

±6,000 SF INDUSTRIAL BUILDING
AVAILABLE FOR SUBLEASE

1228 KNOXVILLE STREET, SAN DIEGO, CA 92110

DO NOT DISTURB TENANT



REX A. HUFFMAN
SENIOR VICE PRESIDENT | LIC. #00648675
619-840-2943 | rhuffman@voitco.com

Voit
REAL ESTATE SERVICES



±6,000 SQUARE FEET

BUILDING SIZE

\$10,540/MO (+ CAMS = ±\$0.03/SF)

SUBLEASE RATE

INCLUDED IN SUBLEASE RATE

PARKING/LOADING AREA CHARGES

OCTOBER 18, 2027*

SUBLEASE EXPIRATION

*Longer term possible for qualified tenants

PROPERTY FEATURES

BUILDING SIZE	±6,000 Square Feet
POWER	3 Phase (Lessee to verify amperage)
CLEAR HEIGHT	24' - 26'
PARKING	5 Designated Spaces, Including ADA
YEAR BUILT	1978
SPRINKLERS	Yes
ZONING	IL-3-1 (View Zoning)

PROPERTY HIGHLIGHTS

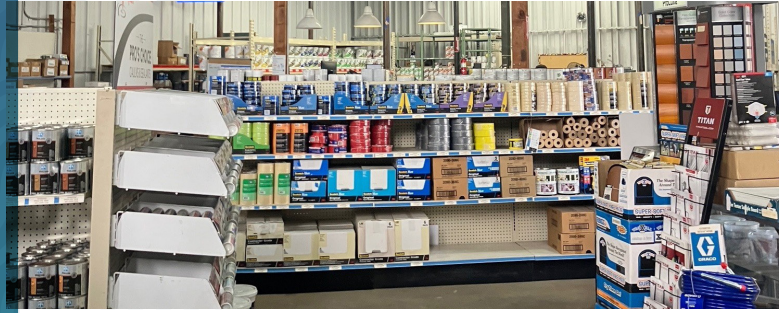
- » Space includes an office, reception area, break room and a sales counter
- » 2 restrooms
- » 1 oversized grade level roll-up door
- » Excellent signage exposure
- » Excellent freeway access
- » Available upon current tenant move out ±30 days from a sublease execution
- » DO NOT DISTURB THE TENANT - CONTACT AGENT for showings and tours



FLOOR PLAN NOT TO SCALE



DEMOGRAPHICS & TRAFFIC COUNTS



\$878,678
MEDIAN HOME VALUE
5 MILE RADIUS

14,156
BUSINESSES

371
MEDIAN AGE
3 MILE RADIUS

183,022
HOUSEHOLDS
5 MILE RADIUS

MEDIAN HOUSEHOLD INCOME

1 MILE.....\$84,775

3 MILE.....\$92,083

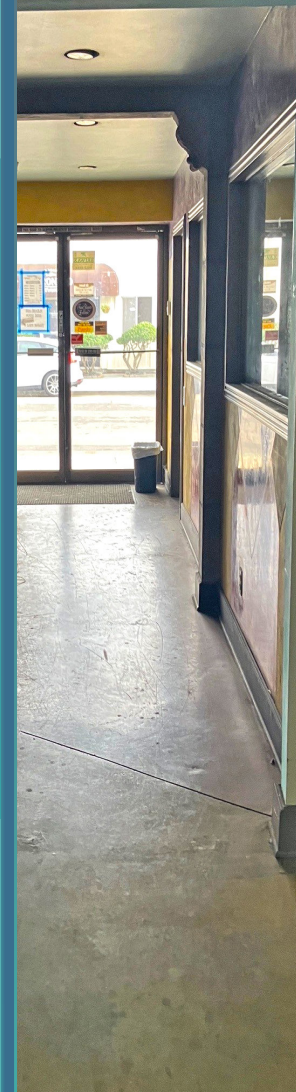
5 MILE.....\$94,056

118,872
EMPLOYEES



8
EMPLOYEES/BUSINESS

3 MILE RADIUS



PUBLIC TRANSPORTATION

4 MINUTE DRIVE
OLD TOWN TRANSIT CENTER

9 MINUTE DRIVE
SANTA FE DEPOT

POPULATION

1 MILE.....11,259

3 MILE.....148,220

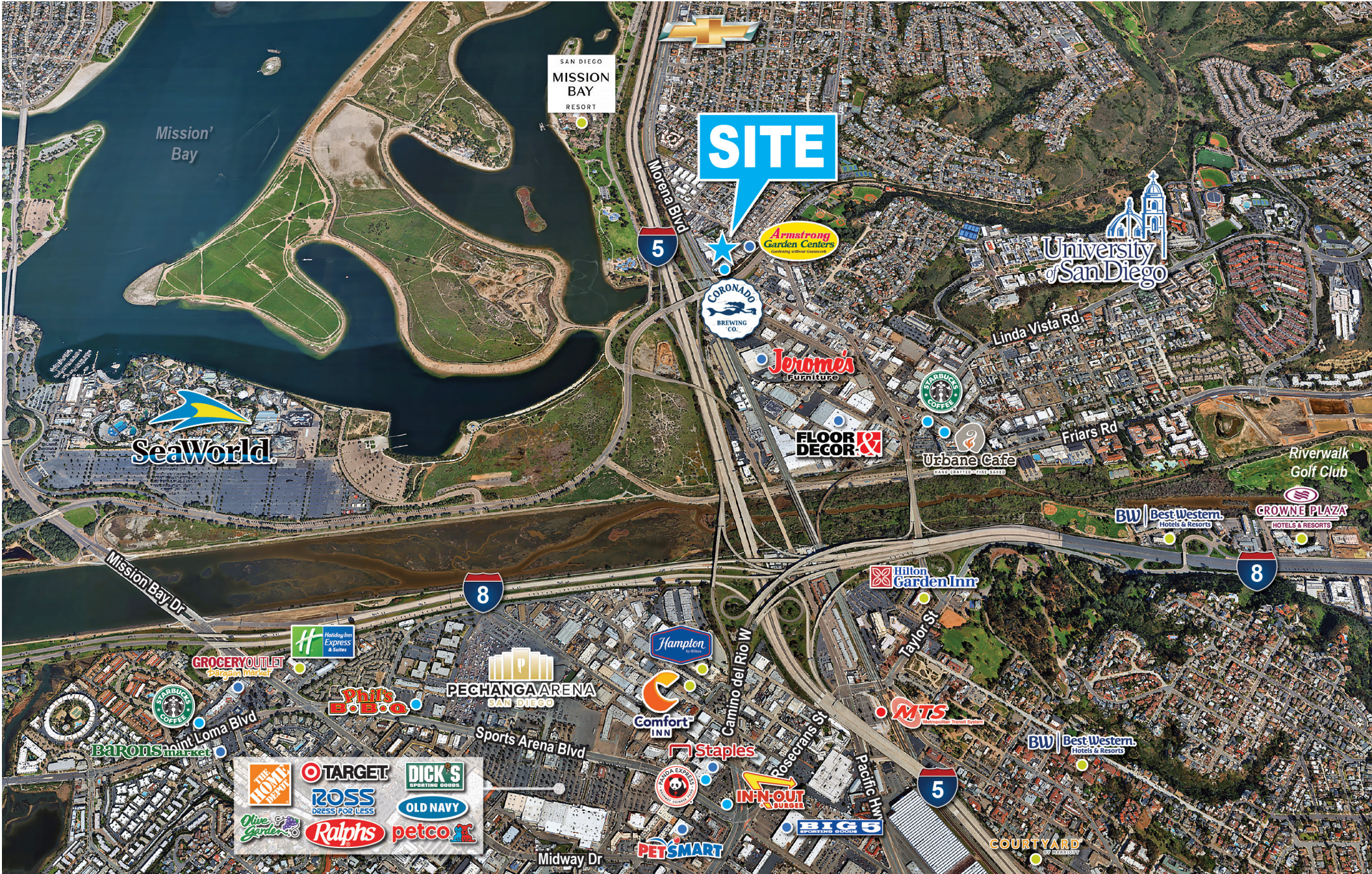
5 MILE.....399,581



22,906 Tecolote Road +
Interstate 5

15,503 Tecolote Road +
Morena Boulevard

5,616 Knoxville Street +
Morena Boulevard



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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

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