



For Lease

Office/Retail/Medical

Alpine, CA

2 Adjacent Suites

Great Visibility, High Traffic

THE PROPERTY PLACE INC.
Commercial Real Estate Division
(800) 375-1212 PropertyPL.com

Ron Brookshire
Broker, President Realtor®
Cal BRE 01050798
(619) 279-4258
RonB@PropertyPL.com

Alpine

Professional Office, Retail, Medical

2065 Arnold Way, Alpine CA 91901



Highlights

- Building frontage on Arnold Way
- Great visibility from the street & travelling East or West
- High traffic count and growing, high income demographic
- Ideally suited for office with potential for retail
- Plenty of parking on site
- Peaceful wooded country setting

Description

This is a great opportunity for an affordable lease of professional office, retail or medical space in Alpine. It is right down the street from the Post Office and 1 block from the center of town. It is a high traffic area with clear visibility from both directions and a high traffic count. There are two adjacent suites available. 1,451 SF end unit was remodeled in 2013; and 1,200 SF was a former dental office. This property has its own dedicated parking lot with plenty of parking. This truly may be one of the best values in Alpine for professional office space.

The community of Alpine covers approximately 108 square miles. This unincorporated town is located in the eastern foothills of San Diego. It borders the Cleveland National Forest and it is only a 35 minute drive west to downtown San Diego, the Pacific Ocean and a 20 minute drive east to the mountain recreation areas. It's high average income and growing population, coupled with easy access to all of San Diego make it the perfect place to grow your business.

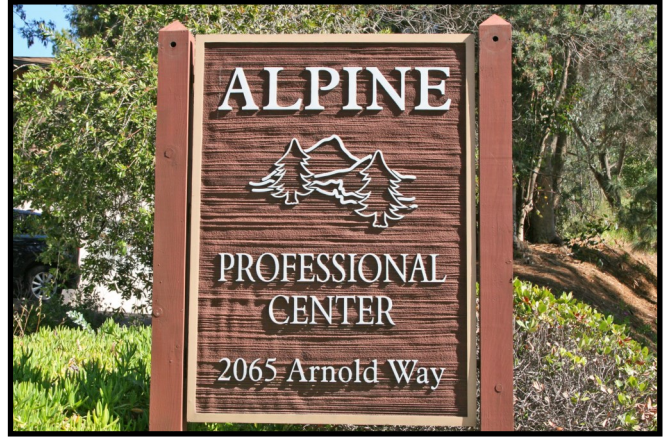
Ron Brookshire
Broker, President Realtor®
Cal BRE 01050798
(619) 279-4258
RonB@PropertyPL.com

THE PROPERTY PLACE
Commercial Real Estate Division
(800) 375-1212 PropertyPL.com

Alpine

Professional Office, Retail, Medical

2065 Arnold Way, Alpine CA 91901



Demographic profile 2065 Arnold Way, Alpine, CA 91901*

Population

	1-mi.	3-mi.	5-mi.
2013 Total Population	7,055	14,988	23,165
2013 Total Population: Adult	5,265	11,435	18,005
2013 Total Population: Adult Median Age	47	51	51
% 2013 Total population: 40 to 64 years	33.40%	38.73%	39.97%
Population Change 2010-2013	254	546	852
2013 Households	2,605	5,334	8,255

Income

2013 Household Income: Average	\$86,221	\$97,226	\$96,583
% 2013 Household income: \$75,000 or more	41.17%	52.83%	52.36%
% 2013 Household income: \$150,000 or more	19.57%	22.12%	21.16%



Traffic Count**

Interstate 8 at Tavern Rd.	-	55,000 AADT
Tavern Rd at Arnold Way	-	7,200 AADT
Arnold Way at Alpine Blvd	-	7,000 AADT

* Demographic profile provided by Pitney Bowes Mapinfo.

** 2013-2017 Average Annual Daily Traffic (AADT)
Per CalTrans 2017 Traffic Volumes on State Highways.

All information regarding this property is deemed reliable, however no representation, guarantee or warranty is made to the accuracy thereof. Buyer to investigate, verify and satisfy self as to all information and conditions prior to the close of escrow.

Ron Brookshire

Broker, President Realtor®
Cal BRE 01050798
(619) 279-4258
RonB@PropertyPL.com

THE PROPERTY PLACE INC
Commercial Real Estate Division
(800) 375-1212 PropertyPL.com