

3407

E STREET

FOR LEASE

SAN DIEGO, CA 92102



±1,435 SF OFFICE SPACE WITH 2 FENCED YARDS

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

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property features

Address	3407 E Street, San Diego, CA 92102
Property Size	± 1,435 SF Office Space* ± 1,300 SF Parking/Yard Space (Front) ± 7,625 SF Parking/Yard Space (Rear) *Potential for Additional Office and Storage Space
Lease Rate	\$7,500/Month Gross + Electric

highlights

- > Fenced Yard with Additional Reserved Office Parking
- > Newly Renovated Interior, New Roof & HVAC
- > Open Office, Kitchen, Restroom, Storage, Fenced Yard
- > Easy Access with Ingress and Egress on Sunrise Street & E Street

location

- > Centrally Located in Southeast San Diego Bordering South Park and Grant Hill
- > Direct Freeway Access to I-15 and Hwy 94
- > Close Proximity to Public Transportation
- > Surrounded by Numerous National, Regional and Local Retail Tenants

drive times

10
DOWNTOWN

14
MISSION VALLEY

30
US/MEXICO BORDER

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± 380 SF KITCHEN



± 255 SF STORAGE SPACE



RESTROOM



RAMP TO FRONT DOOR



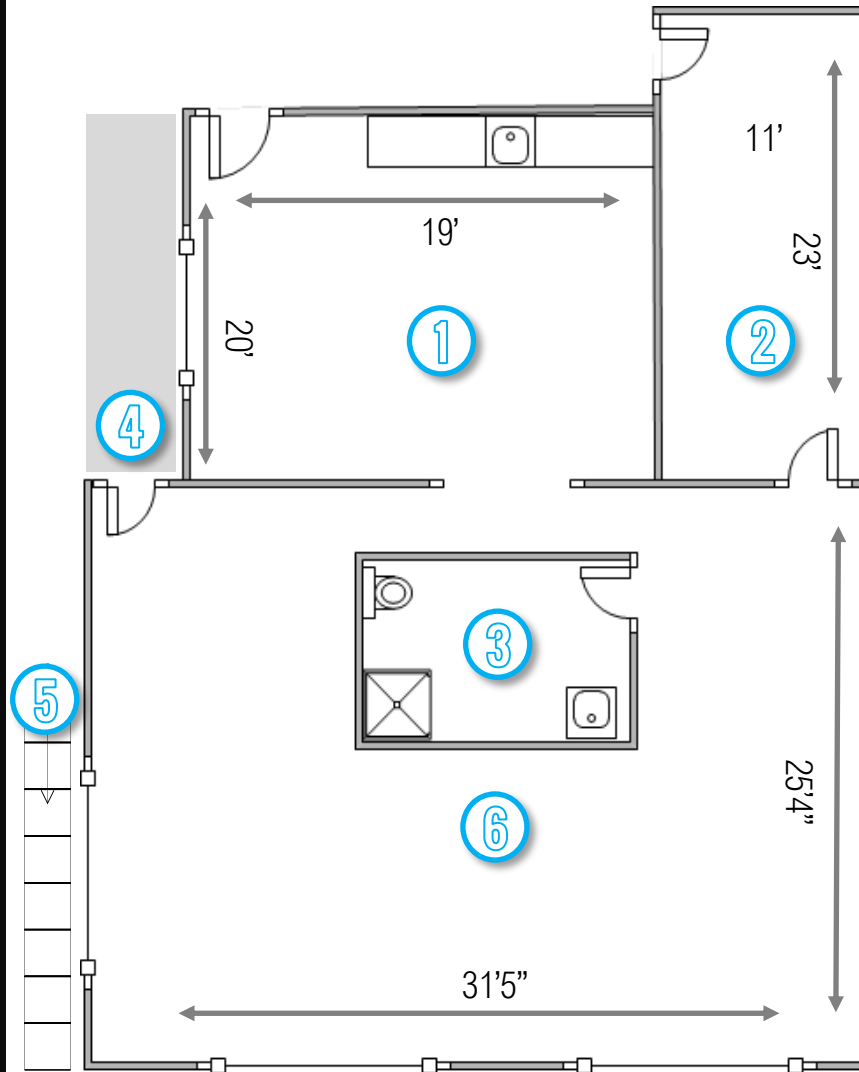
STAIRS TO YARD



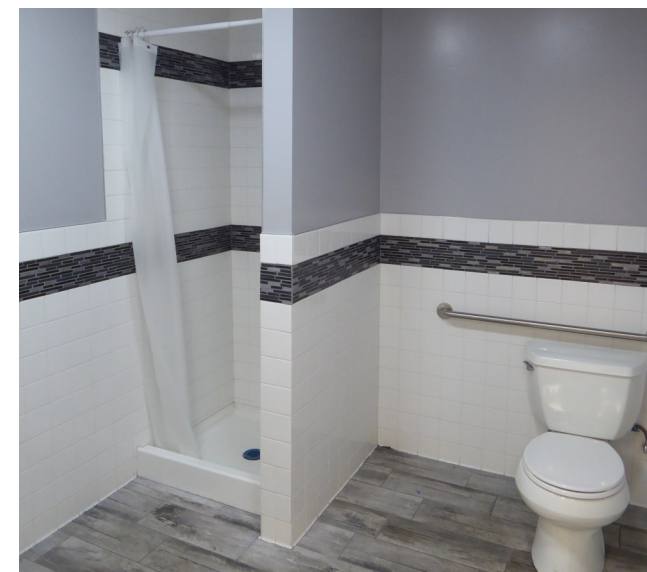
± 800 SF OPEN OFFICE AREA



floor plan



Floor Plan Not Fit to Scale; For Reference Purposes Only.



 **NEW ROOF**

 **NEW HVAC**

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± 1,300 SF PARKING/YARD WITH 15' ROLLING GATE **1**

± 1,435 SF OFFICE SPACE **2**

POTENTIAL ± 400 SF OFFICE **3**


POTENTIAL ± 135 SF STORAGE **4**

± 7,625 SF FENCED YARD **5**

DRIVE WAY **6**

site plan



 **133,043 VPD**

MARKET STREET & INTERSTATE 15



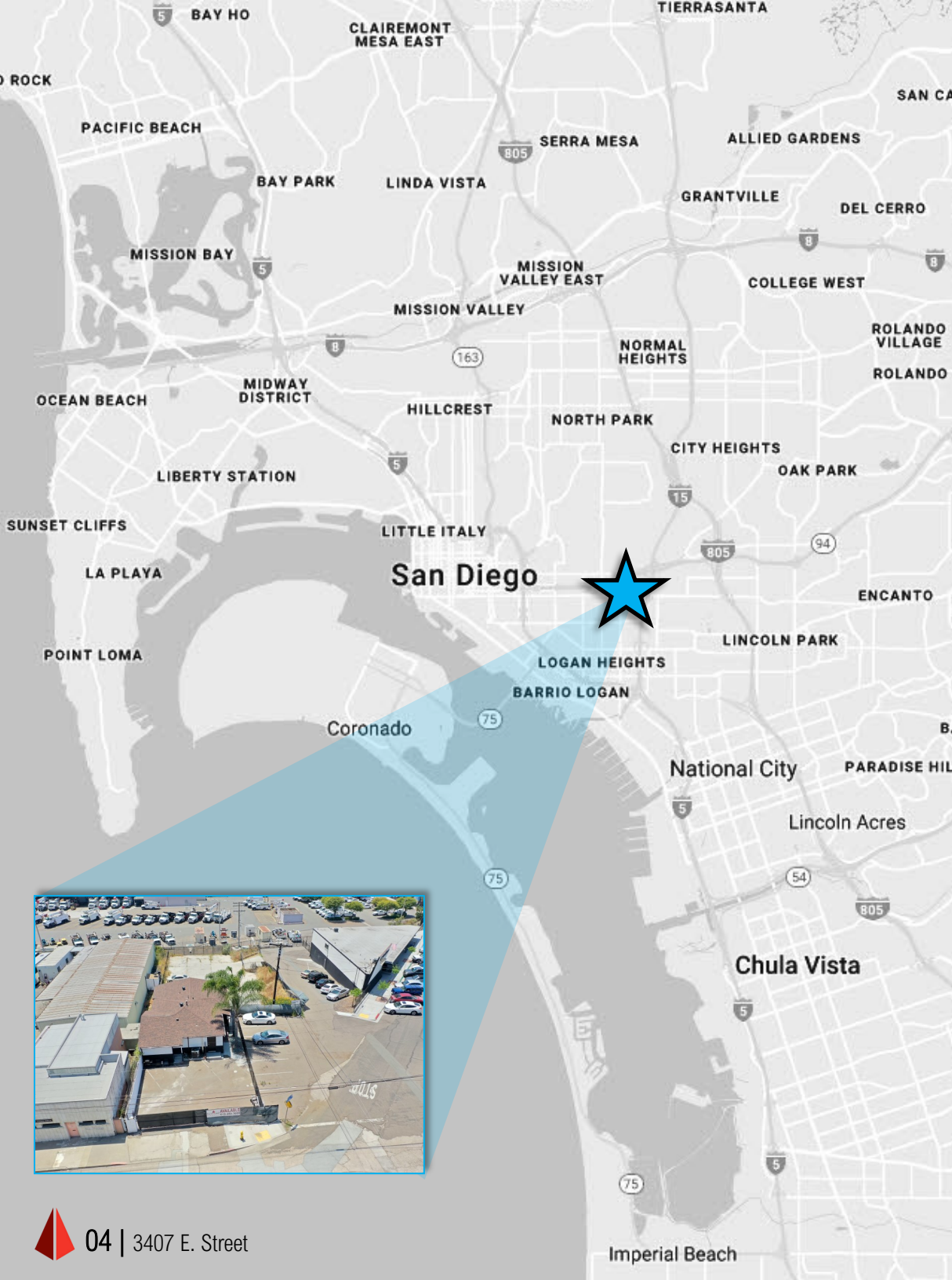
LOCATED IN OPPORTUNITY ZONE




WALKING DISTANCE TO TROLLEY STATION





IMMEDIATE ACCESS TO I-15 & HWY 94




 04 | 3407 E. Street

SOUTHEAST SAN DIEGO


287,277
 POPULATION (2019)


294,229
 POPULATION (2024)


\$2,463,773
 CONSUMER SPENDING


\$442,562
 MEDIAN HOME VALUE

\$72,835
 AVG. HOUSEHOLD INCOME

105,651
 TOTAL HOUSEHOLDS

36
 AVERAGE AGE

13,422
 TOTAL BUSINESSES

176,874
 DAYTIME EMPLOYEES

Within a 3 Mile Radius
Information Source: CoStar





NAVAL BASE

BARRIO LOGAN

CORONADO



DOWNTOWN SAN DIEGO



nearby amenities



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

