



FOR LEASE

4010 MORENA BLVD. SAN DIEGO, CA 92117

4010

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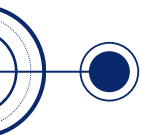


LEASE SUMMARY

THE PROPERTY

SVN | Vanguard Commercial Real Estate Advisors is pleased to present 4010 Morena Blvd. Located in the heart of San Diego, this recently remodeled office property combines modern updates with exceptional convenience. Its strategic proximity to I-5, Hwy 52, and I-8 ensures ideal accessibility, while features such as ample parking, elevator service, and high-traffic visibility (22,500 ADT) make it well-suited for a variety of professional uses.



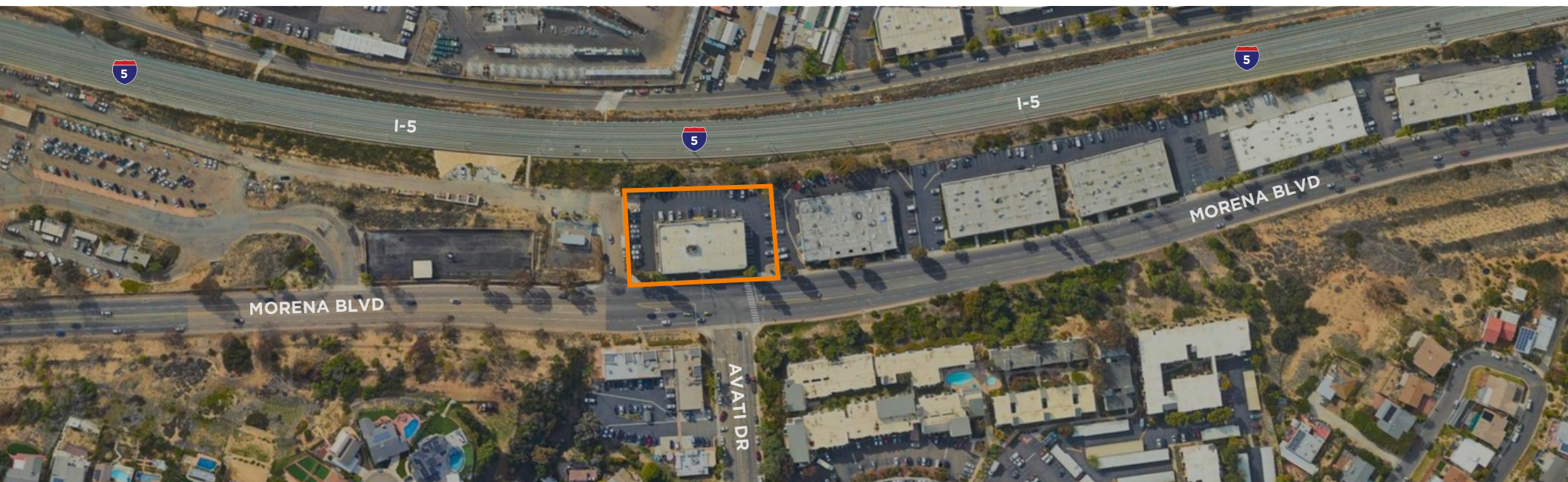


LEASE SUMMARY

PROPERTY DETAILS

LEASE RATE	Contact Advisor
PROPERTY TYPE	Office
BUILDING SIZE	±26,457 SF
SPACE SIZE(S)	±2,173 SF
YEAR BUILT	1981
YEAR RENOVATED	-

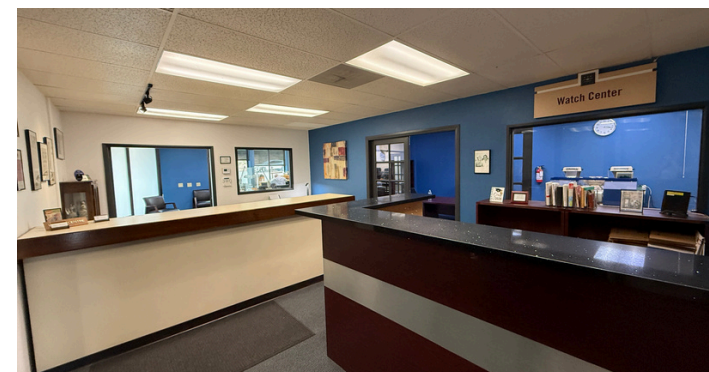
LOCATION	Central San Diego, CA
ZONING	M-IP
APN	676-150-24
HVAC	Yes
TENANCY	Multi
PARKING	4/1000 SF (91 Spaces)



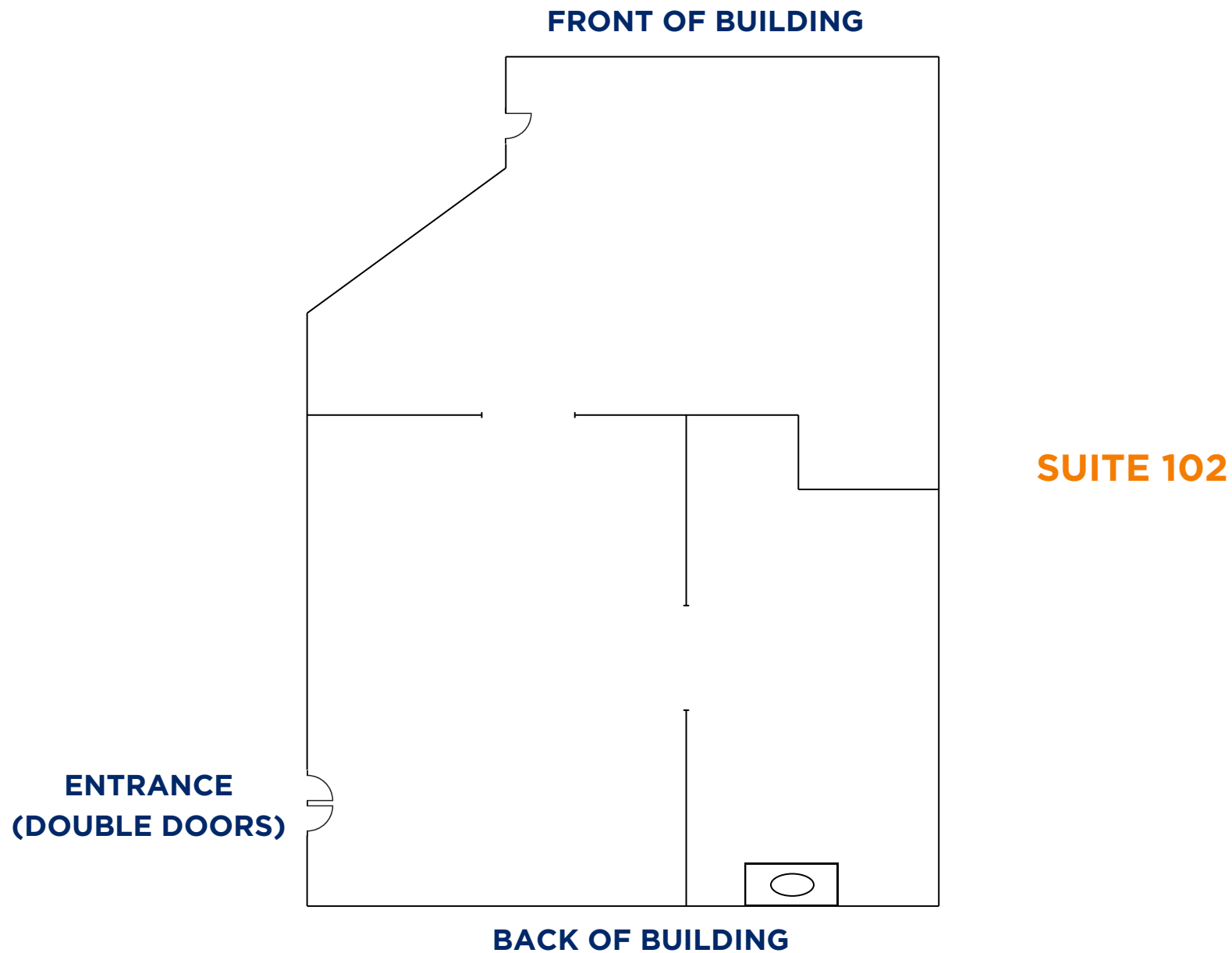
LEASE SUMMARY

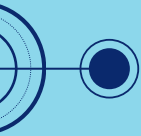
SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
102	±1,089 SF	Office, Professional Uses	\$2.00 PSF MG



FLOOR PLAN

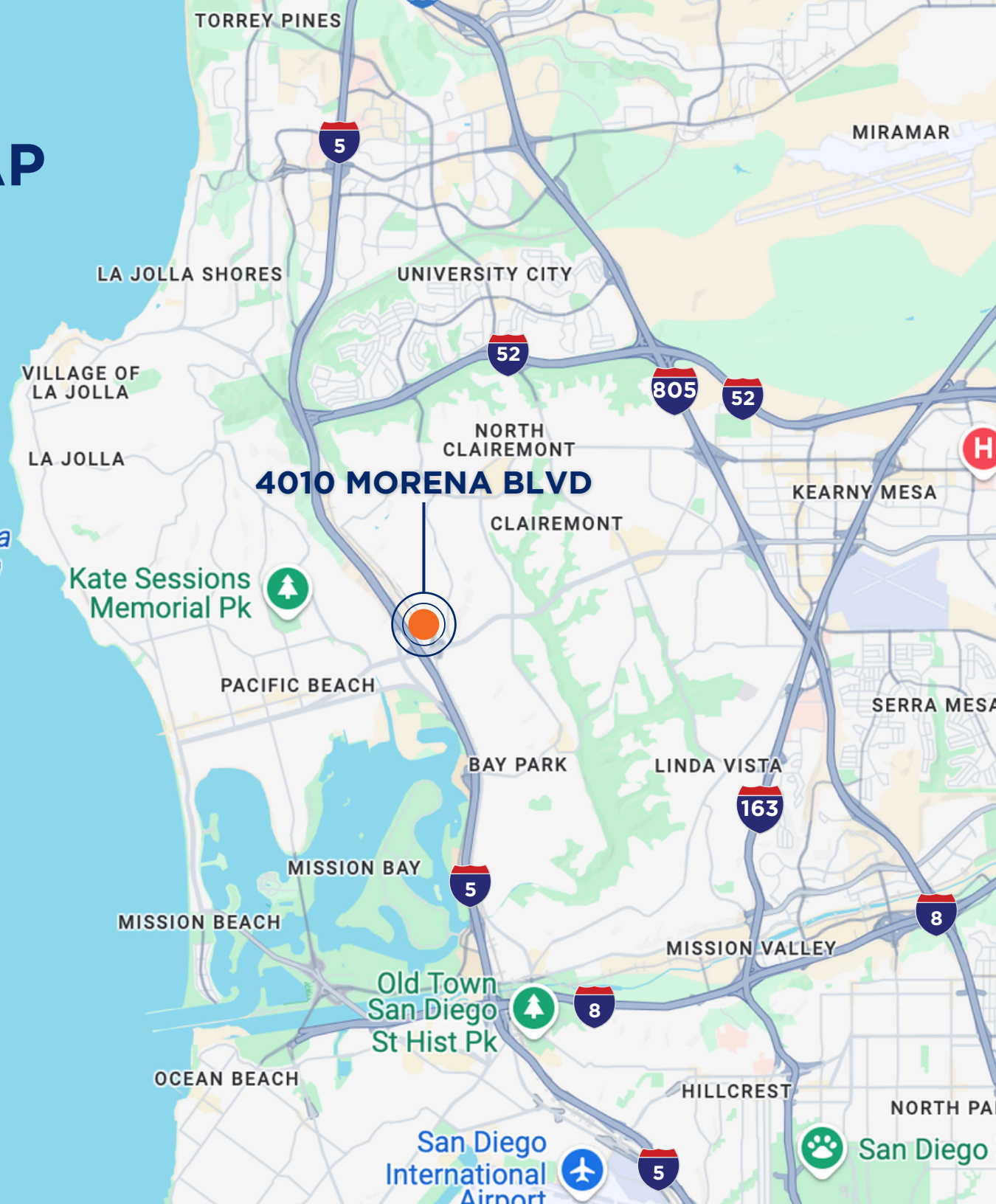




LOCATION MAP

*South La Jolla
State Marine
Conservation
Area*

*South La Jolla
State Marine
Reserve*



LOCATION SUMMARY



SAN DIEGO, CALIFORNIA

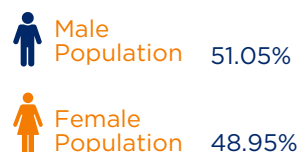
San Diego, on California's Pacific coast, is known for its beautiful beaches, pleasant climate, and vibrant culture. Highlights include Balboa Park with museums and the famous San Diego Zoo, the historic Gaslamp Quarter, and lively waterfronts like Mission Bay. It's a major spot for outdoor activities like surfing, hiking, and sailing, and has a laid-back, family-friendly vibe. With close proximity to Mexico, the city boasts a rich mix of Mexican-American heritage, seen in its food, festivals, and art.

DEMOGRAPHICS

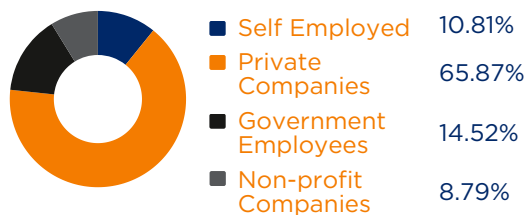
SAN DIEGO, CA

There are 1,383,987 residents in San Diego, with a median age of 35.8. Of this, 51.05% are males and 48.95% are females. US-born citizens make up 72.97% of the resident pool in San Diego, while non-US-born citizens account for 16.6%. A total of 1,151,876 people in San Diego currently live in the same house as they did last year.

POPULATION



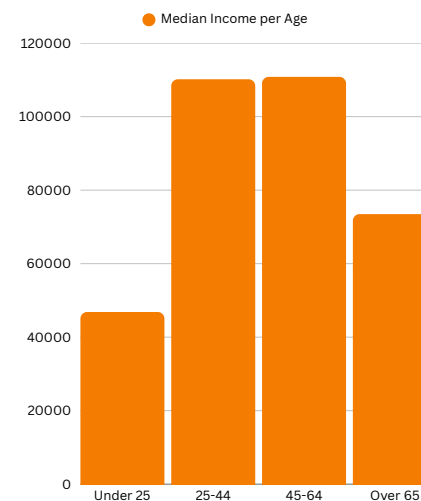
EMPLOYMENT



HOUSEHOLDS

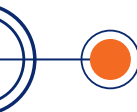


INCOMES



These demographic and economic factors make San Diego 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

4010 MORENA BLVD, STE 222

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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