

FOR LEASE 1,992 SF OFFICE SPACE

Point Loma, CA



ED ENGLE

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Asset Management Specialists, Inc. | P.O. Box 658, Oceanside, CA 92054 | 760.720.2829 | amscommercialrealestate.com

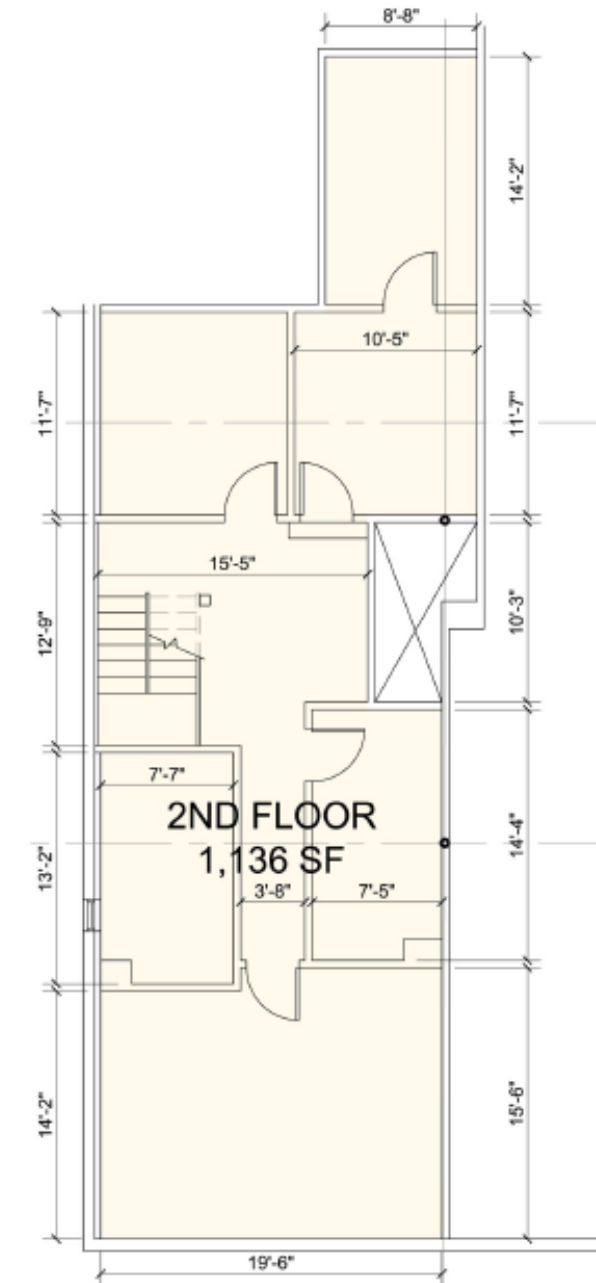
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**ASSET
MANAGEMENT
SPECIALISTS**

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4001 W. Point Loma Blvd. Office Suite A



PARTIAL 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



PARTIAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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PROPERTY OVERVIEW

- Spacious, functional office suite in a great location adjacent Barons Market shopping center.
- Two story office totally 1,992 SF
 - 1st Floor: 856 SF
 - 2nd Floor: 1,136 SF

CALL FOR LEASE RATE

PROPERTY HIGHLIGHTS

- Fully remodeled, Fresh and clean!
- Natural Light Skylights throughout
- Six office rooms
- Open concept meeting/ "bullpen" area with Kitchenette
- Bathroom with shower
- Great mix of neighboring retail businesses. Restaurants, Grocery Store, Bank, Etc.
- Great freeway access to Interstate 5 and 8
- Close to shopping, Sports arena and Downtown SD/Mission Beach

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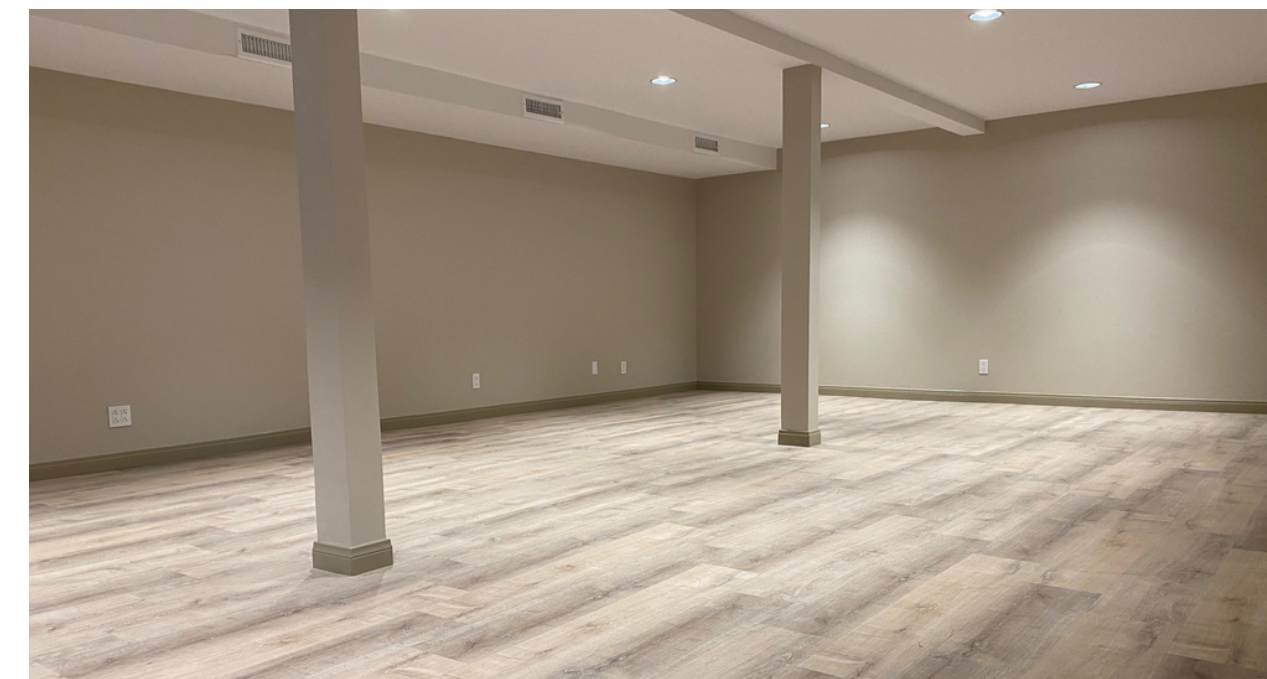
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POPULATION	1.0 MILE	3.0 MILE	5.0 MILE
Total Population:	9,082	355,898	46,079
Average Age:	38.7	40	43.4
Average Age (Male):	35.9	38.7	40.3
Average Age (Female):	39.9	41.2	43.4

HOUSEHOLD & INCOME	1.0 MILE	3.0 MILE	5.0 MILE
Total Households:	5,098	17,207	21,864
# of Persons per HH:	1.8	2.1	2.1
Average HH Income:	\$40,903	\$56,835	\$63,358
Average House Value:	\$66,543	\$111,775	\$128,957



** Demographic data derived from 2020 ACS- US Census

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