

**1,172 SF Retail/Office  
& 1,900 SF Warehouse  
Fenced Parking Included  
FOR LEASE**

**4277**  
**TAYLOR STREET**

**San Diego / California 92110**



**STEVEN GOODWIN**

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## PROPERTY FEATURES



**Availability** — Approx. 1,172 SF Retail / Office & Approx. 1,900 SF Warehouse  
Combined Total Approx. 3,072 SF Building



**Parking** — Approx. 2,800 SF Fenced Parking



**Accessibility** — Convenient Freeway Access to I-8, I-805, I-5 & Hwy 163



**Amenity Rich** — Close Proximity to Numerous Restaurants, Mission Valley  
& Fashion Valley Mall



**Lot Size** — Approx. 7,443 SF



**Public Transportation** — Within Walking Distance of Old Town Trolley  
Station & Situated Along San Diego City Bus Line 88



**Location** — Located in the Heart of San Diego's Abundant Amenities  
with a Short Drive to Downtown, Mission Valley & Beaches

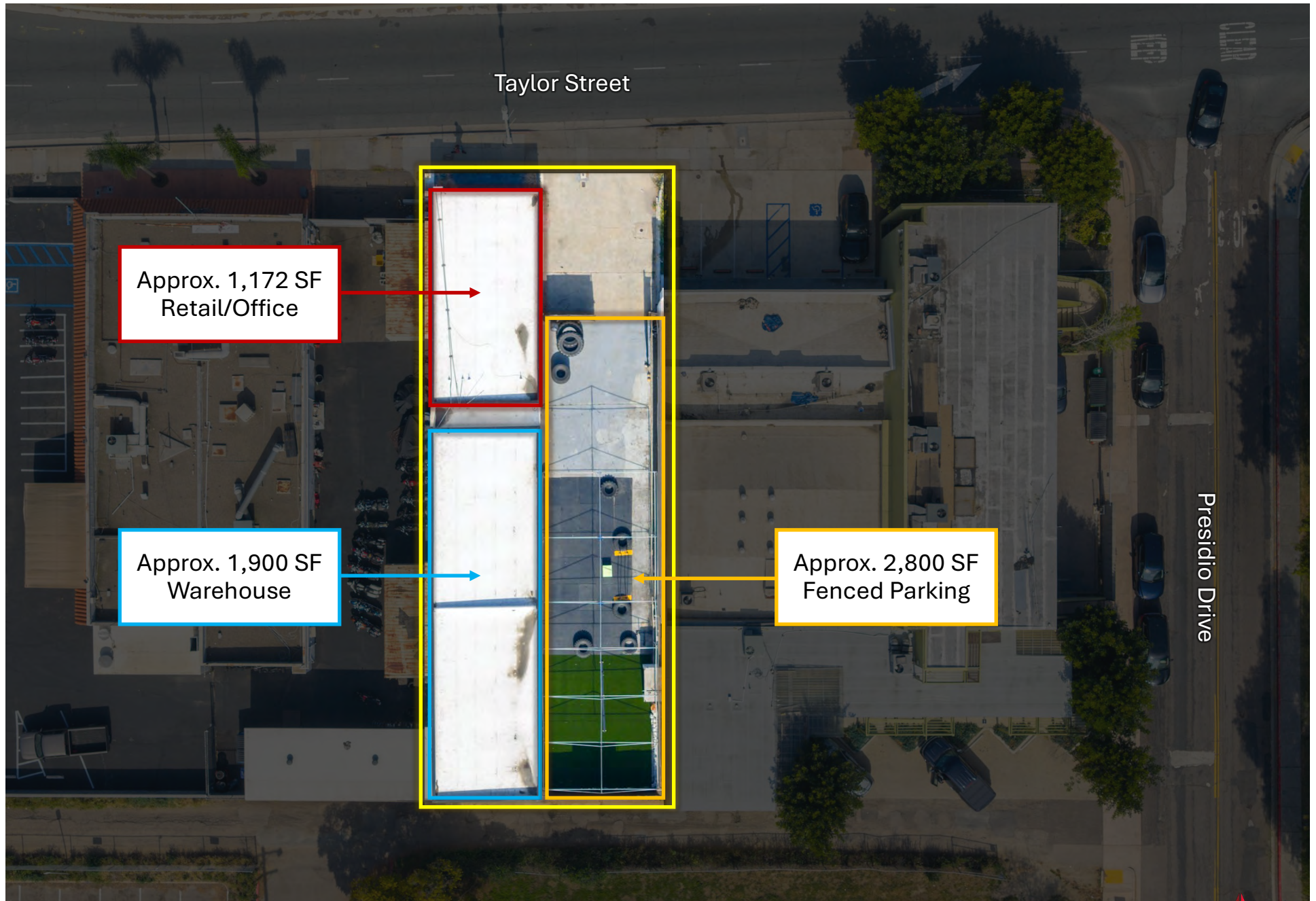


**Zoning** — OTCC-2-2 ([Link](#))  
Previously Confirming Use\*

*\*Former Auto Repair Facility, contact city to confirm your proposed Use  
is allowed*

 **Contact Agent for Pricing**

# SITE PLAN



## INTERIOR PHOTOS



## EXTERIOR PHOTOS





## ACCESS TO AMENITIES

- > The property has **convenient access** to a plethora of **Restaurants, Grocery Stores, Fitness Centers & Hotels.**
- > Well-served by San Diego's major freeways including the **I-8, I-805, I-5 & Hwy 163.**
- > Within **3 miles** you will find **19,831 businesses** employing over **135k people.**

### > Within 1 mile from the Property:



**+/- 40**  
Restaurants



**+/- 12**  
Grocery Stores



**+/- 15**  
Fitness Centers

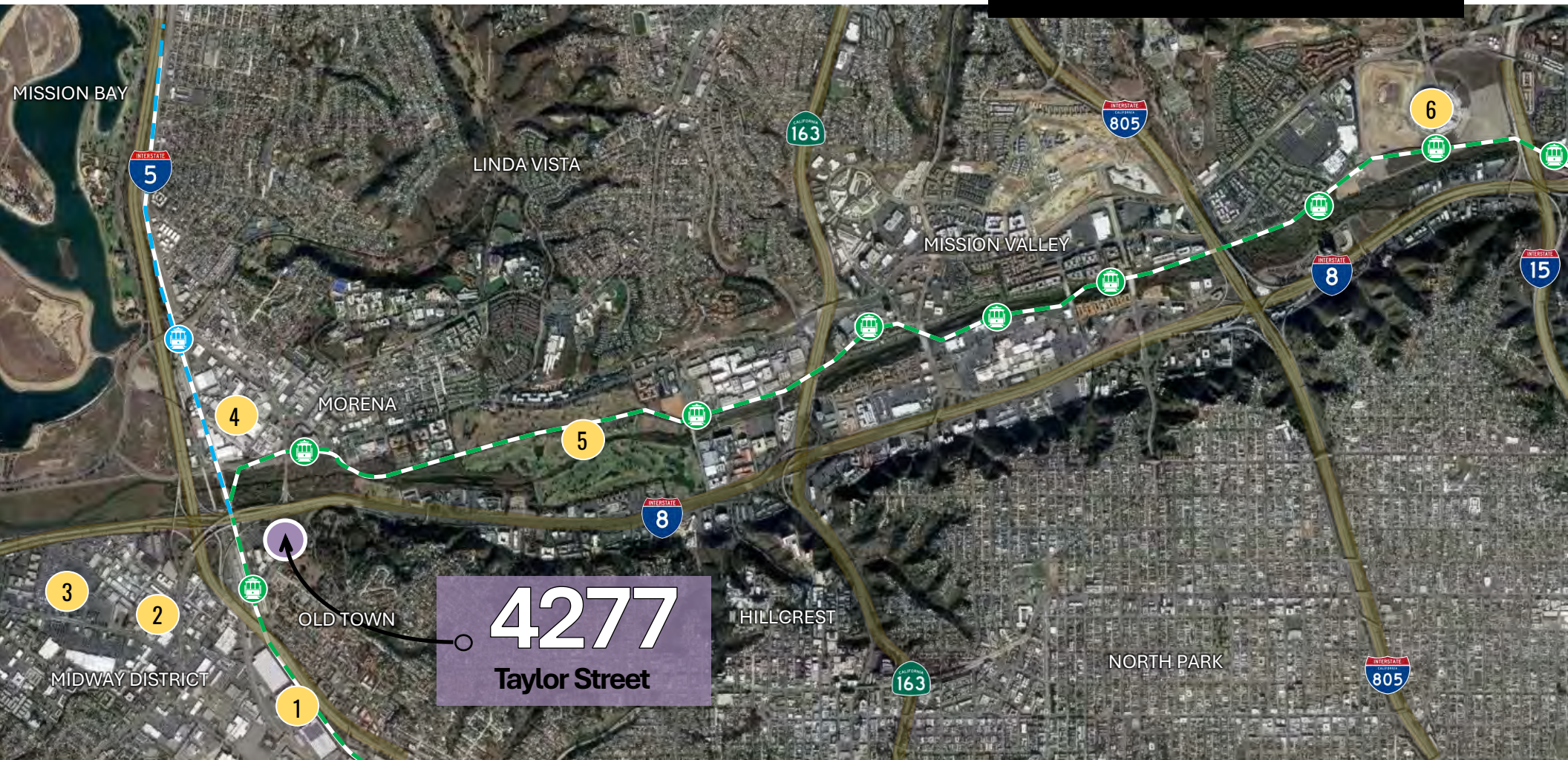


**+/- 15**  
Hotels

AMENITIES MAP



## NEARBY DEVELOPMENTS



**NAVWAR REDEVELOPMENT  
NAVY + SANDAG**  
70-Acre Airport Serving  
Transportation Hub  
Navy Facilities, Commercial  
Space, & Up to 10,000  
Residential Units



**MIDWAY COMMUNITY  
PLAN UPDATE**  
Extensive Mobility &  
Infrastructure Updates. Only  
300K of Commercial  
Development Planned Proposed  
Density Increase of 10,155  
Residential Units



**SPORTS ARENA  
REDEVELOPMENT  
MIDWAY RISING**  
48-Acre SF Development  
20 Acres of Public Parks  
250,000 SF Commercial Space  
4,250 Housing Units



**MORENA CORRIDOR  
SPECIFIC PLAN**  
280-Acre Mixed-Use Village  
Enhancement. Pedestrian, Retail  
& Residential Oriented  
Proposed Density Increase of  
6,050 Residential Units



**RIVERWALK  
MISSION VALLEY**  
200-Acre Development Project  
152,000 SF Retail, 1 M SF Office  
New Transit Station, 97-Acre  
Parks 4,300 Apartments and  
Condos



**SDSU MISSION VALLEY  
UNIVERSITY & COMMUNITY**  
80-Acre Park & 34-Acre River  
Park 35,000 Seat Stadium  
1.6 M SF Research/Innovation  
95,000 SF Retail & 400  
Hotel Rooms



Mission Bay

## DEMOGRAPHICS



Morena Blvd

228,144 VPD



450,884

full time population



329,937

total employees



456,454

population 2030



44,368

total businesses



\$993,909

median home value



\$7B

annual consumer  
spending



10

minute drive to  
downtown



\$2 billion

trolley expansion



\$130,905

avg. hh income

Old Town is the historic heart of San Diego where Interstate 5 and Interstate 8 meet. The community is rich with history. Created in 1769, the community is rich with history, and California's first settlement. Old Town is just across the street from the San Diego Trolley Old Town Transit Center, across the freeway from the Marine Corps Recruit Depot (MCRD) and a short drive from most San Diego destinations. The Old Town neighborhood has nine hotels, 32 restaurants and more than 100 specialty shops. There are 12 art galleries and 27 historic buildings and sites.

\* demographics source: costar, based upon a 5 mile radius

## DRIVE TIMES

1

10 MIN  
DOWNTOWN

2

12 MIN  
BEACHES

3

12 MIN  
LA JOLLA UTC

4

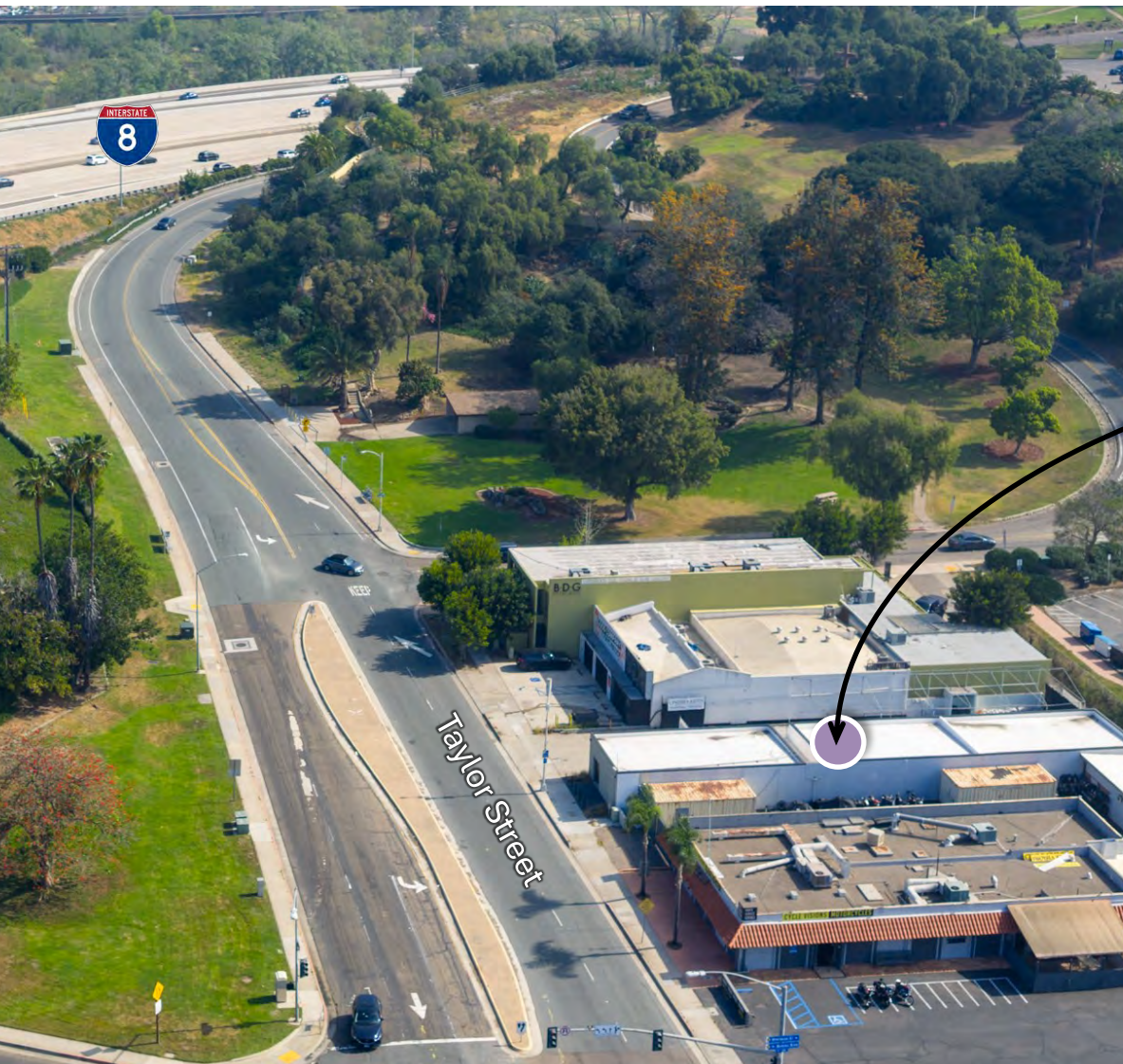
13 MIN  
SORRENTO MESA

5

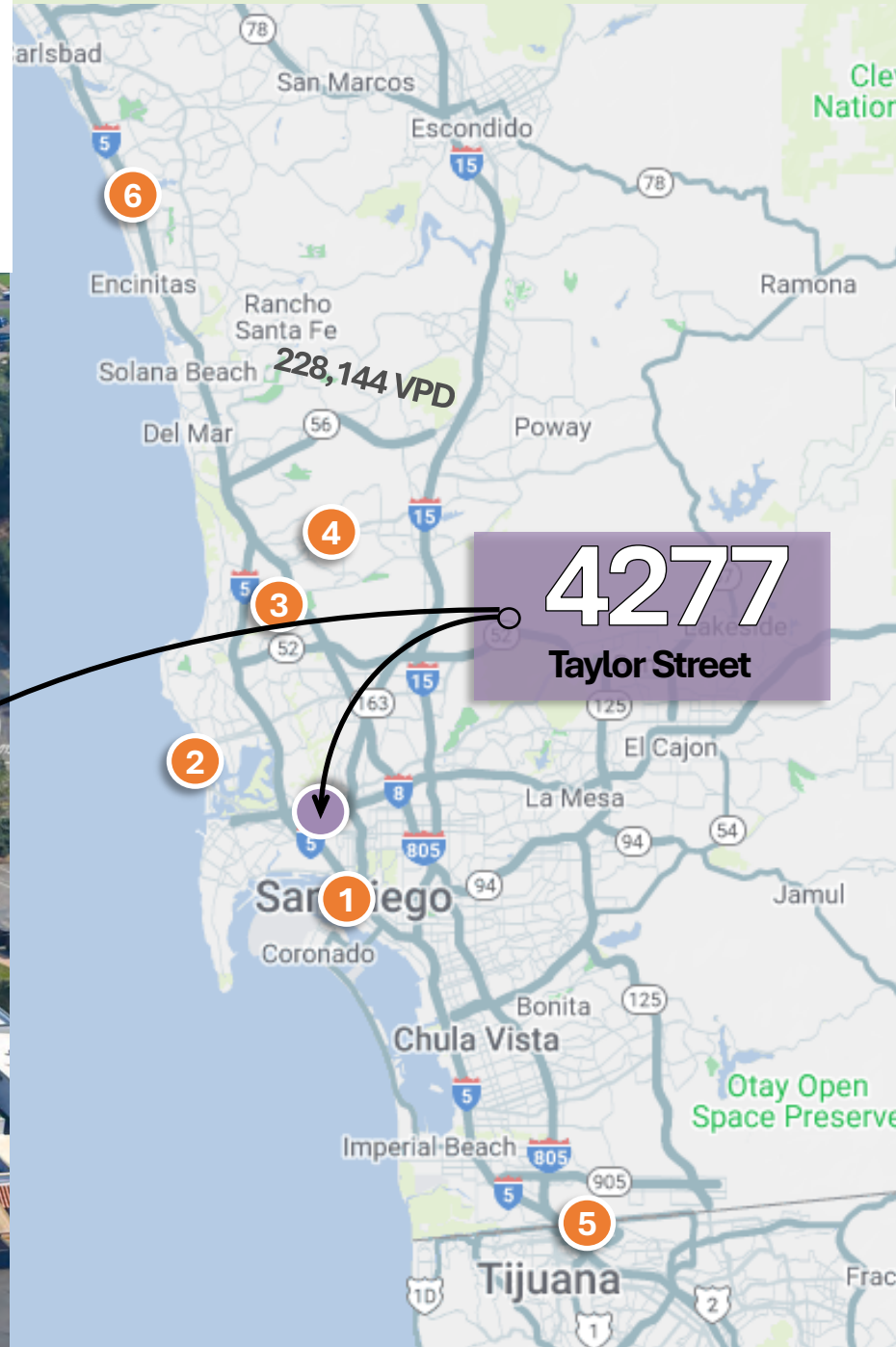
24 MIN  
U.S—MEXICO BORDER

6

28 MIN  
NORTH COUNTY



**HIGHLY VISIBLE OFFICE FROM THE I-8  
WITH 228,144 VEHICLES PER DAY**



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