

±4,356 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

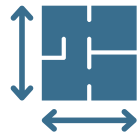
MONTHS 7-12: \$2.50 NNN

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



±24,118 SF

TOTAL BUILDING SIZE



±4,356 SF

AVAILABLE SIZE



±0.60 ACRES

LOT SIZE



4.15/1,000 SF

PARKING RATIO



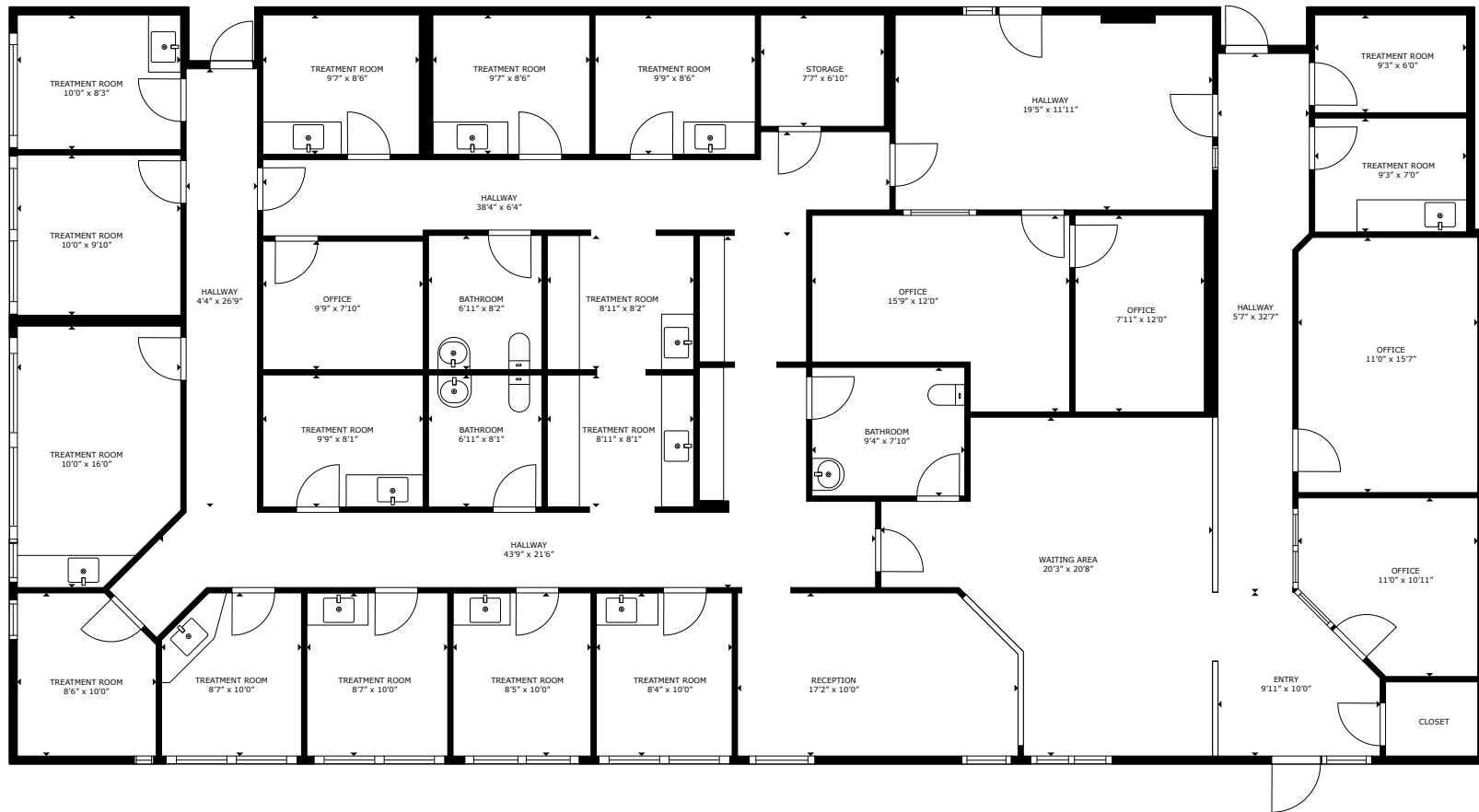
1990
YEAR BUILT



TWO-STORY
NUMBER OF STORIES

FLOOR PLAN

Suite 103



±4,356 RSF

EXPLORE THE
amenities



24 HOUR
ACCESS



MONUMENT
SIGNAGE



CORNER
LOT



DEDICATED
TURN LANE



FOOD
COURT



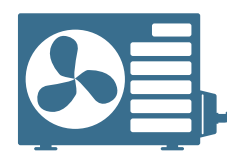
1,626' FRONTAGE ON
GENESEE AVENUE



AIR
CONDITIONING



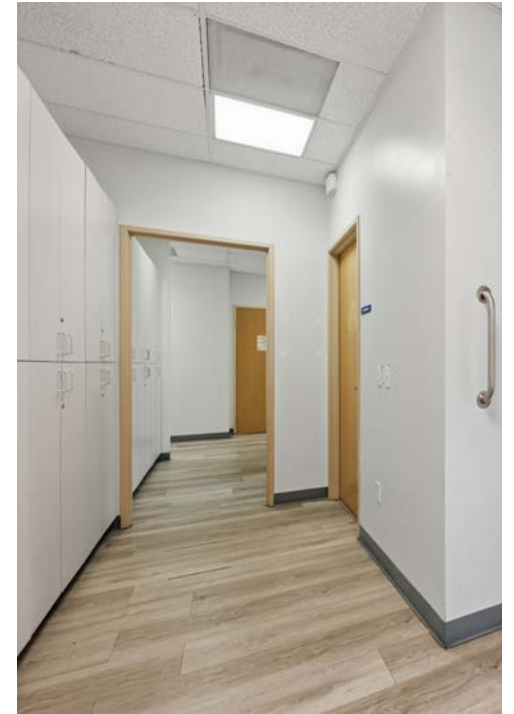
SIGNALIZED
INTERSECTION





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



Clairemont Town Square

VONS
ROSS DRESS FOR LESS
CVS pharmacy
BIG LOTS!

Michaels
ACE Hardware
OUTBACK STEAKHOUSE
Denny's
99c only

Burlington
T.J. maxx
GameStop

Bath & Body Works

Genesee Plaza

THE HOME DEPOT
PET SMART
TARGET
Party City
Marshalls
WELLS FARGO
UnionBank

Balboa Mesa Shopping Center

VONS
CVS pharmacy
KOHLS
the Habit BURGER GRILL
O'Reilly

Pacific Plaza I

VONS
petco
Starbucks
America

IN-N-OUT BURGER
LA QUINTA INN
CHASE
Ford
Holiday Inn HOTELS & RESORTS
Rubio's

Goodwill



Clairemont High School

Tecolote Canyon Natural Park

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