

For Sale
or Lease

4875-4879

VIEWRIDGE AVENUE

SAN DIEGO, CA 92123



DAVID HARPER
Senior Vice President
858 677 5335
david.harper@colliers.com
Lic# 00880644

4350 La Jolla Village Drive, Suite 500 | San Diego, CA 92122 | colliers.com/sandiego

4875-4879

Viewridge Avenue, San Diego, CA 92123

For Sale:

Owner-User can occupy 53%-100%

SQUARE FEET	COMMENTS
Occupy Approx. 8,855 RSF (53%)	
Recieve Income on Approx. 7,821 RSF (47%)	Seller will consider flexibile lease-back of this space.
PURCHASE PRICE	\$4,300,000 (\$259.04/SF)

For Lease

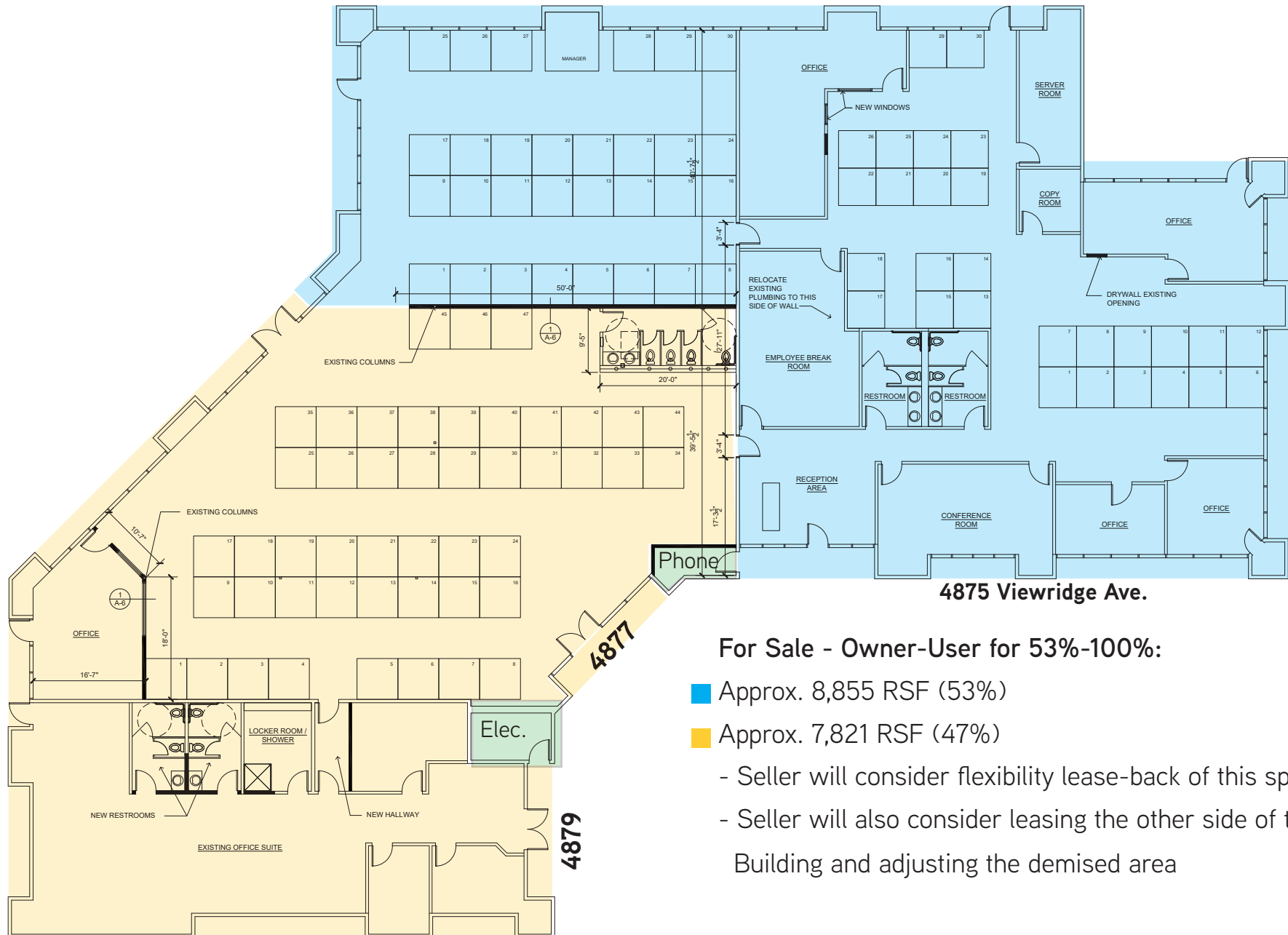
SQUARE FEET	ASKING RATE	COMMENTS
OPTION A: 6,222 RSF	\$2.02/SF/ Month + Utilities	Reception, private offices, break room, conference room, copy/storage room and open office area
OPTION B: 7,821 RSF	\$2.02/SF/ Month + Utilities	Private offices, open office area and locker room/shower
OPTION C: 16,600 RSF	\$1.58/SF/NNN	Full building for 7-10 years



4875-4879

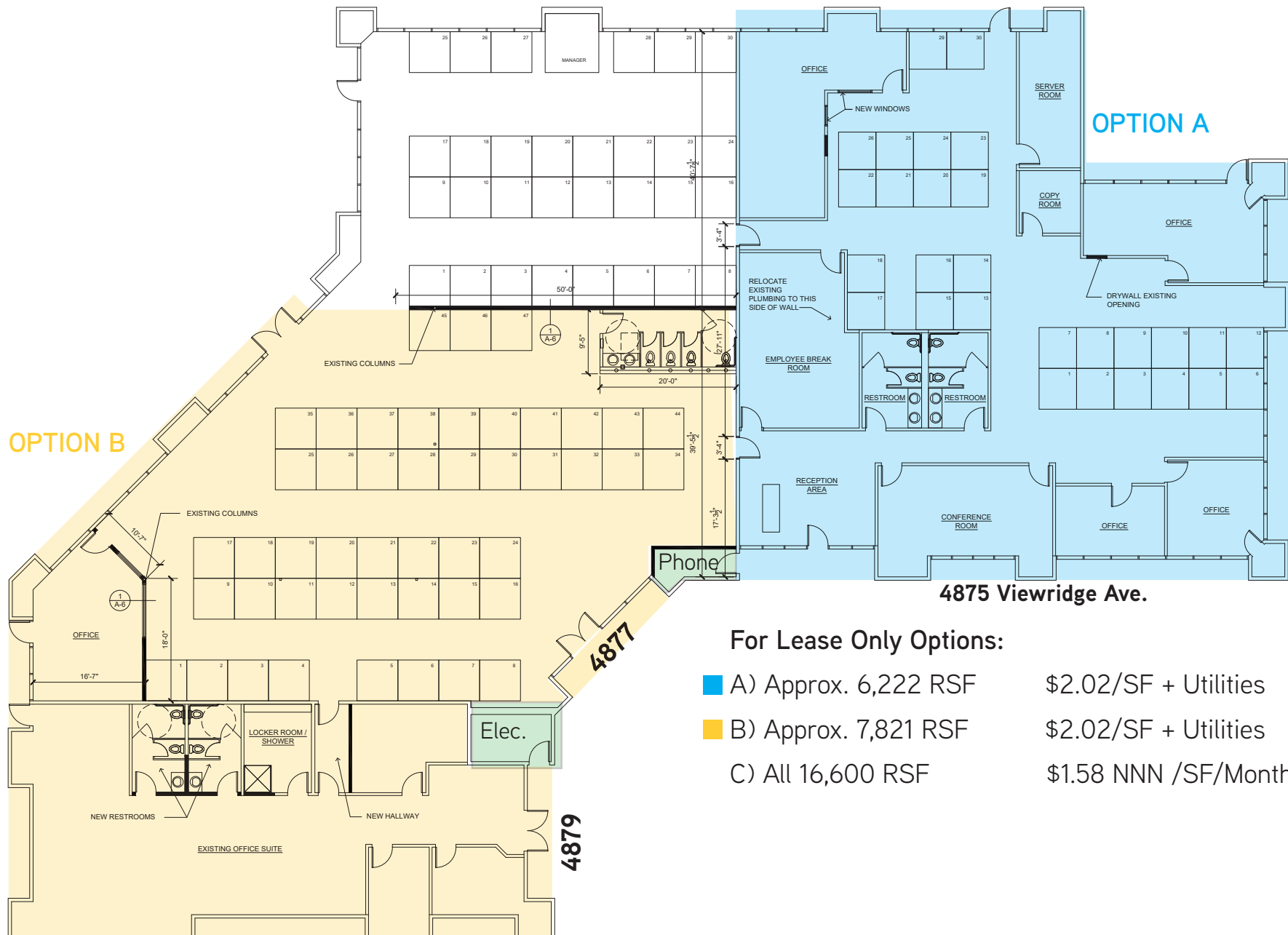
Viewridge Avenue, San Diego, CA 92123

SALE OPTION



Viewridge Avenue, San Diego, CA 92123

LEASE OPTIONS



4875-4879

Viewridge Avenue, San Diego, CA 92123

FOR SALE OR LEASE > IDEAL KEARNY MESA LOCATION

Property Details

Building Description:	Kearny Mesa Office Building
SF:	±16,600 SF
Land Area:	±2.28 acres
Year Built:	1978
Construction:	Concrete tilt-up
Zoning:	IL-2-1, allowed for mix use of office and light industrial uses
APN:	369-202-14-00

Features

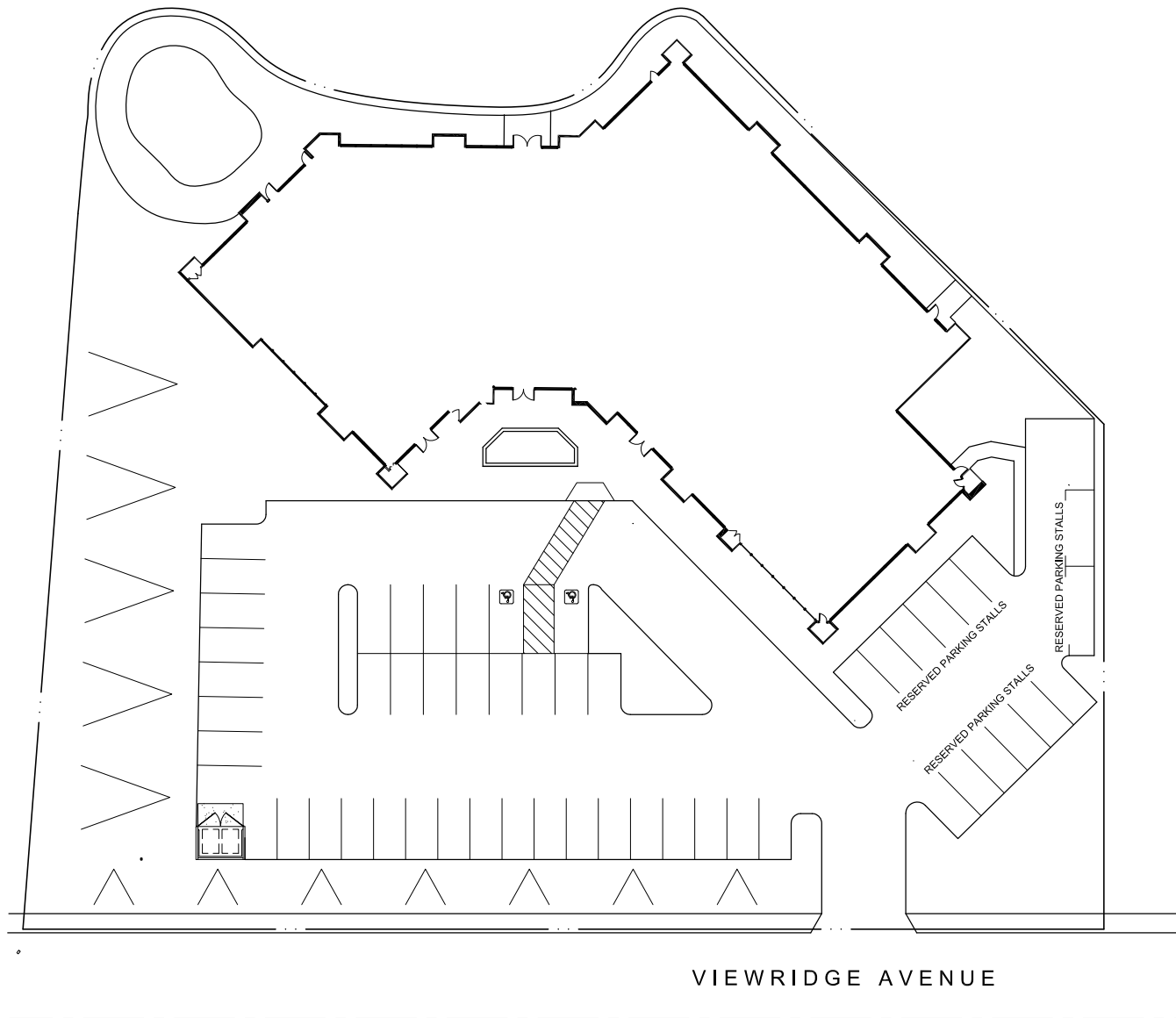
- » Opportunity for user to occupy with rental income to offset expenses
- » Highly improved suites with above standard finishes
- » 24/7 HVAC access (parking units)
- » 3.25/1,000 parking ratio, 54 parking spaces including 2 Handicapped (tremendous street parking opportunity directly in front of the building)
- » 6 electric meters
- » Freeway visible signage from I-15
- » Easy access to all major freeways
- » Attractive views to the East



4875-4879

Viewridge Avenue, San Diego, CA 92123

SITE PLAN



4875-4879

Viewridge Avenue, San Diego, CA 92123

INTERIOR PHOTOS



4875-4879

Viewridge Avenue, San Diego, CA 92123

EXTERIOR PHOTOS



4875-4879

Viewridge Avenue, San Diego, CA 92123

LOCATION



4875-4879

VIEWRIDGE AVENUE

SAN DIEGO, CA 92123

DAVID HARPER

Senior Vice President

License No. 00880644

+1 858 677 5335

david.harper@colliers.com

4350 La Jolla Village Drive,
Suite 500
San Diego, CA 92122



©2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.