

**±3,850 SF WAREHOUSE
ON ±11,709 SF FENCED LOT**

AVAILABLE FOR SUBLEASE

4430 VANDEVER AVENUE • SAN DIEGO, CA 92120

Voit

REAL ESTATE SERVICES

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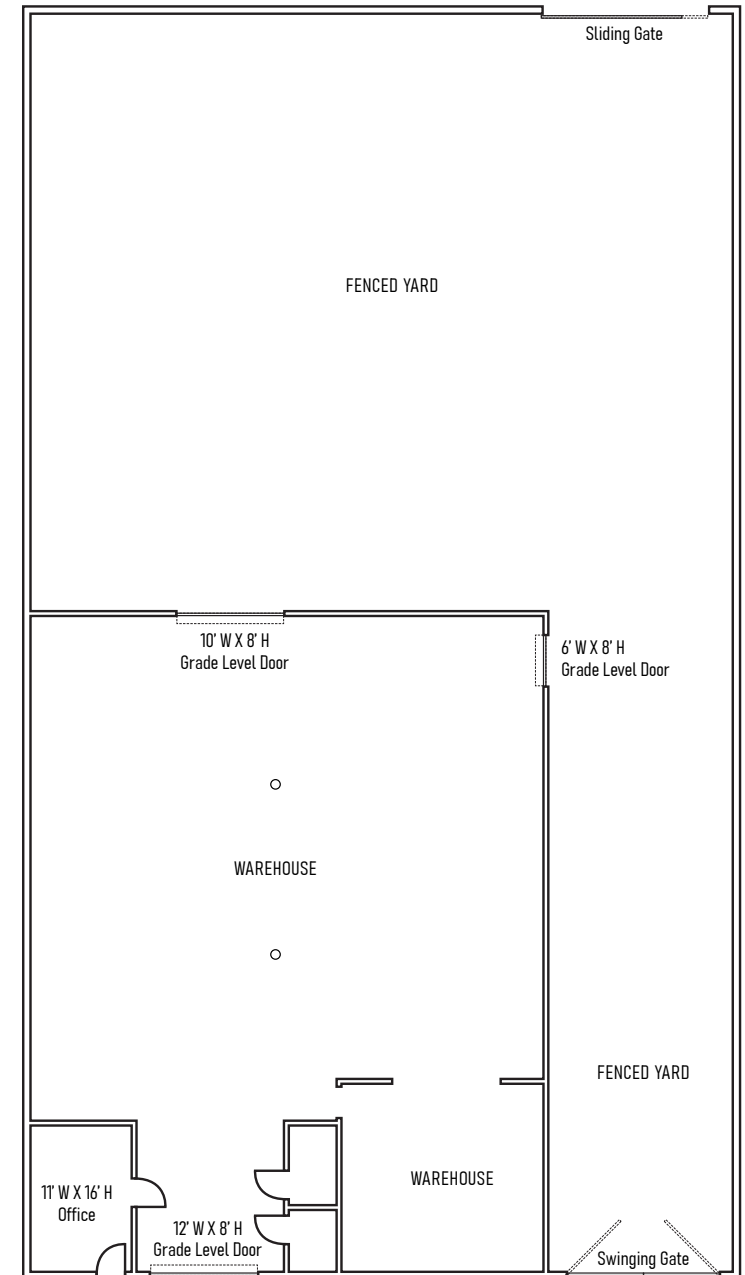


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±3,850 SF ON ±11,709 SF LOT

- » Available Now
- » Sublease Expires January 31, 2031
- » Fenced Yard
- » ±22' Clear Height
- » One (1) Office Space
- » Three (3) Grade Level Doors
- » Immediate Access to I-8 & I-15 Freeways

LEASE RATE: \$2.15/SF GROSS + ELECTRIC



DEMOGRAPHICS



Population	1 MILE	3 MILES	5 MILES
2023 Total Population	18,896	202,590	463,058
2028 Projected Population	19,458	200,126	456,793
2023 Households	9,557	78,882	186,364
2028 Household Projection	9,860	77,857	183,622
Median Household Income	\$83,815	\$73,460	\$76,904
Median Home Value	\$490,864	\$670,554	\$641,163

Traffic Counts (Cars/Day)		
Mission Gorge Rd	Vandever Avenue	20,956
Vandever Avenue	Holabird Street	4,083
Friars Road	Alley	42,359
Mission Gorge Road	Vandever Avenue	20,956
Riverdale Street	Friars Road	9,613
Riverdale Street	Zion Avenue	2,874



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