

±2,645 SF MEDICAL/OFFICE SPACE AVAILABLE FOR LEASE

4320 GENESEE AVENUE, SUITE 103, SAN DIEGO, CA 92117



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Voit

REAL ESTATE SERVICES

PROMO LEASE RATE

MONTHS 1-6: \$1.99 NNN

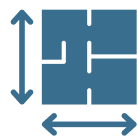
MONTHS 7-12: \$2.50 NNN

(MINIMUM 3-YEAR LEASE WITH 4% ANNUAL INCREASES)



±24,118 SF

TOTAL BUILDING SIZE



±2,645 SF

AVAILABLE SIZE



±0.60 ACRES

LOT SIZE



4.15/1,000 SF

PARKING RATIO



1990

YEAR BUILT

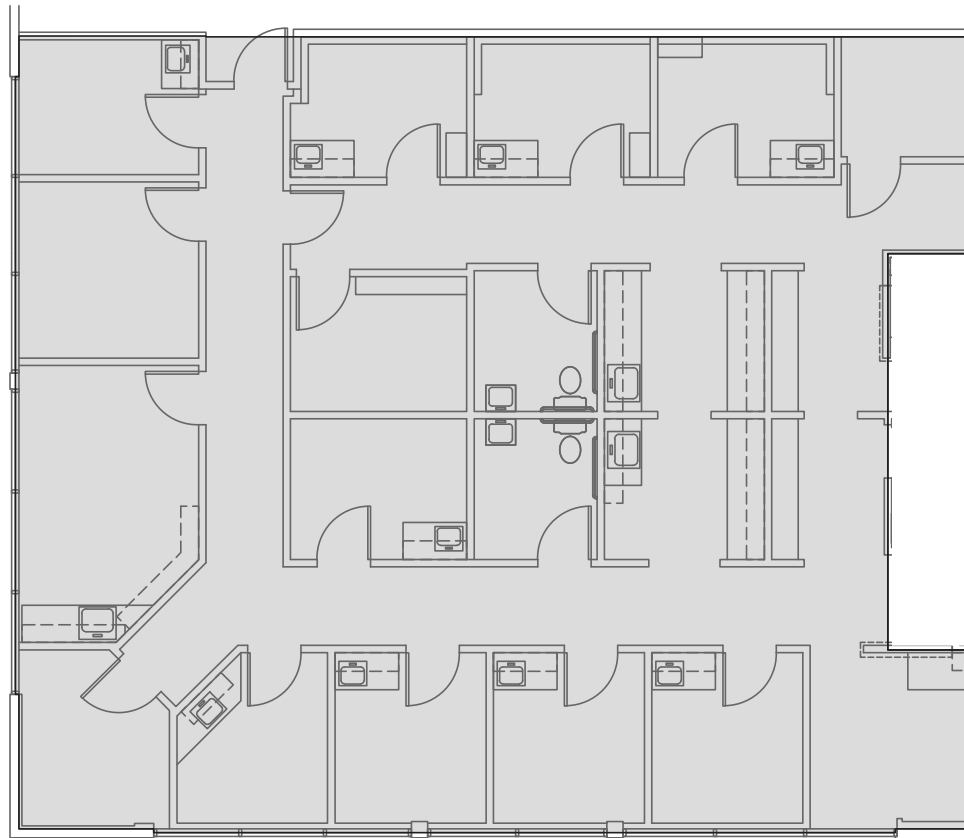


TWO-STORY

NUMBER OF STORIES

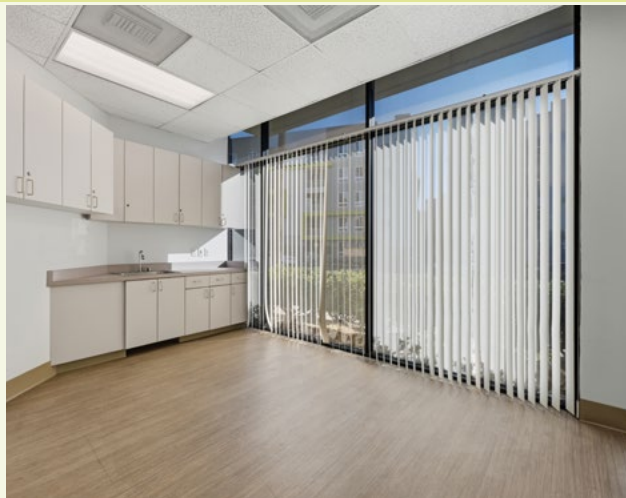
FLOOR PLAN

Suite 103



±2,645 RSF

EXPLORE THE
amenities



24 HOUR
ACCESS



MONUMENT
SIGNAGE



CORNER
LOT



DEDICATED
TURN LANE



FOOD
COURT



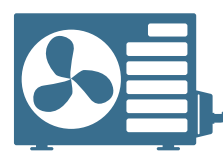
1,626' FRONTAGE ON
GENESEE AVENUE



AIR
CONDITIONING



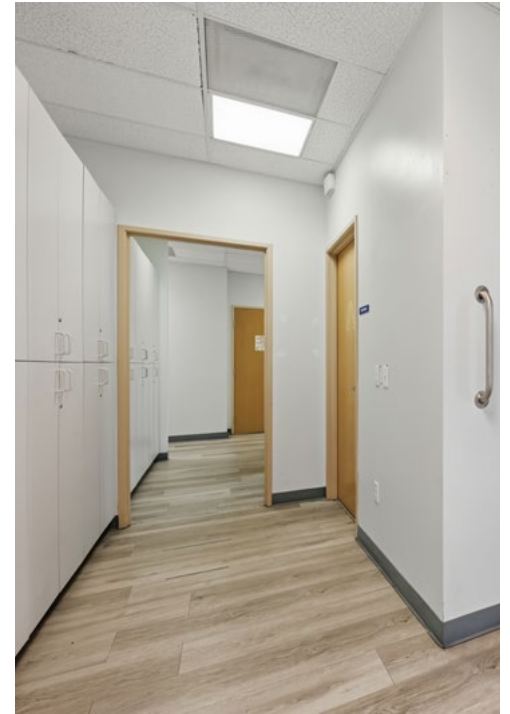
SIGNALIZED
INTERSECTION



TENANT
CONTROLLED HVAC



CAR CHARGING
STATION





DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	2024 Population	23,183	131,861	338,781
	2029 Population Projection	22,961	131,089	339,864
	Median Age	39.6	38.9	36.3
	Average Household Income	\$122,544	\$122,598	\$121,632
	2024 Households	8,865	50,979	143,834
	2029 Household Projection	8,765	50,626	144,373
	Median Home Value	\$754,712	\$806,498	\$851,042
	Median Year Built	1966	1969	1976



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