

# 2780 VIA ORANGE WAY

SPRING VALLEY, CA 91978



**INDUSTRIAL BUILDING IN SAN DIEGO COUNTY FOR LEASE**

Marcus & Millichap  
THE TASHAKORIAN GROUP

# NON-ENDORSEMENT OVERVIEW

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# 2780

VIA ORANGE WAY

SPRING VALLEY, CA

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# HIGHLIGHTS



**38,300 SF**  
Available RBA



**M52**  
Zoning



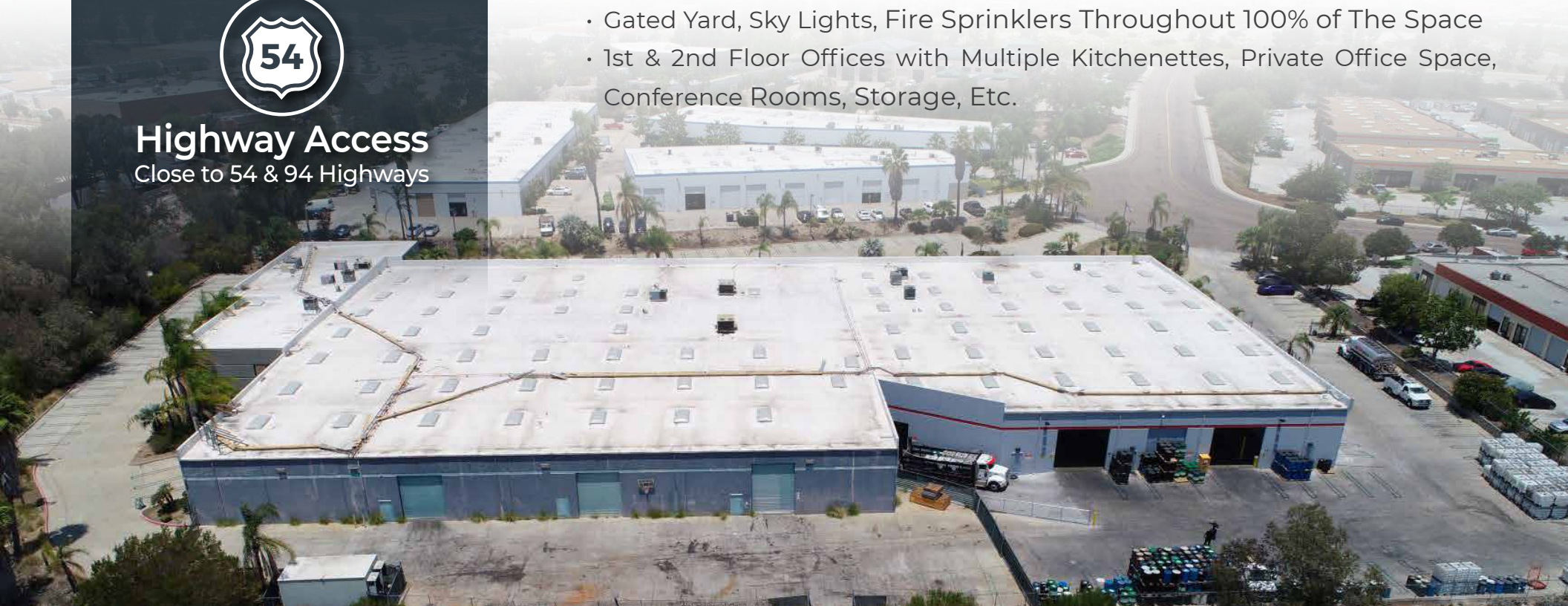
**Highway Access**  
Close to 54 & 94 Highways

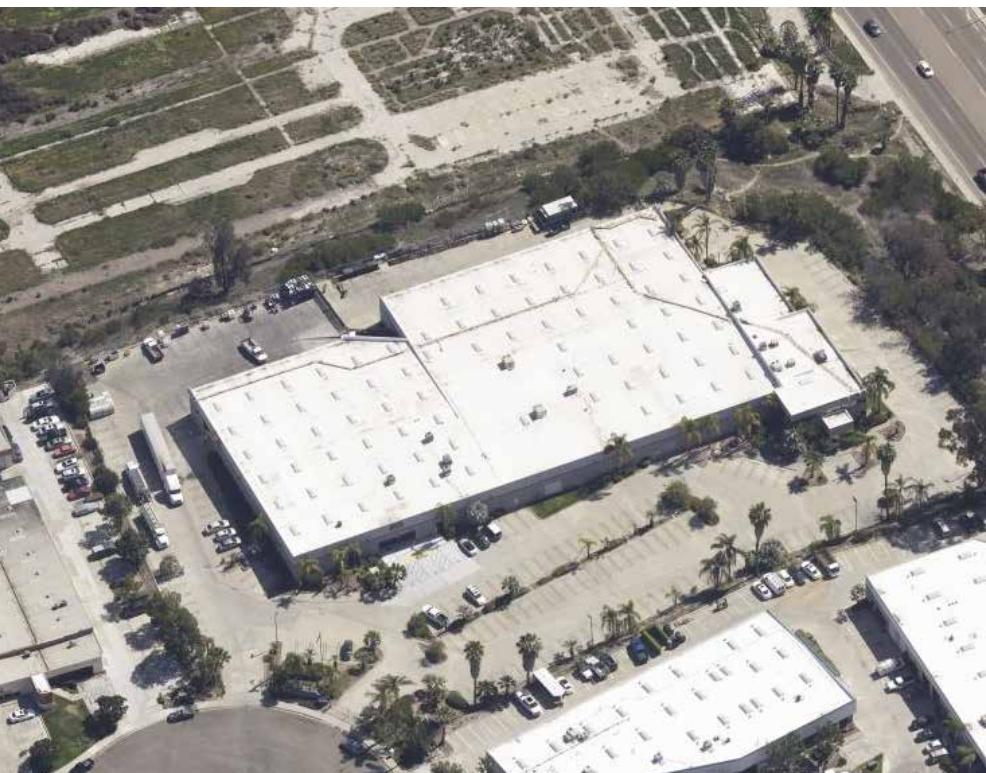
# EXECUTIVE SUMMARY

2780 Via Orange Way

This industrial building is located within the Spring Valley submarket of San Diego, CA. The property is adjacent to the La Mesa, Lemon Grove, and Grossmont neighborhoods and sits approximately 4 miles south of Sharp Grossmont Hospital and 6 miles south east of San Diego State University. 2780 Via Orange Way offers convenient freeway access, located close to the Highway 54 & 94 entrances.

- Includes 5%-10% of Office Space Per Suite
- 5 Drive-Ins (10' W X 14' H)
- 24' Clear Height
- 3.32 Per 1,000 SF Parking Ratio (233 Spaces)
- 2,000a/277 - 480v 3p Heavy Power
- Gated Yard, Sky Lights, Fire Sprinklers Throughout 100% of The Space
- 1st & 2nd Floor Offices with Multiple Kitchenettes, Private Office Space, Conference Rooms, Storage, Etc.





# 2780

VIA ORANGE WAY  
SPRING VALLEY, CA

## PROPERTY DETAILS

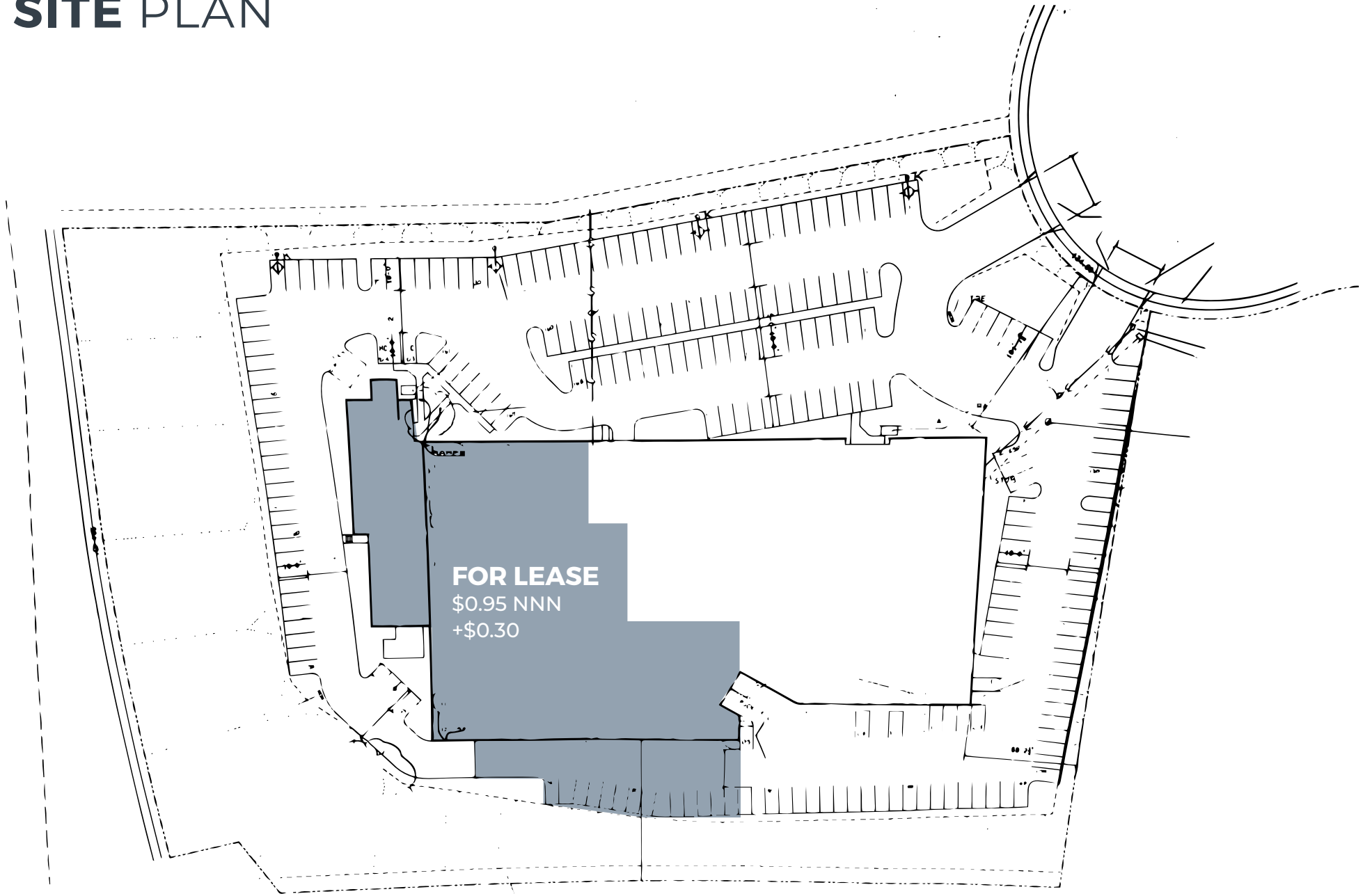
<b>ADDRESS</b>	2780 Via Orange Way Spring Valley, CA 91978
<b>TOTAL RBA</b>	70,000 SF
<b>LOT AREA</b>	5.61 AC
<b>BUILT</b>	1989
<b>PARKING RATIO</b>	3.32 : 1,000SF
<b>CONSTRUCTION</b>	Concrete

## FOR LEASE DETAILS

<b>AVAILABLE RBA</b>	38,300 SF
<b>LEASE</b>	.95 NNN+.30 Nets
<b>CLEAR HEIGHT</b>	24'
<b>ROLL UPS</b>	4



# SITE PLAN





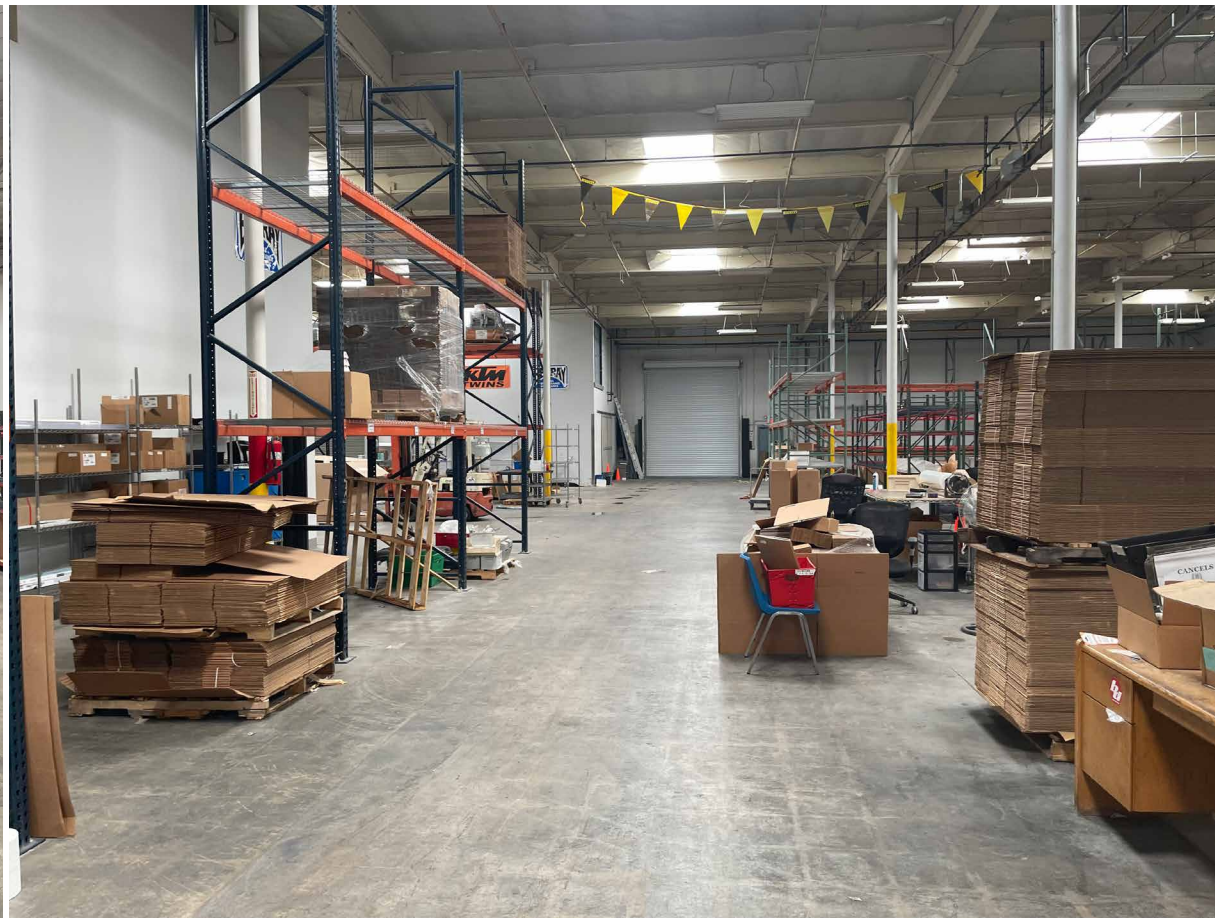
# Demographics

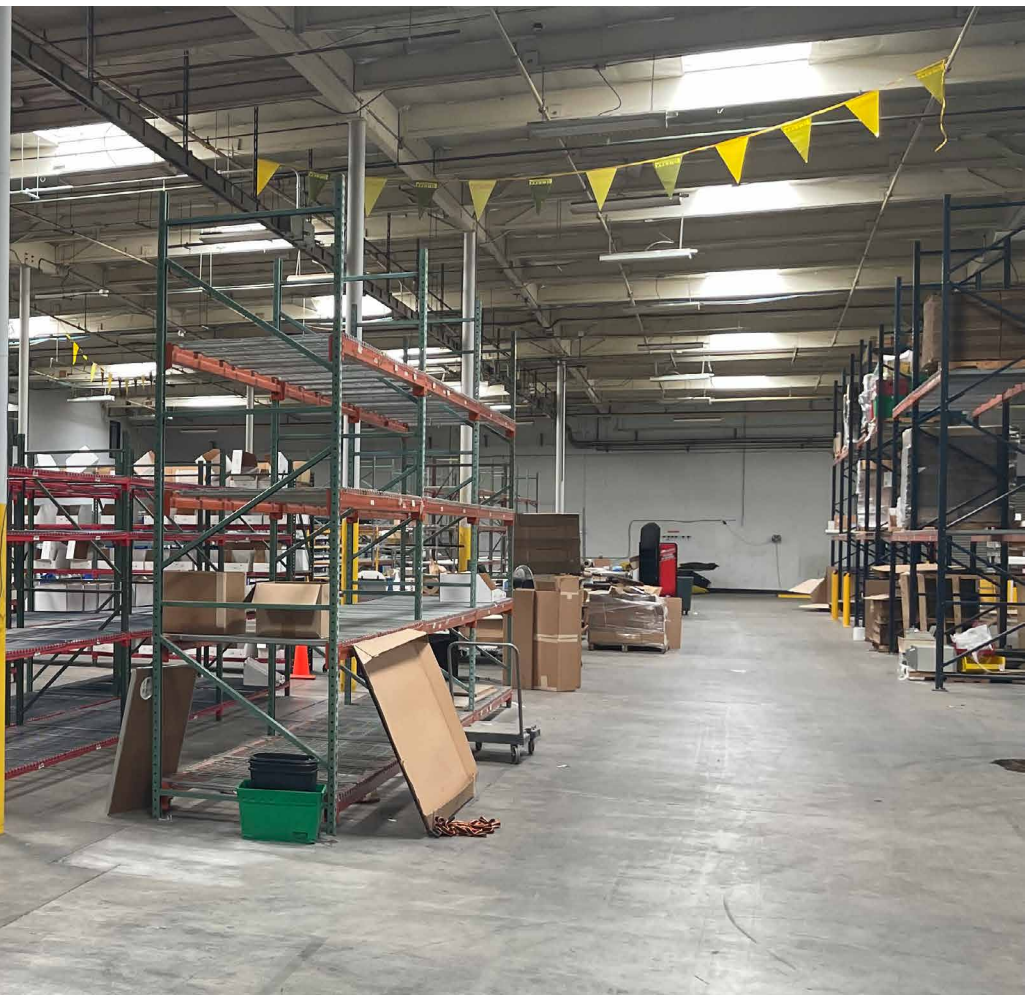
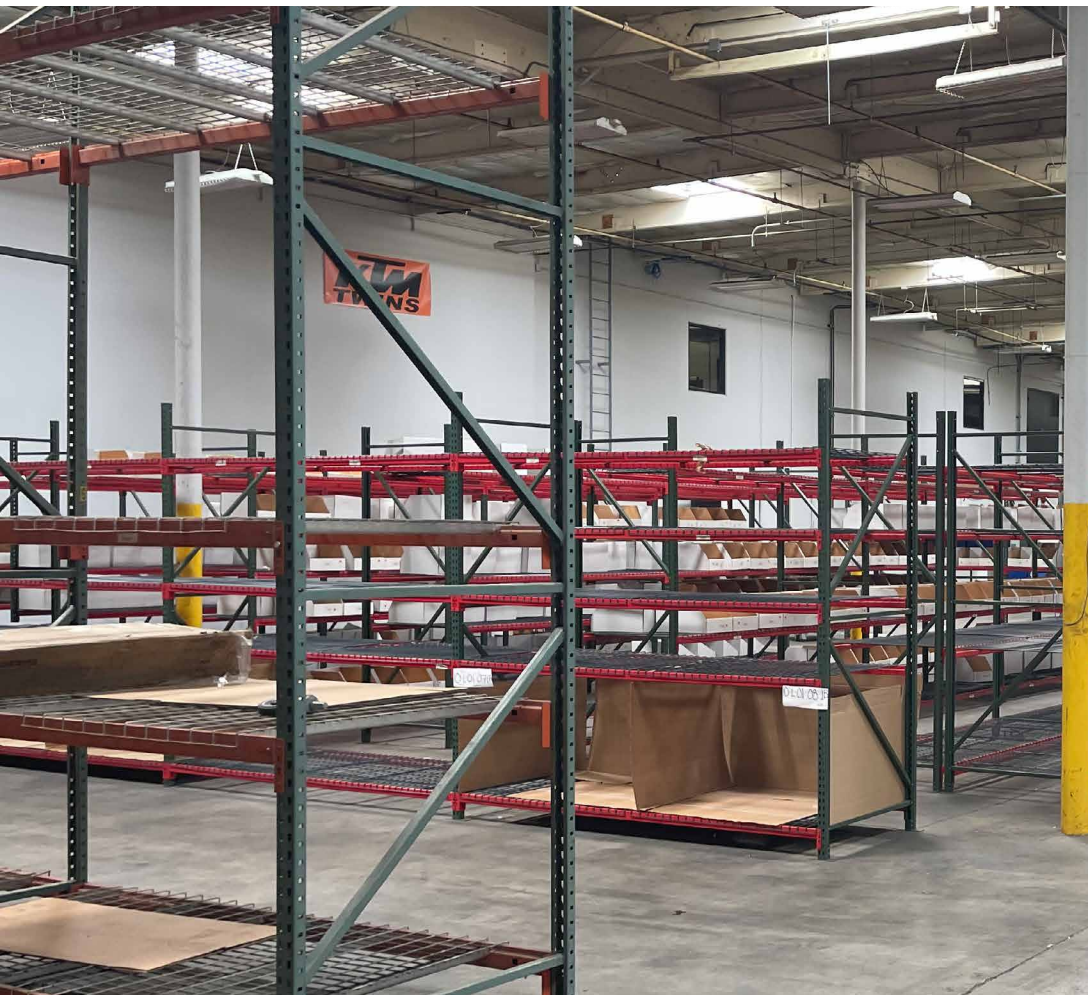
	2 MILES	5 MILES	10 MILES
2022 Population	39,851	300,189	1,219,808
2027 Projection	39,985	300,171	1,223,148
Average Household Income	\$99,804	\$97,740	\$95,481
Median Home Value	\$581,125	\$566,165	\$564,518

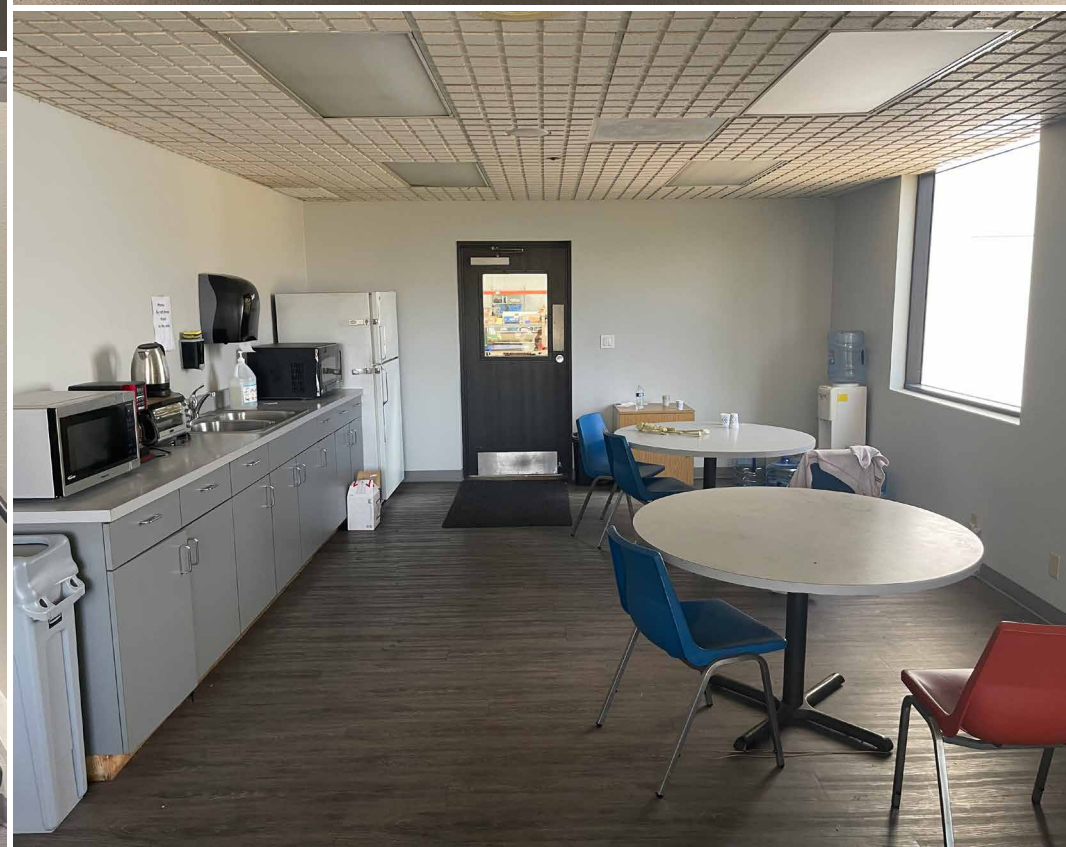
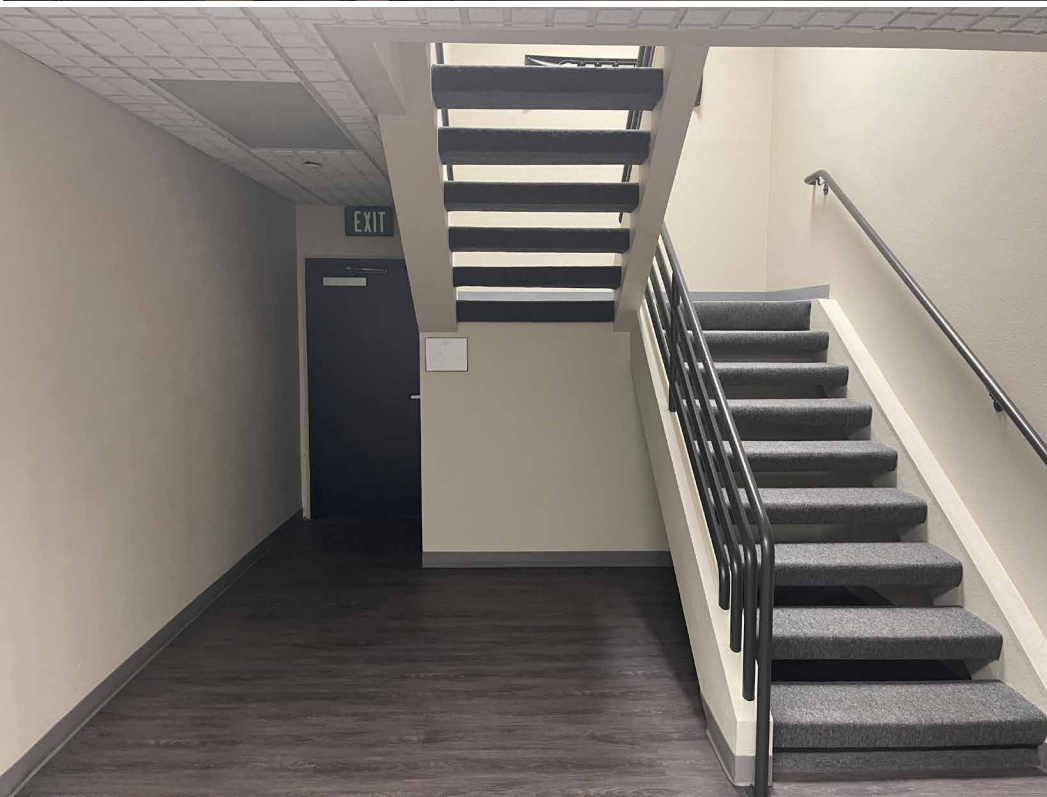
# Traffic Count

STREET	CROSS STREET	AVERAGE DAILY	YEAR COUNT
Austin Dr	Moorpark Ct NE	7,913	2022
Jamacha Blvd	Folex Way SW	16,731	2022
Austin Dr	Cliffside Ave E	9,379	2022
Sweetwater Springs Blvd	Rothgard Rd N	21,761	2022











# REGIONAL MAP



San Diego

Chula Vista

Rancho San Diego

**2780**  
VIA ORANGE WAY

UNITED STATES  
MÉXICO

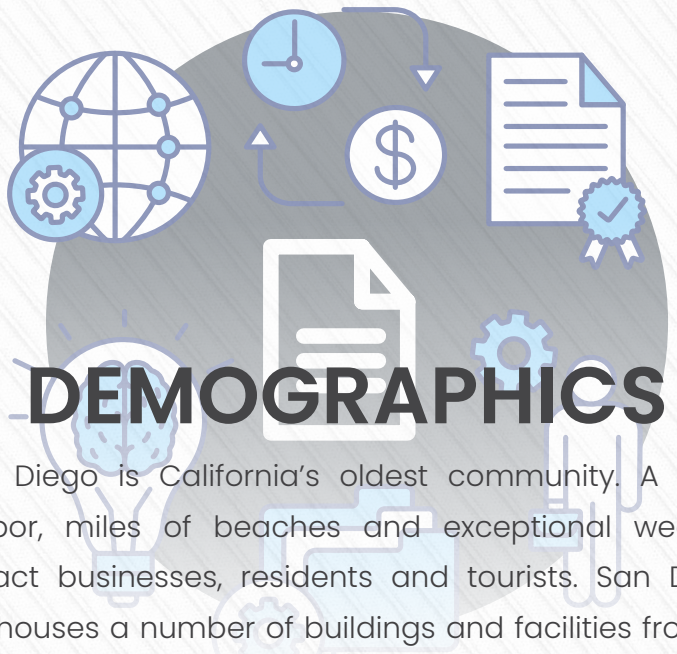
Barrett Junction

# *San Diego*

## CALIFORNIA





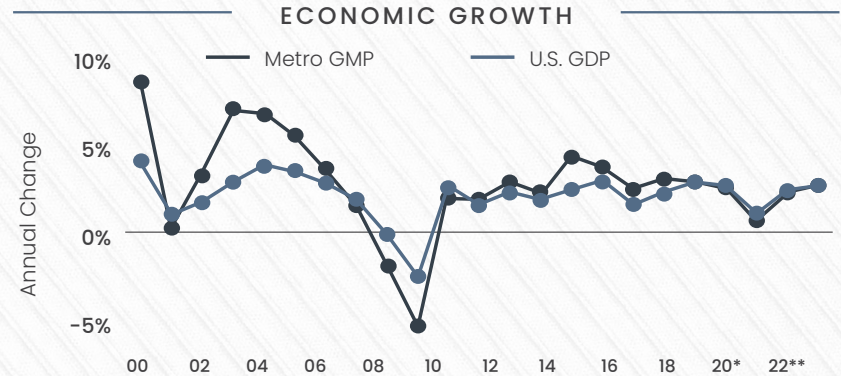


# DEMOGRAPHICS

San Diego is California's oldest community. A large harbor, miles of beaches and exceptional weather attract businesses, residents and tourists. San Diego still houses a number of buildings and facilities from its past, including two missions, Old Town San Diego, Balboa Park and the Hotel Del Coronado. San Diego County has grown into a sophisticated, urban region. Its downtown area has undergone a renaissance in the past decade or so. Petco Park, home of the San Diego Padres, spurred redevelopment that spread to the mid-city communities and attracted residents to the urban core.

# ECONOMY

The San Diego metro is maintaining economic growth. Gross Metro Product (GMP) is expected to grow 2.6 percent this year versus 2.4 percent for the nation. The U.S. Department of Defense has a significant impact on the local economy. The largest employer in the county is the U.S. Navy at the Naval Base Coronado, which includes the North Island Naval Air Station. Camp Pendleton is also a sizable employer. Tech and life science firms are proliferating. Major technology and research companies include Leidos, General Dynamics NASSCO, Qualcomm and BAE Systems.



2020 POPULATION  
**3.4M**  
Growth 2020-2025\*:  
**3.5%**

2020 HOUSEHOLDS  
**1.2M**  
Growth 2020-2025\*:  
**4.4%**

2020 MEDIAN AGE  
**36.1**  
U.S. Median:  
**38.2**

2020 MEDIAN HH INCOME  
**\$81,600**  
U.S. Median:  
**\$63,000**



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