

1172-1176

MORENA BOULEVARD

San Diego, CA 92110



AVAILABLE FOR LEASE

Approx. 10,000 SF Industrial/Flex/Retail

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

TCN
WORLDWIDE
REAL ESTATE SERVICES

Property Features

- Property Address:** 1172-76 Morena Boulevard, San Diego, CA 92110
- Building Size:** ± 10,000 SF Two-Story Industrial/Flex/Retail
- Frontage:** 2 Sided Monument Sign on Morena Blvd (15,512 VPD)
- Building Features:** Private Offices, Two (2) Showroom/Office Areas, Breakroom, Multiple Restrooms, Warehouse, One (1) 8' x 15' Grade Level Door
- Zoning:** CC-4-2 ([Link](#))
- Highest & Best Uses:** Furniture/Home Design Showroom
Bike Shop/Consignment Shop
Vocational/Trade School
- Lease Rate:** \$1.25/SF - Gross

Property Highlights



Location

Morena Design District
Close to the Coast, but Central to San Diego



Accessibility

Easy Freeway Access to I-8 & I-5 with Close Proximity to USD, Fashion Valley, the San Diego International Airport & Downtown



Public Transportation

Within Walking Distance to the Proposed Tecolote Trolley Station (.3 Miles) and Existing Morena Trolley Station (.6 Miles)



Amenity Rich

Surrounded by Numerous Restaurants, Retail, and Business Service Providers

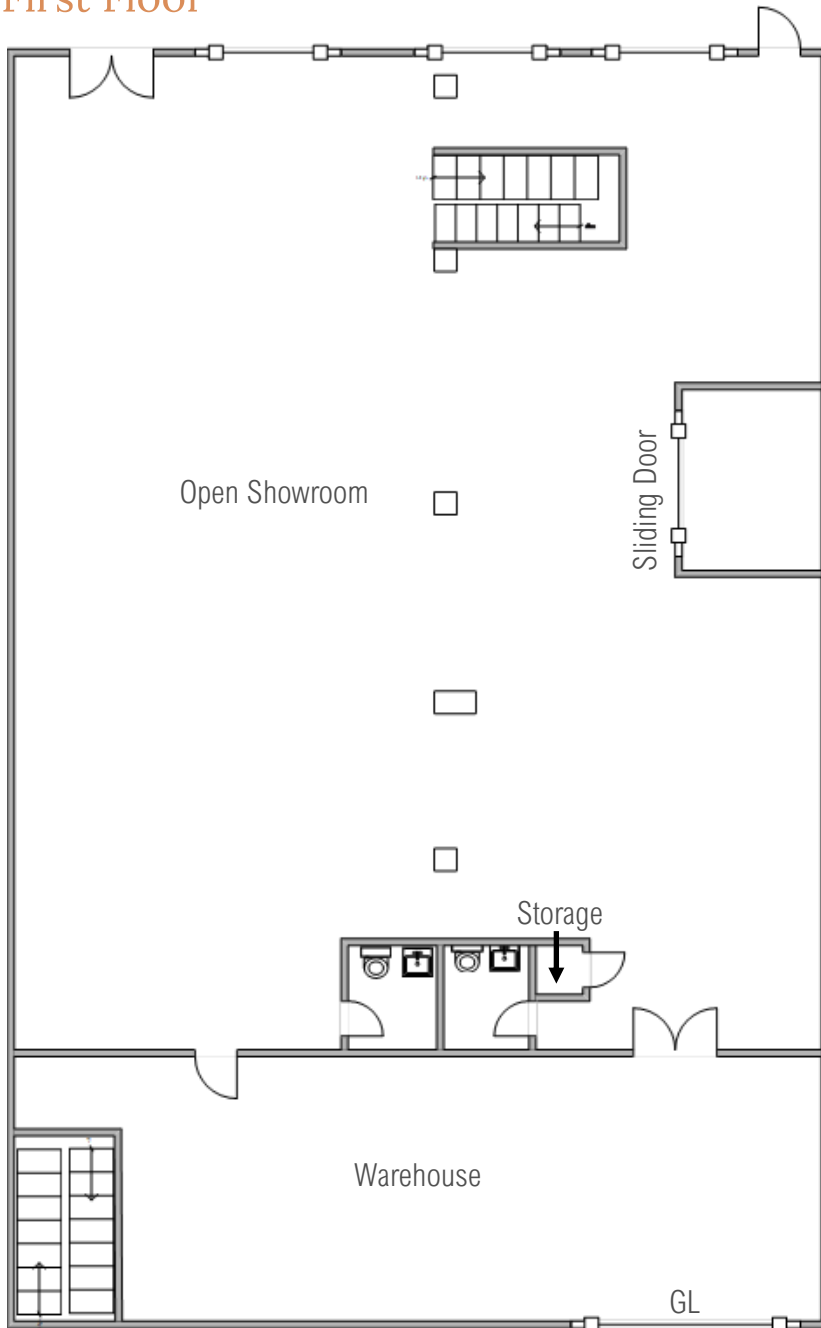


In the
Heart of Morena

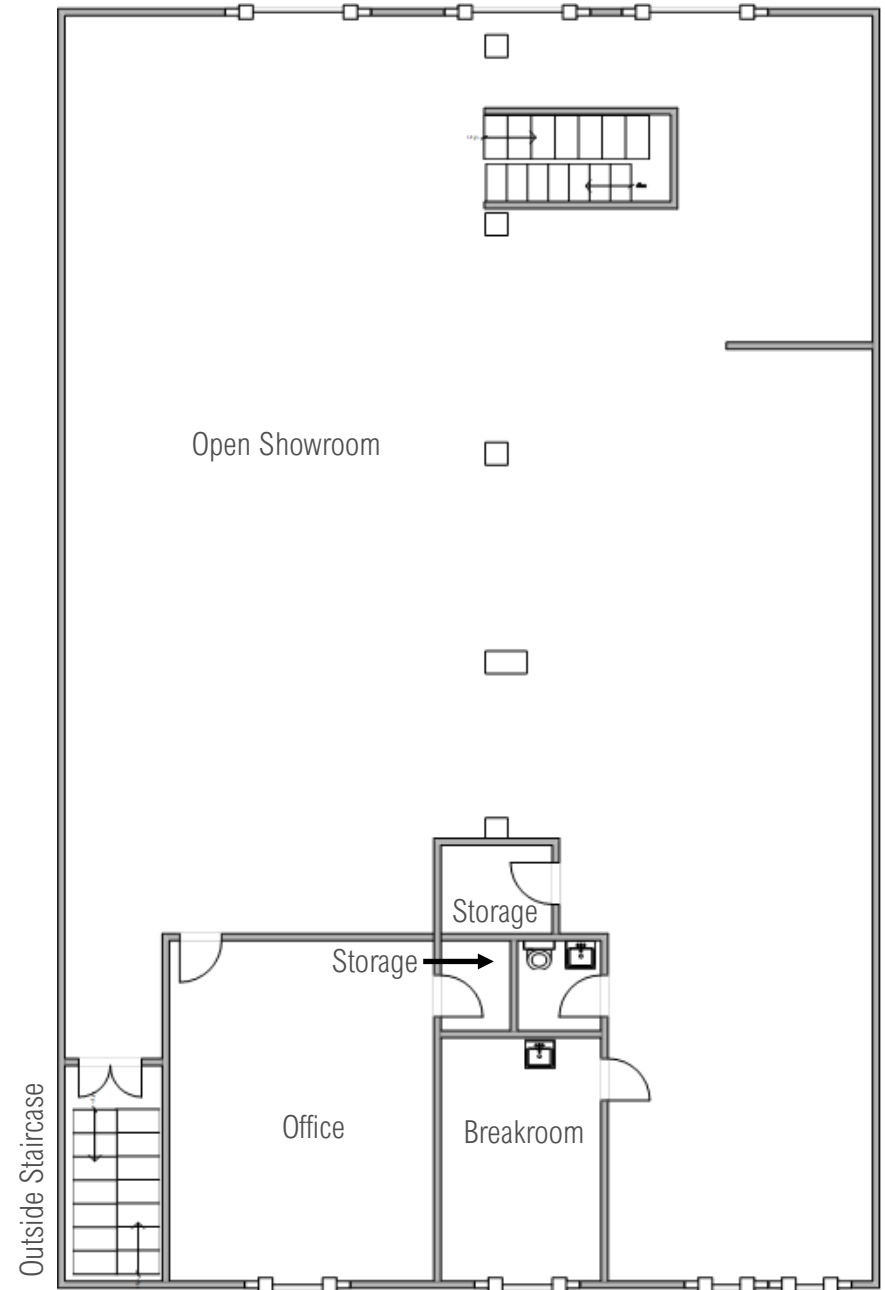


Floor Plan

First Floor



Second Floor



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

Nearby Amenities

Morena
Design District



1172-76 Morena Blvd
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Direct Access to..



Pacific Beach

Mission Bay

Future Tecolote Trolley Station

Sea World Drive



Bay Park

1172-76 MORENA BLVD

CALIBER COLLISION

Morena Storage

FLOOR DECOR

Jerome's Furniture

Public Storage

PACIFIC SALES

Morena Blvd | 33-335 VPD

Carls Jr.

7 ELEVEN

us bank

Linda Vista Road

BALLAST POINT
DEDICATED TO THE CRAFT

Deft
BREWING

Jamba Juice



STARBUCKS

Urban Cafe

The Pita Pit

DRONES
MADE EASY



Morena Trolley Station

Arrive
MISSION VALLEY

Friars Road

Napa Street

Nearby Amenities

BALLAST POINT
DEDICATED TO THE CRAFT

Domino's

LUV BRIDAL

Kona Kakes & Plates
AN ISLAND DELICACY

DRONES
MADE EASY

Presidio
LIQUOR-MARKET-DELI

ALE TALES
KNOW YOUR BEER

SHERWIN-WILLIAMS

STARBUCKS

7 ELEVEN

Urbane Cafe
CAFE • RESTAURANT • LOCAL BAKERY

FedEx

The Pita Pit

MISSION
FEDERAL CREDIT UNION

Jamba Juice

Carls Jr.

SUBWAY

SUSHI FRENK



Downtown

San Diego Intl. Airport



Morena Blvd

1172-76 MORENA BLVD

W Morena Blvd

Public Storage

Future Tecolote Trolley Station

Sea World Drive

1172-76 Morena Blvd

Surrounding Retail



1172-16 Morena Blvd

Morena Blvd | 15,512 VPD

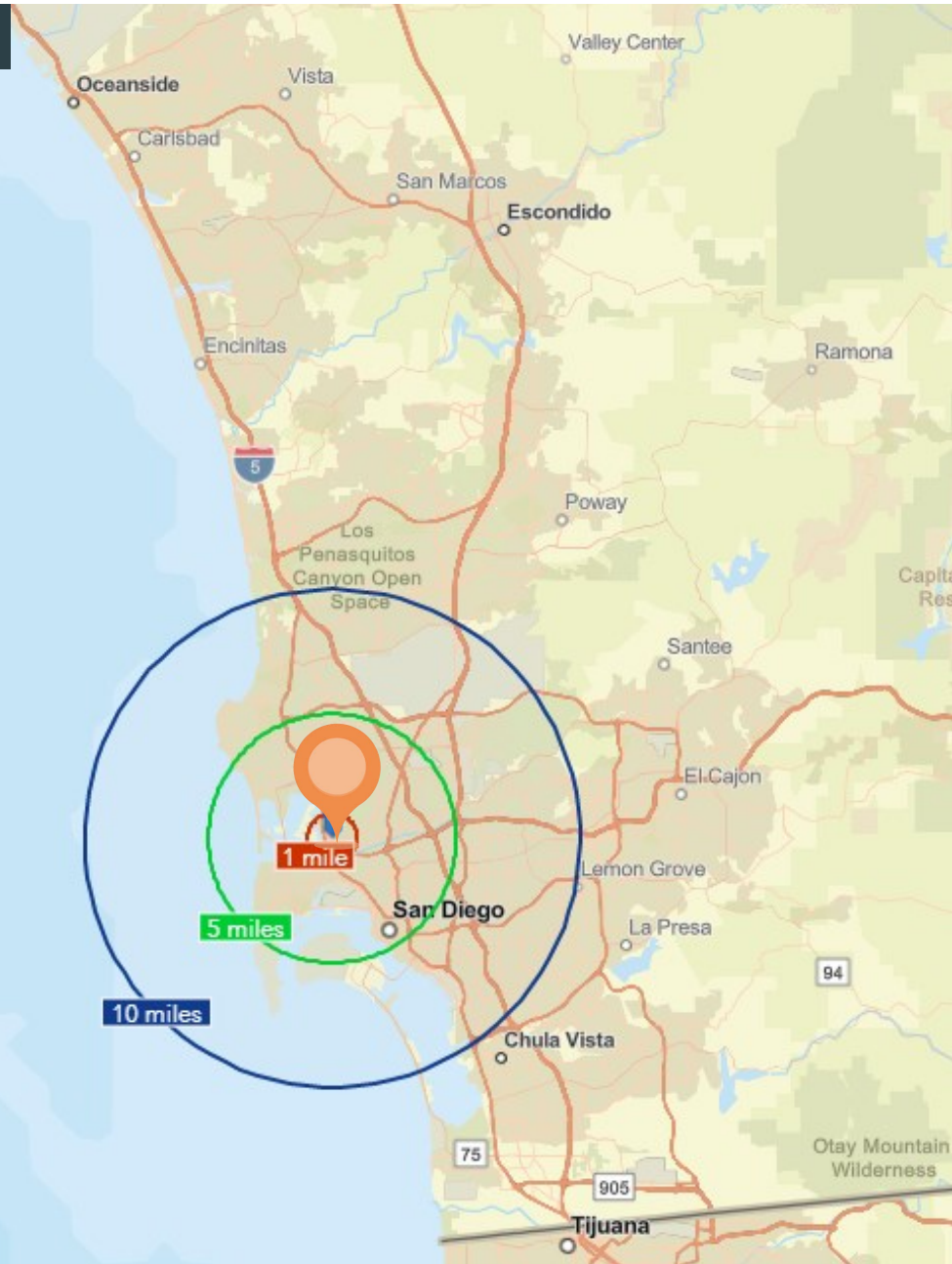
Overflow
Parking

Demographics

The Property's two-mile radius is supported by 4,286 businesses and a 54,127 employee base, with an average household income of \$108,945.

| | 5 MILE | 10 MILE |
|--------------------------|-----------|-----------|
| Population | 423,801 | 1,037,157 |
| Average Age | 37.6 | 35.8 |
| Total Households | 192,168 | 402,526 |
| Median Home Value | \$766,888 | \$696,576 |
| Average Household Income | \$110,094 | \$103,321 |
| Number of Businesses | 35,056 | 69,375 |
| Number of Employees | 325,026 | 794,605 |
| Consumer Spending | \$6.6B | \$13.8B |

Minutes



Contact Information

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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 a purchase or lease.

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