

FOR LEASE

7854-7924 RONSON RD, SAN DIEGO, CA 92111



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Advisor

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DRE # 02068445

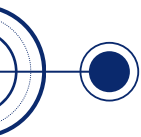


LEASE SUMMARY

PROPERTY SUMMARY

The property, 7854-7924 Ronson Rd, benefits from its central San Diego location with excellent access to major freeways including I-805, I-15, and SR-163, providing seamless connectivity throughout the county. This property offers well-positioned warehouse spaces ideal for light industrial, distribution, or storage uses making it a prime opportunity for businesses seeking a strategically located warehouse space in one of San Diego's most established commercial hubs.



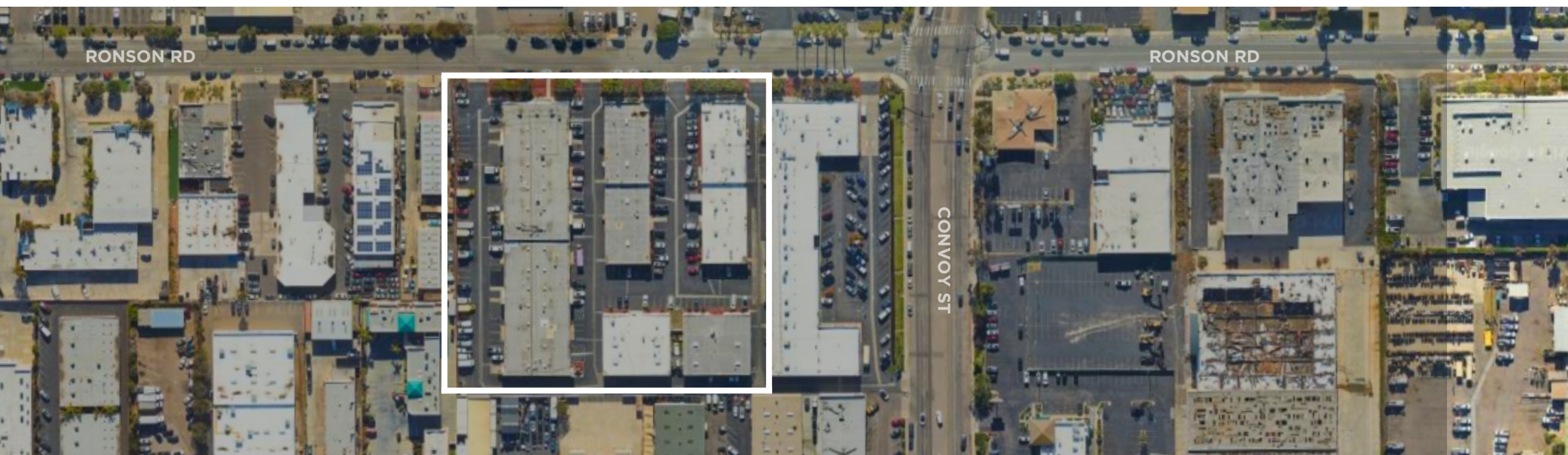


LEASE SUMMARY

PROPERTY & LEASE DETAILS

LEASE RATE	\$1.90 psf MG
PROPERTY TYPE	Industrial
BUILDING SIZE	±33,977 SF
SPACE SIZE	±3,355 SF
YEAR BUILT	1973
YEAR RENOVATED	2022

LOCATION	Central San Diego, CA
ZONING	IL-3-1
CEILING HT.	14'
HVAC	No
TENANCY	Multi
PARKING (30 Spaces)	2.26/1,000 SF



LEASE SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
7864	3,355	Industrial/Warehouse	\$1.90 PSF MG



SITE PLAN



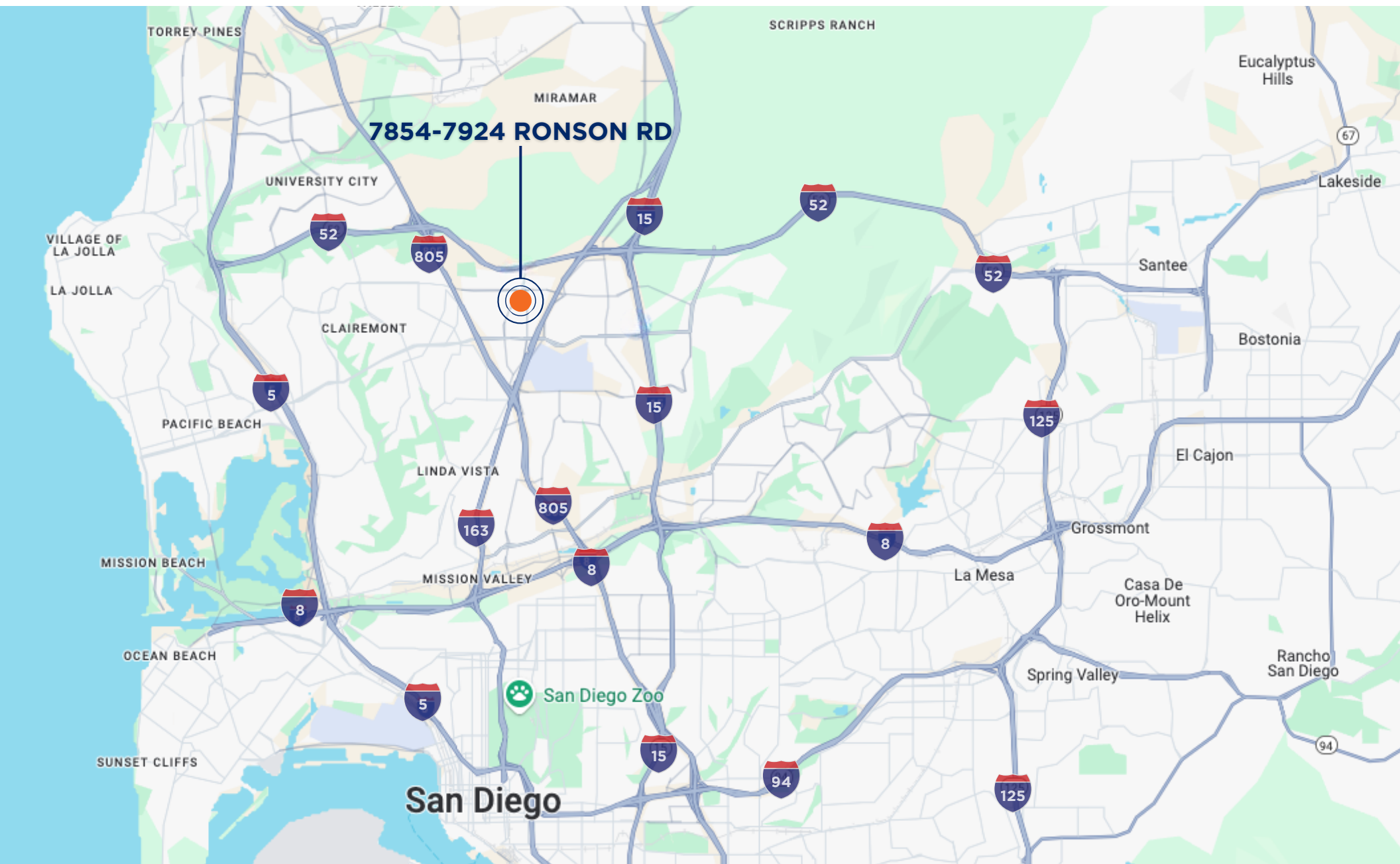
LOCATION SUMMARY



KEARNY MESA, CALIFORNIA

Kearny Mesa, located in central San Diego, is a thriving business and commercial hub known for its diverse dining, retail, and industrial spaces. With convenient access to major freeways like the I-805 and SR-163, the area attracts a mix of technology firms, automotive businesses, and cultural hotspots, making it a dynamic locale for work and leisure. Its central location and evolving infrastructure continue to position it as a prime destination for growth and innovation in San Diego.

LOCATION MAP

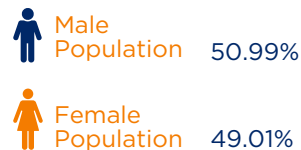


DEMOGRAPHICS

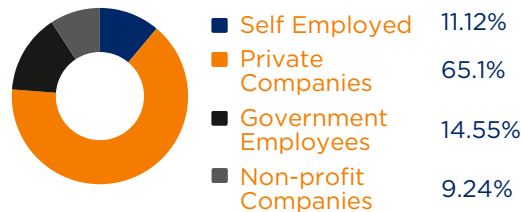
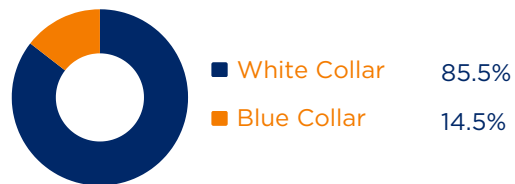
KEARNY MESA, SAN DIEGO, CA

Kearny Mesa, a community in San Diego, has a population of approximately 27,104 residents, with a median age of 36. The neighborhood is diverse, with 41% identifying as White, 28% Asian, 20% Hispanic, 8% African American, and 3% identifying as two or more races. The median household income in Kearny Mesa is around \$98,680.

POPULATION



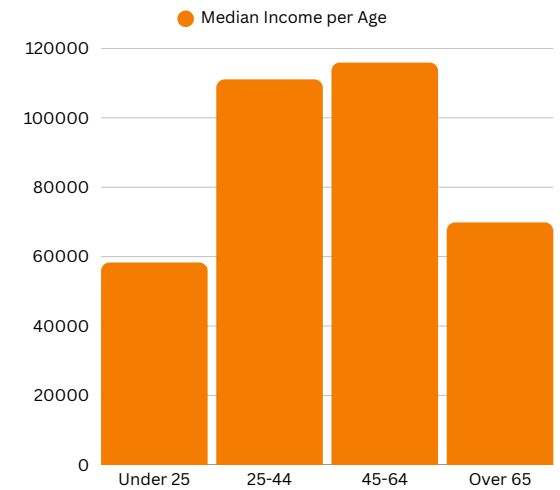
EMPLOYMENT



HOUSEHOLDS

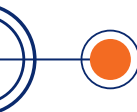


INCOMES



These demographic and economic factors make Kearny Mesa an attractive location for commercial real estate investments, and start ups.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

7854-7924 RONSON RD

DISCLAIMER STATEMENT:

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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