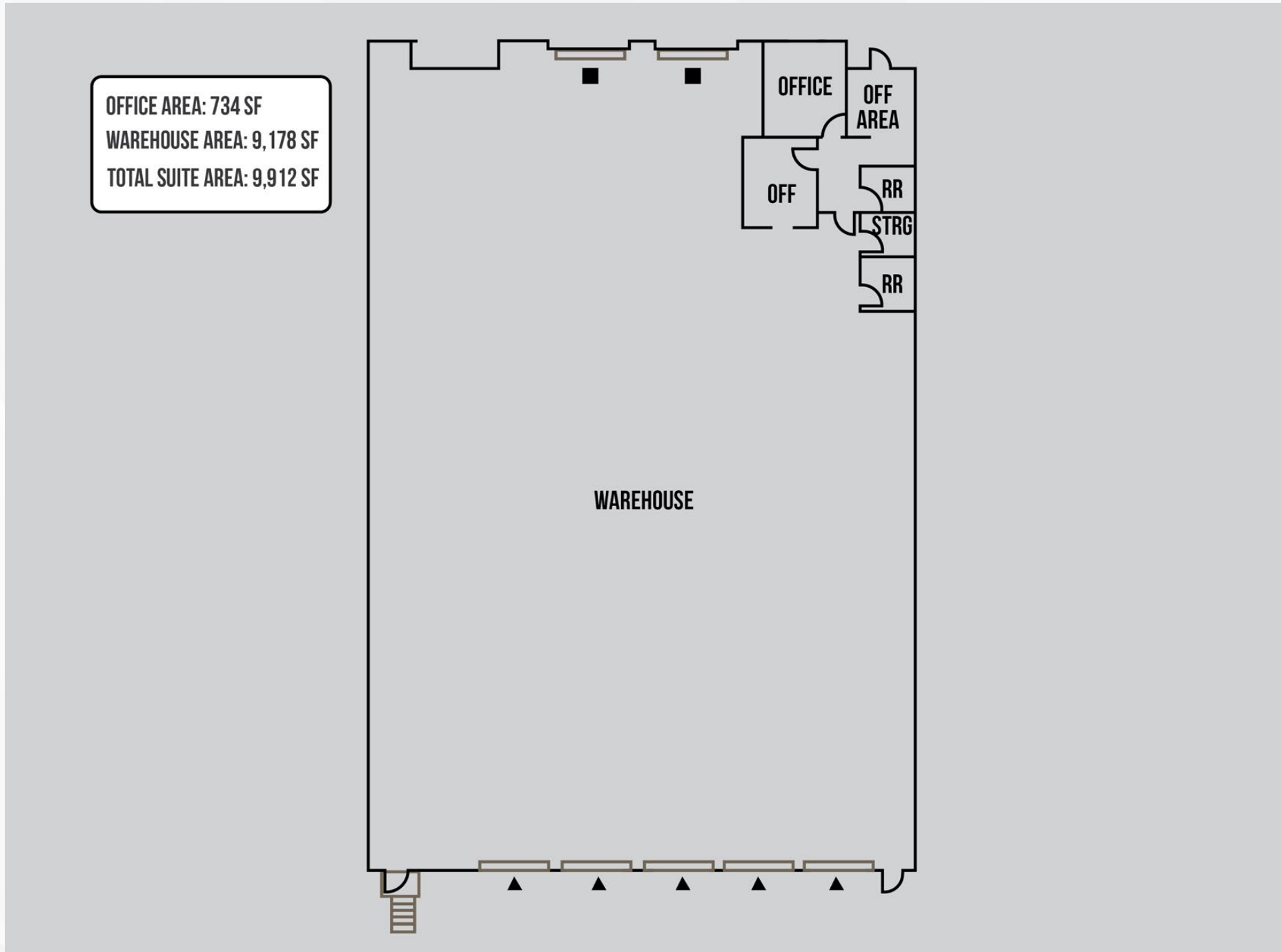
 **2**
GRADE LEVEL DOORS

 **5**
DOCKS

 **II-2-1**
ZONING



SITE PLAN



AERIAL MAP



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.

#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)

DEMOGRAPHICS

| POPULATION | 3-MILE | 5-MILE | 10-MILE |
|------------|--------|--------|---------|
|------------|--------|--------|---------|

| | | | |
|---------------|-------|--------|---------|
| 2024 Estimate | 3,812 | 36,110 | 369,970 |
|---------------|-------|--------|---------|

| HOUSEHOLDS | 3-MILE | 5-MILE | 10-MILE |
|------------|--------|--------|---------|
|------------|--------|--------|---------|

| | | | |
|---------------|-----|-------|---------|
| 2024 Estimate | 463 | 9,170 | 106,909 |
|---------------|-----|-------|---------|

| INCOME | 3-MILE | 5-MILE | 10-MILE |
|--------|--------|--------|---------|
|--------|--------|--------|---------|

| | | | |
|-----------------------|-----------|-----------|-----------|
| Avg. Household Income | \$100,625 | \$137,954 | \$114,108 |
|-----------------------|-----------|-----------|-----------|

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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EXCLUSIVE SUBLEASING AGENTS

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