

FOR LEASE

2 ADJOINING EDUCATIONAL FACILITIES

OPTION TO LEASE ALL OR PART



1957 COOLIDGE STREET, SAN DIEGO, CA 92111



VINCE PROVENZANO

President of Brokerage

Tel (619) 469-3600

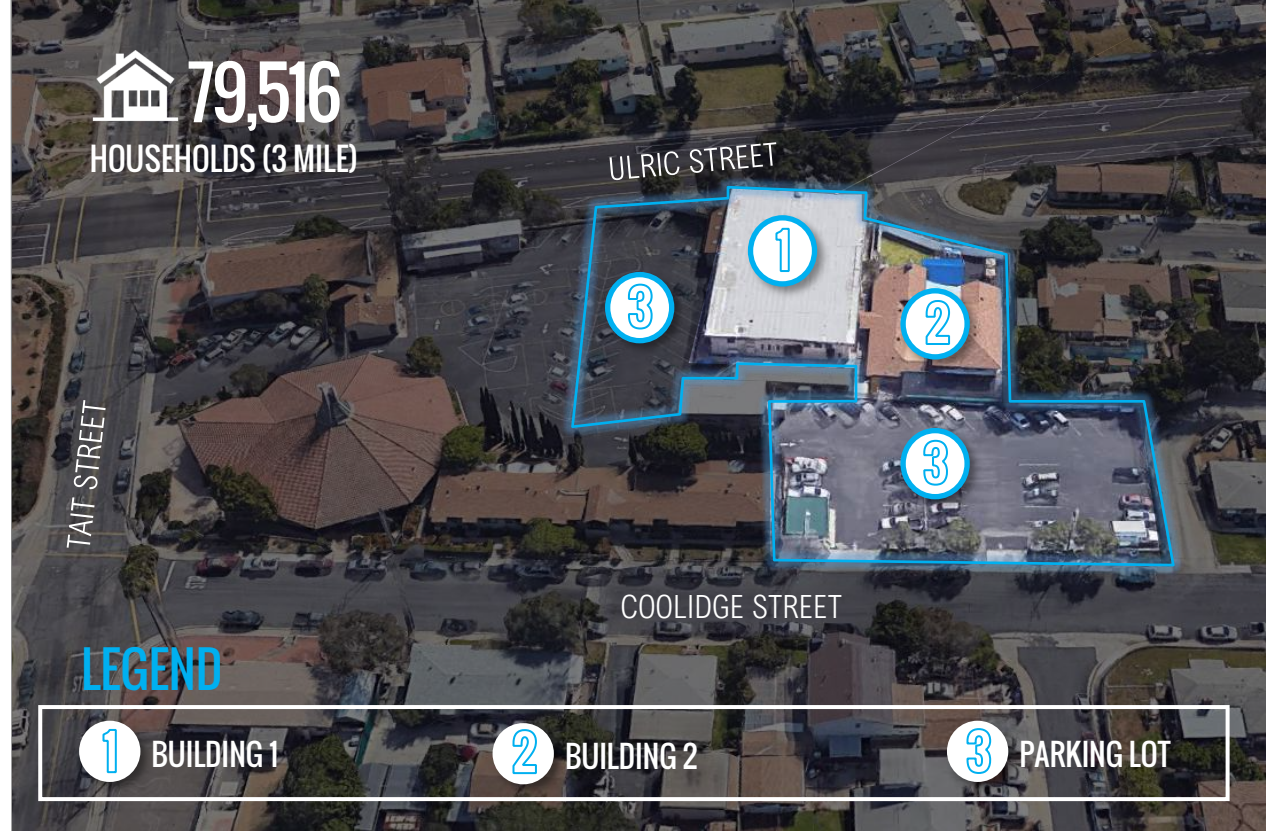
Vince@PacificCoastCommercial.com

Lic. 00780182



THE PROPERTY FEATURES

ADDRESS	1957 Coolidge Street San Diego, CA 92111
RECENT PAST USE	School
BUILDING SIZE	± 7,863 Sq. Ft. - Building 1 ± 4,856 Sq. Ft. - Building 2 ± 12,719 Sq. Ft. - TOTAL
OUTSIDE STORAGE	± 900 Sq. Ft. (Not Included in Total Sq. Ft.)
PARKING	Plentiful Onsite
LEASE RATE	Negotiable



highlights

- > School Buildings Can be Leased Together or Separate
- > Option to Include Surrounding Mobile Structures
- > Immediate Access to Hwy 163 with Close Proximity to I-8 & I-805
- > Surrounded by Numerous Retail Amenities, Schools, Parks & Neighborhoods
- > Walking Distance to MTS Bus Stop
- > Forced Heat, Some Split-Units with A/C



177,252
POPULATION



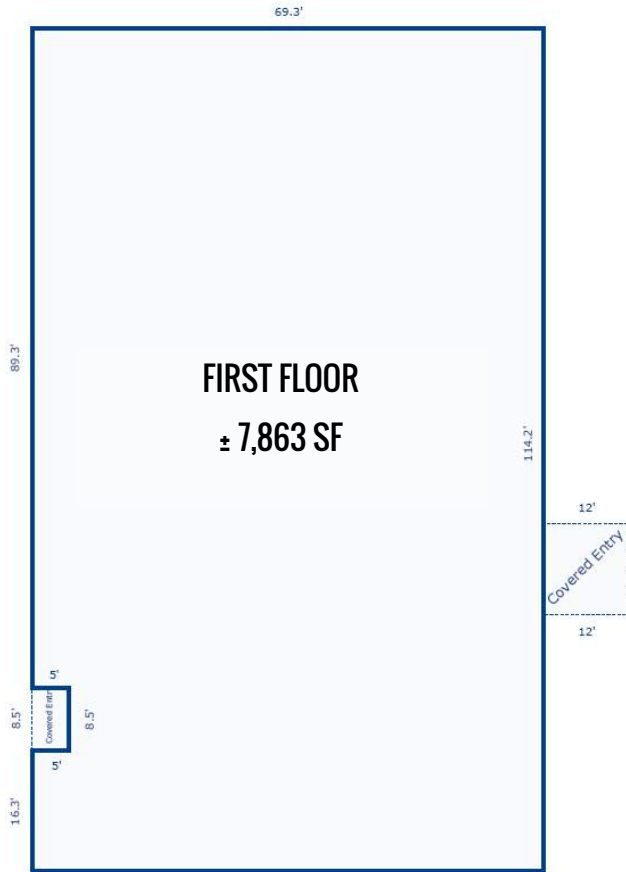
\$90,604
AVG. HOUSEHOLD INCOME



14,823
BUSINESSES
3 MILE RADIUS | COSTAR



FLOOR PLAN BUILDING 1



8 CLASSROOMS



2 DOOR ACCESS
TO MOST CLASSROOMS



2 RESTROOMS
9 TOILETS



PRIVATE OFFICES



STORAGE
CLOSETS THROUGHOUT

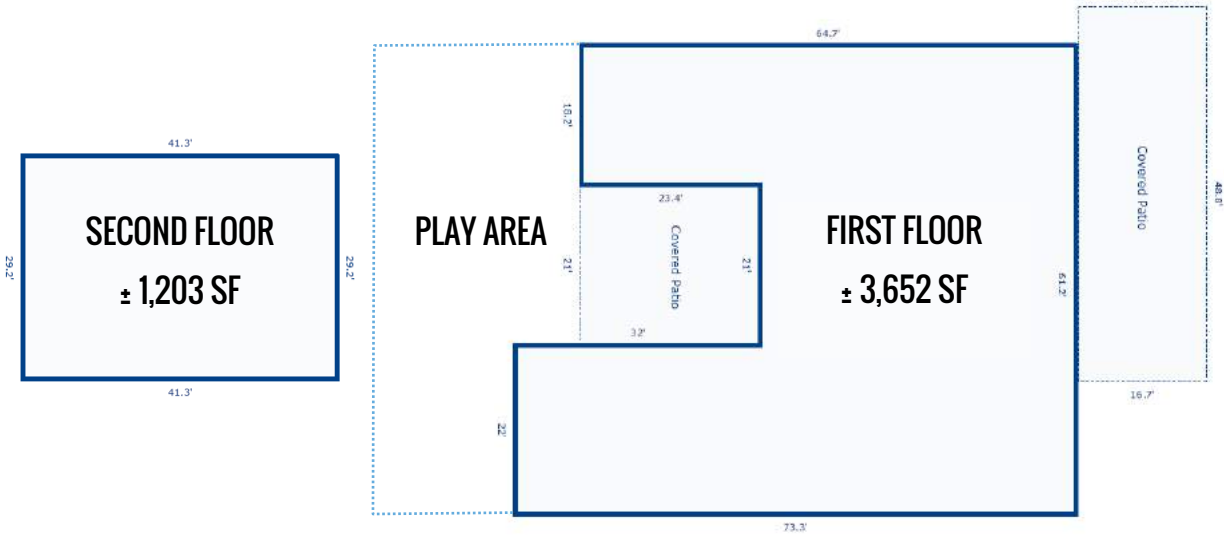


OUTSIDE PATIO
AREA WITH LUNCH TABLES



FLOOR PLAN NOT FIT TO SCALE; FOR REFERENCE PURPOSES ONLY.

FLOOR PLAN **BUILDING 2**



CLASSROOMS
MULTIPLE COMBINATIONS



FACULTY/ADMIN
PRIVATE AREA UPSTAIRS



3 RESTROOMS
4 TOILETS



STORAGE
CLOSETS THROUGHOUT





OUTSIDE PATIO
AREA WITH LUNCH TABLES

FLOOR PLAN NOT FIT TO SCALE;
FOR REFERENCE PURPOSES ONLY.




LINDA VISTA AT A GLANCE


492,442
 POPULATION (2019)


510,691
 POPULATION (2024)


\$5,655,397
 CONSUMER SPENDING


\$606,236
 MEDIAN HOME VALUE

\$88,511
 AVG. HOUSEHOLD INCOME

216,212
 TOTAL HOUSEHOLDS

37
 AVERAGE AGE

37,381
 TOTAL BUSINESSES

403,544
 DAYTIME EMPLOYEES

Within a 5 Mile Radius
Information Source: CoStar



THE AREA **LINDA VISTA**

Linda Vista is a community in San Diego. Located east of Mission Bay, north of Mission Valley, and south-east of Tecolote Canyon, it lies on a mesa overlooking Mission Valley to the south and Mission Bay and the Pacific Ocean to the west.

HOME TO THE **UNIVERSITY OF SAN DIEGO** & **TECOLOTE CANYON PARK**



DRIVE TIMES

6
 **MISSION VALLEY**

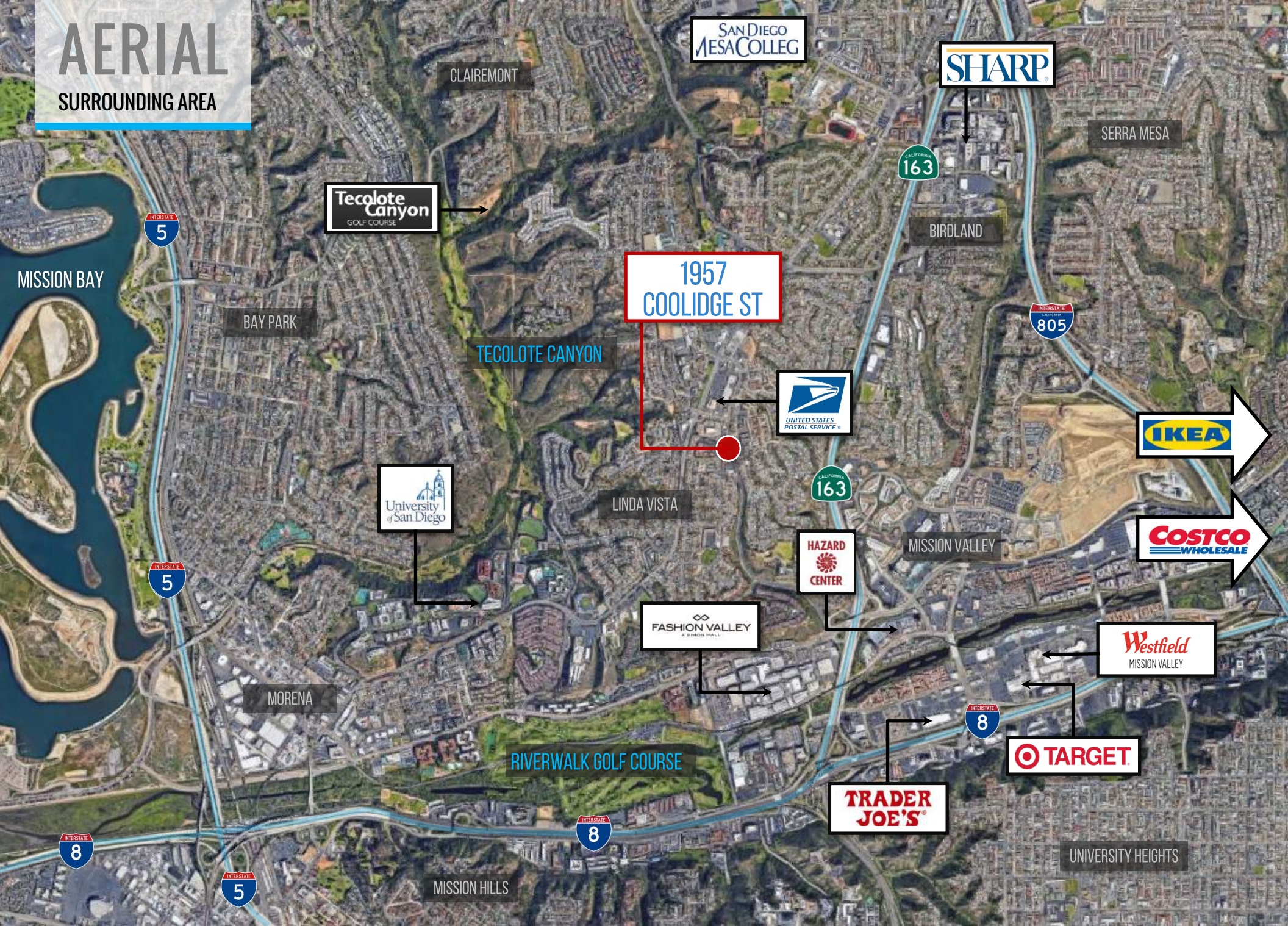
10
 **SAN DIEGO AIRPORT**

12
 **BEACHES**

1957 Coolidge Street

AERIAL

SURROUNDING AREA



Tecolote Canyon
GOLF COURSE

SAN DIEGO
MESA COLLEGE

SHARP

CLAIREMONT

SERRA MESA



MISSION BAY

BAY PARK

BIRDLAND

1957
COOLIDGE ST

TECOLOTE CANYON



LINDA VISTA



MISSION VALLEY

FASHION VALLEY
A BRIGH MALL

Westfield
MISSION VALLEY

MORENA



TARGET

RIVERWALK GOLF COURSE

TRADER
JOE'S

UNIVERSITY HEIGHTS



MISSION HILLS

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**PACIFIC COAST
COMMERCIAL**

SALES • MANAGEMENT • LEASING

Vince Provenzano
President of Brokerage
Office (619) 469-3600
Vince@PacificCoastCommercial.com
Lic. 00780182

Pacific Coast Commercial
10721 Treena St., Suite 200
San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930

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