

FOR LEASE

3645 & 3655 RUFFIN RD, SAN DIEGO, CA 92123

3655
RUFFIN ROAD

3645
RUFFIN ROAD

CLICK/SCAN



PROPERTY VIDEO

RUFFIN BUSINESS CENTER

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DRE # 01476024

PROPERTY SUMMARY

PROPERTY TYPE	Office	SIGNAGE	Directory Signage Available
RBA	±40,000 SF (2 buildings)	PARKING	Abundant Shared Parking
STORIES	3	APN	421-380-06 & 421-380-03
ELEVATOR SERVED	Yes	ZONING	<u>IL-2-1</u>
TYPICAL FLOOR	6,833 SF / 7,056 SF	LEASE RATE	Contact Advisor
CLASS	B		

PROPERTY HIGHLIGHTS

- Elevator served
- Operable windows
- Internal Atrium allowing natural light in common areas
- Business park setting with large shared parking lot
- Central San Diego Location / Kearny Mesa
- 0.19 Miles from I-15 off and on ramps
- Walking distance to retail centers

PROPERTY SUMMARY

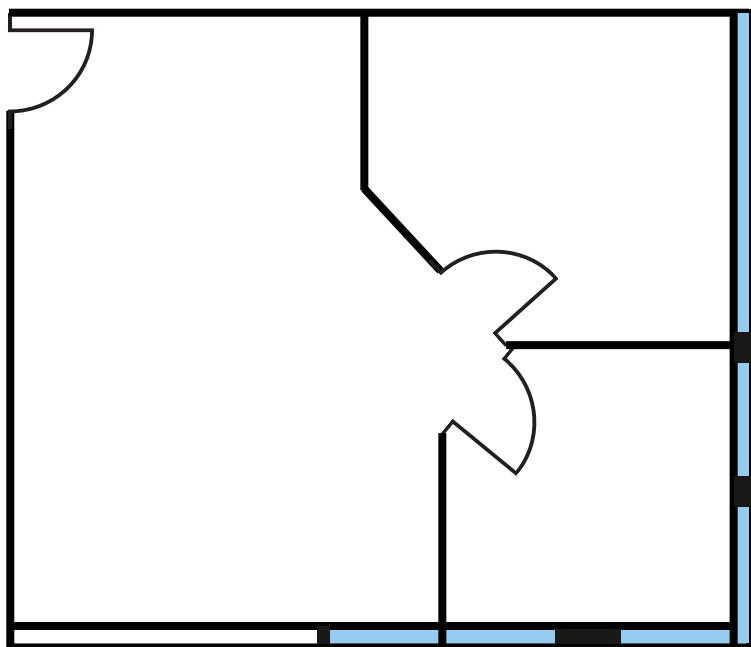
SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
3645-205	±821 SF	Office, Medical	Contact Advisor
3645-315	±1,339 SF	Office, Medical	Contact Advisor
3655-360	±967 SF	Office, Medical	Contact Advisor



FLOOR PLAN

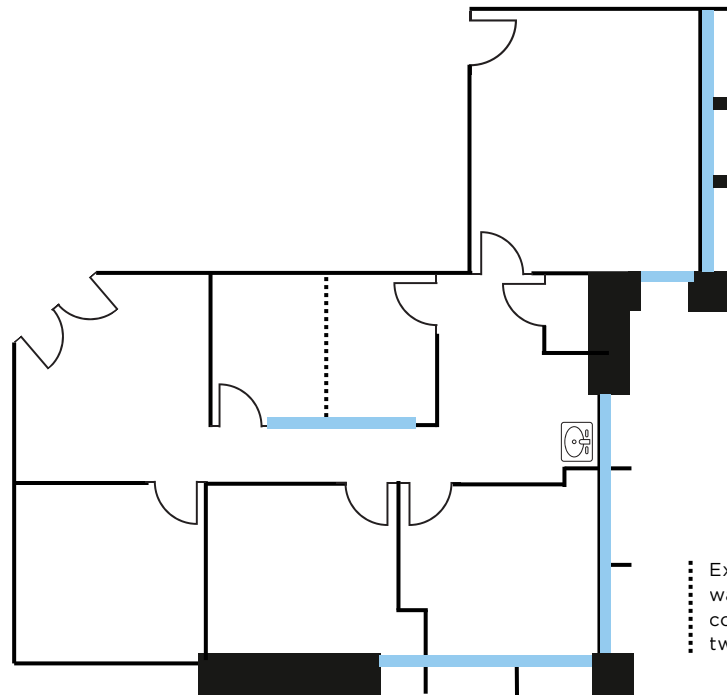
SUITE 205 | 821 SF



- Located on second Floor
- Operable windows providing fresh airflow
- Open office/bullpen area ideal for collaborative workspace or reception setup
- Two perimeter offices of varying sizes
- Individual HVAC control with dedicated thermostat

FLOOR PLAN

SUITE 315 | 1,339 SF



Existing removable wall converting conference room to two offices.

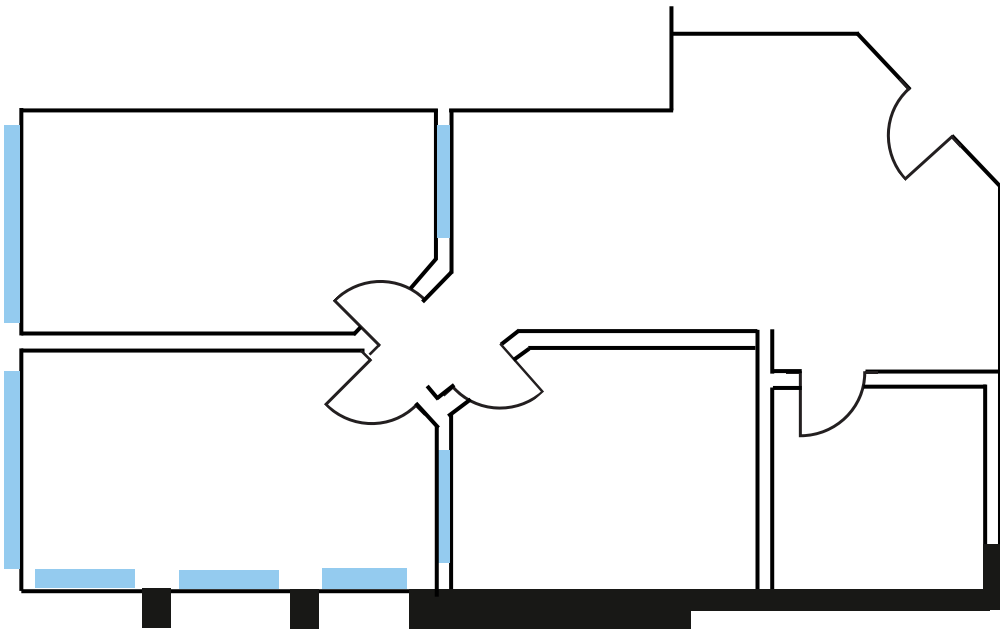
- Located on Third floor with Sweeping views
- Corner suite location with numerous windows and abundant natural light
- Operable windows providing fresh airflow
- Double-door entrance
- Dedicated waiting/reception area
- Six private offices
- Sink and cabinetry in place with room for full kitchenette expansion if necessary
- Two interior offices were previously combined as a larger conference room and feature a large interior window for added light
- Large rear room/office with secondary exit to common area restrooms and elevator access
- Dimmable LED lighting throughout
- Individual HVAC control with dedicated thermostat
- Abundant electrical outlets throughout each office
- Dedicated TI/storage closet
- Faux wood flooring throughout

INTERIOR IMAGE



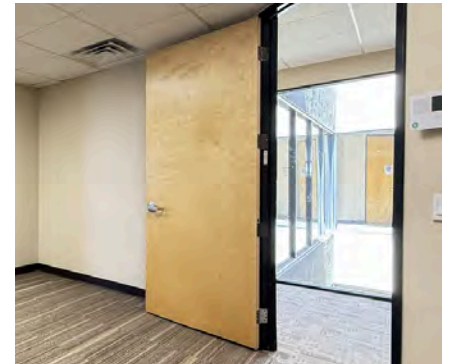
FLOOR PLAN

SUITE 360 | 965 SF



- Located on Third floor with Sweeping views
- Operable windows providing fresh airflow
- Ready to Lease with newer paint and commercial carpet flooring
- Open office/bullpen area with flexible workspace configuration
- Two offices positioned on the window line
- Corner office or conferenc room with windows along two sides
- Additional room suitable for storage, IT, or a small private office
- Individual HVAC control with dedicated thermostat
- Suite entry located near elevator and common area restrooms

INTERIOR IMAGE



PROPERTY IMAGES

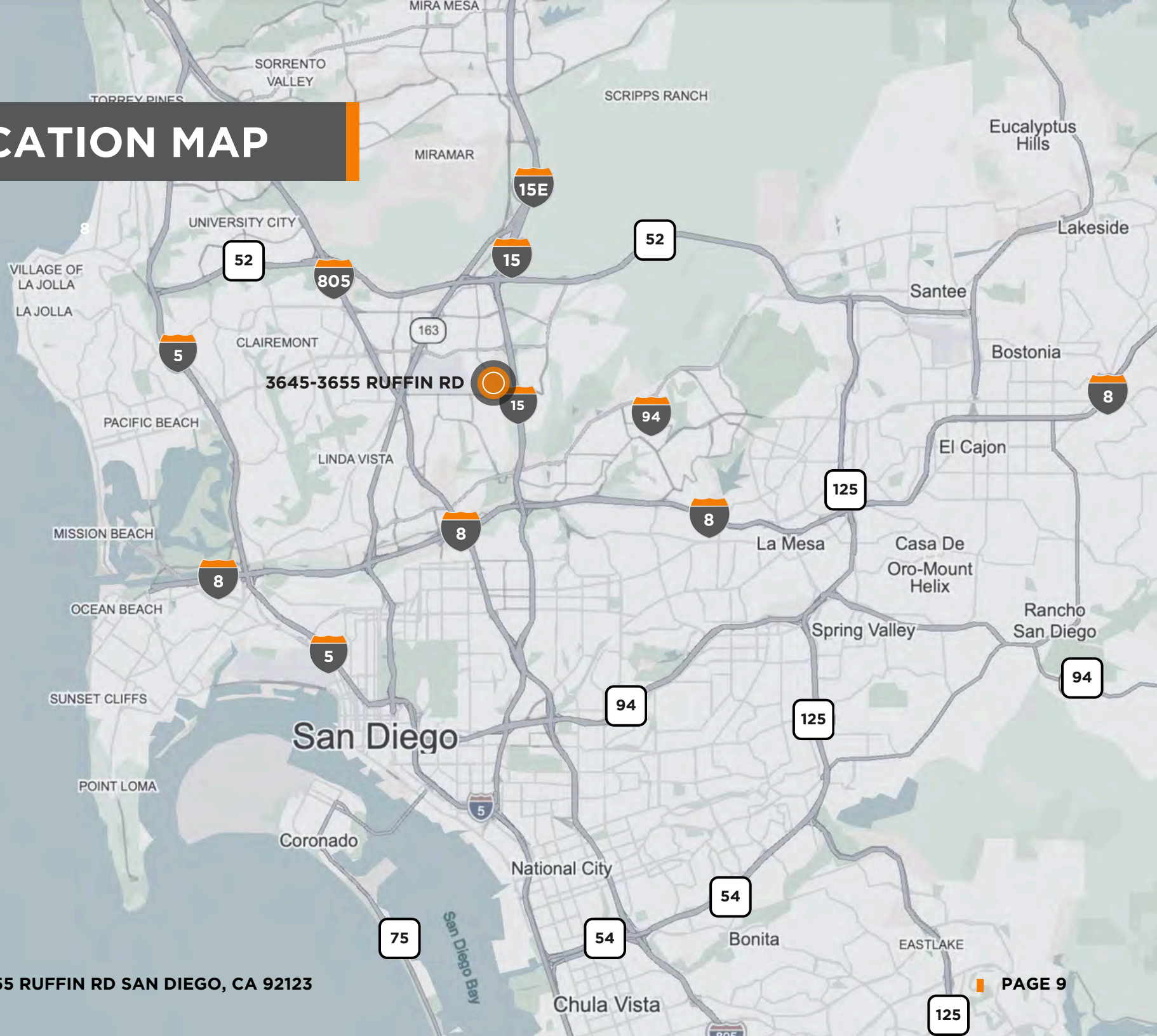


LOCATION SUMMARY



Located in **Kearny Mesa**, one of San Diego's most established business and commercial districts, this two-building property offers exceptional accessibility and connectivity to major transportation corridors including Interstate 15, Interstate 805, and State Route 163. Positioned near a prominent intersection (Ruffin Rd. & Aero Dr.), the property provides convenient access for employees, clients, and visitors throughout San Diego County. The surrounding area features a strong mix of office, industrial, retail, and dining amenities, making it an ideal business environment for a wide range of professional users. Nearby retailers, restaurants, and service providers contribute to a highly convenient and amenity-rich location within one of Central San Diego's most active commercial hubs.

LOCATION MAP



3645-3655 RUFFIN RD

San Diego

3645-3655 RUFFIN RD SAN DIEGO, CA 92123

RETAIL MAP

ARCO 

 Hilton
Garden Inn

 Jack
In the box

 Obi's
SUSHI
OFF DINES HERE

 Jersey
Mike's
SUBS

3645-3655 RUFFIN RD









AERO DR (35,575 VPD)





INTERSTATE
15

(290,000 VPD)



VONS

 DOLLAR TREE

Walmart 

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DEMOGRAPHICS

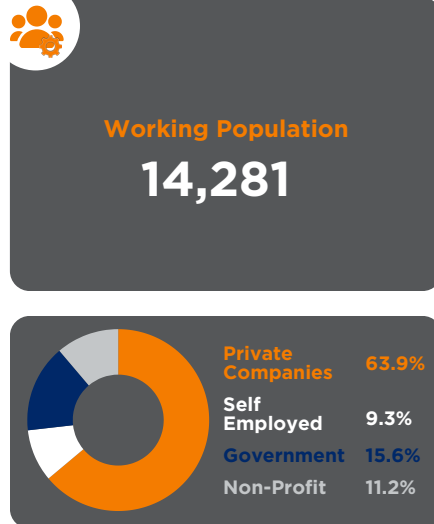
KEARNY MESA

Kearny Mesa provides a deep employee and customer base for businesses along the Ruffin Road corridor, with a **population of 26,454** and an **employed population of 14,281**. The neighborhood's **median household income is \$116,089** and **median age is 37**, supporting a large working-age demographic and strong spending power that benefits office, industrial, and service-oriented uses in central San Diego.

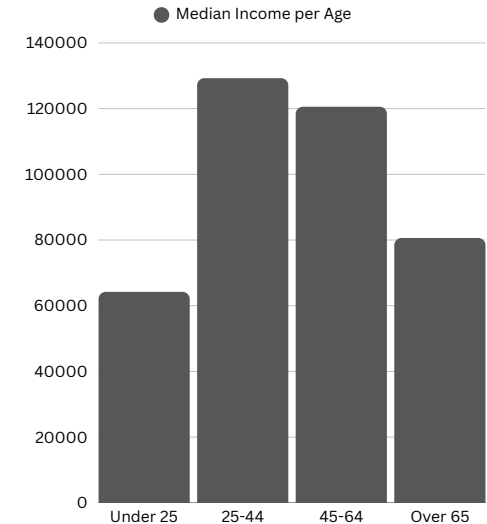
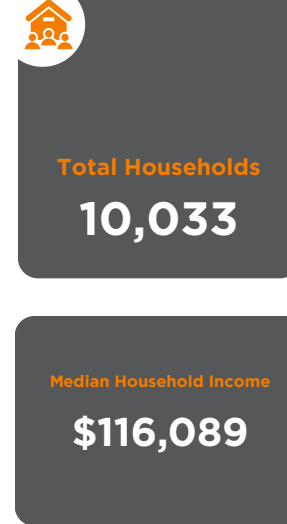
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



Source: <https://www.point2homes.com/US/Neighborhood/CA/San-Diego/Kearny-Mesa-Demographics.html#income>

DISCLAIMER

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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