

AVISON  
YOUNG

FOR SUBLEASE

# 7411 Goen Place

SHORT TERM DEAD STORAGE SUBLEASE

10,000 TO 40,000 FT.<sup>2</sup>

DOCK HIGH LOADING



Subtenant shall be granted the exclusive use of the truck court adjacent to the Premises, and directly behind its loading doors, for the purpose of storing empty containers stacked 3 high, provided such use does not interfere with Sublandlord's use of its truck court.

### 7411 Goen Place, Building D

#### Property Highlights:

- » Gated and secured shared yard area
- » ESFR sprinkler system
- » Ground level door, if available
- » Dock high loading

#### Property Features:

- » Class-B Industrial Building
- » Built: 1999
- » Building Size: 307,884 SF
- » Parking: 380 surface parking stalls
- » Flexible size sublease area 10,000 - 40,000 SF



## Mission Trails Industrial Park

7411 Goen Pl - Bldg. D, San Diego, CA 92120





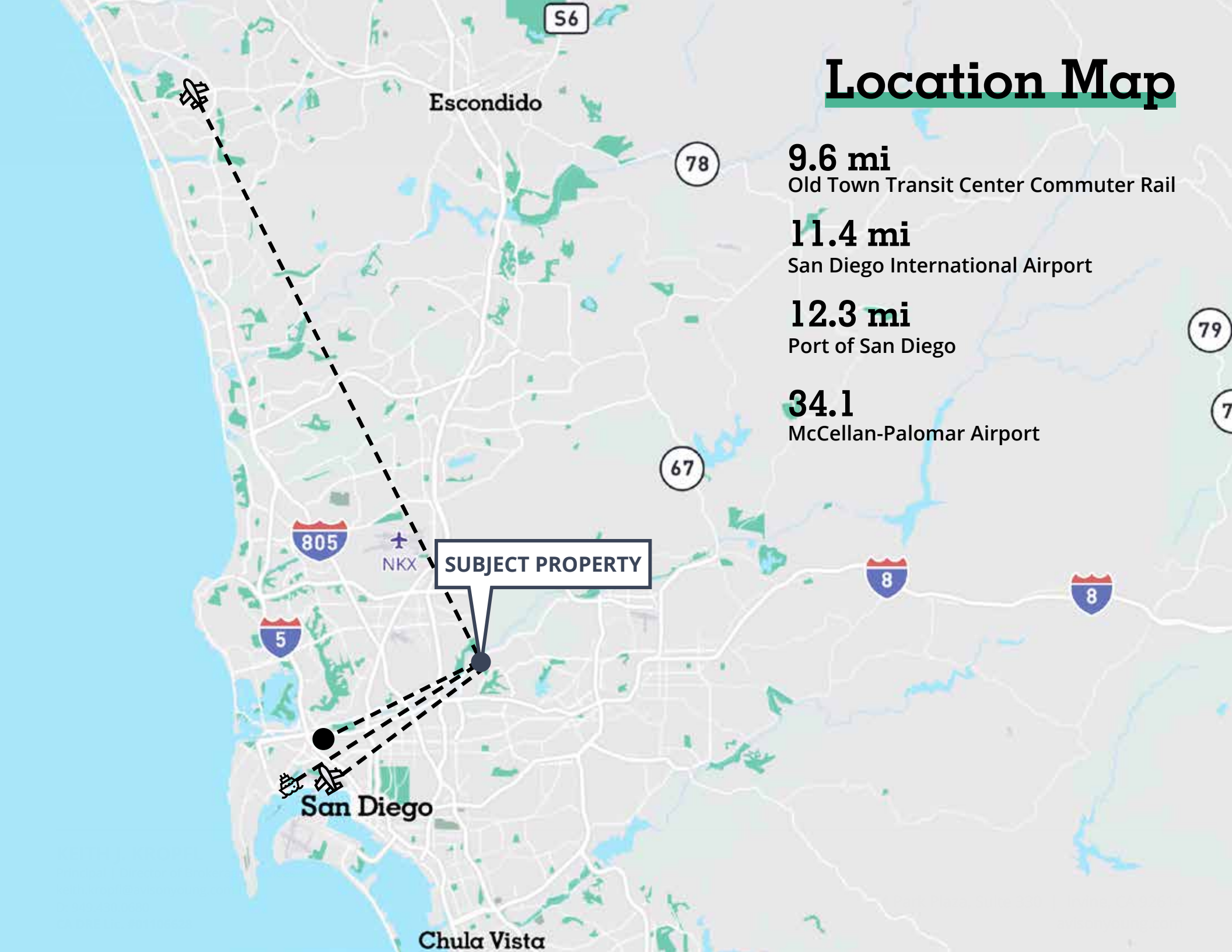
## Location Highlights

Mission Trails Industrial Park is situated on a 41.53-acre site on the fully signalized intersection at Mission Gorge Road and Katelyn Court. The buildings offer glass curtainwall entries, surrounded by extensive landscaping, and oversized common truck courts of 186-193 feet. The Park is near I-15 and I-8.

### KEITH J. KROPFL

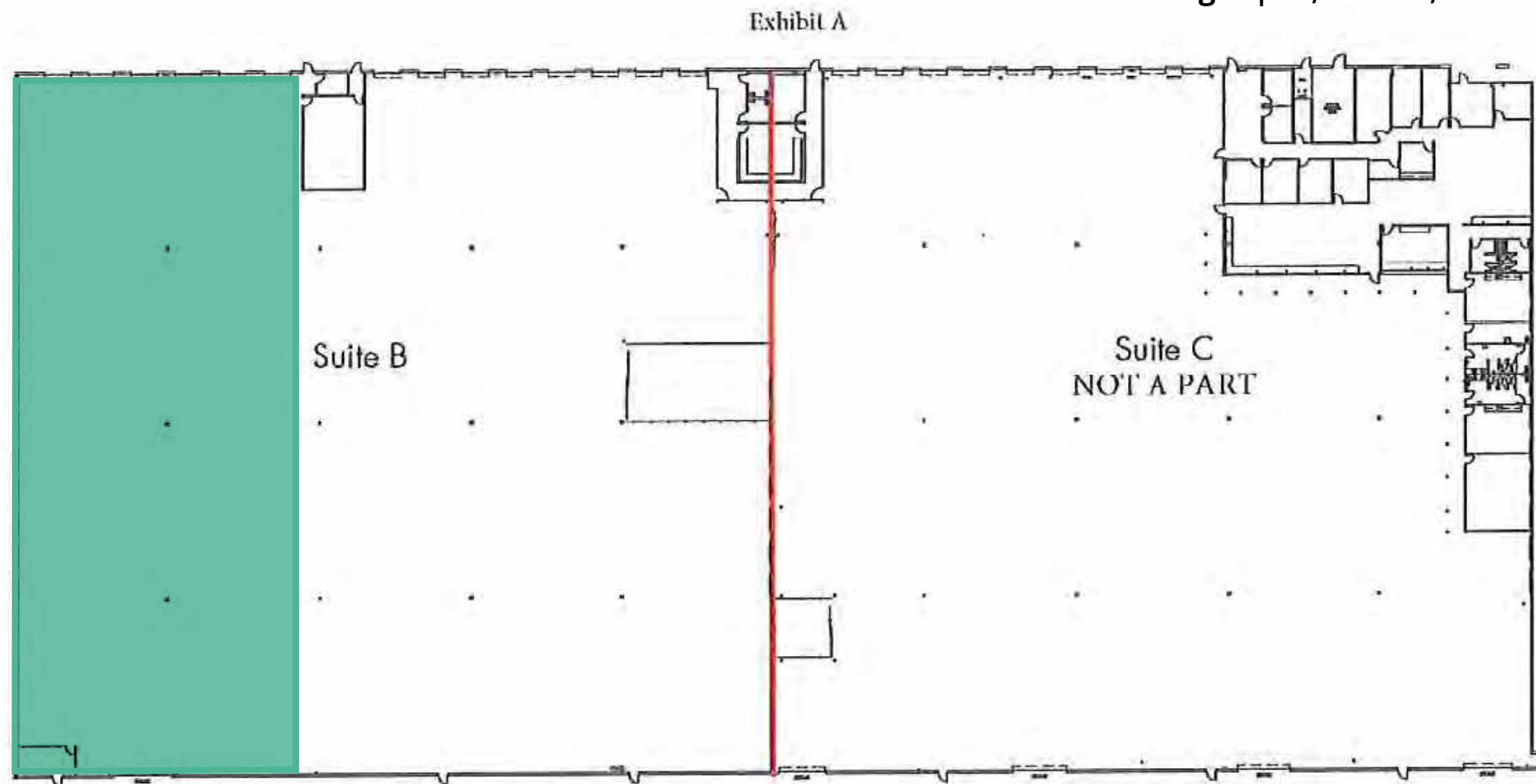
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## Building D | 10,000 - 40,000 FT<sup>2</sup>




The eighth-largest city in the United States, **the City of San Diego** has 1.4 million residents, a diverse population, the nation's largest military community and a talented workforce.


According to the U.S. Census Bureau's QuickFacts Population Estimates (July 2017), the City of San Diego has a population of 1,419,516 people, with 490,219 households. Nearly 21 percent (20.7 percent) of the population is under 18, and 11.8 percent is age 65 and older. Also, 49.8 percent is female, 30.3 percent is Hispanic and 43.6 percent (of persons age 25 or older) possess a bachelor's degree or higher. The national average for this level of educational attainment is 30.3 percent.


Because of its proximity to Mexico and the global recruitment capabilities of its innovation economy, the San Diego region is becoming increasingly multicultural, making the City is one of the most ethnically and culturally diverse places in the nation. Nearly 41 percent (40.8%) of the population, ages 5 or older, speaks a language other than English at home. (That's nearly double the national average of 21.1 percent). The percentage of foreign-born persons is 26.5 percent, more than double the U.S. percentage (13.2 percent).

### Demographics information (2022 Numbers)

Overview	2-mile radius	5-mile radius	10-mile radius
<b>Population</b>	53,028	406,549	1,507,423
<b>Households</b>	20,844	160,637	553,724
<b>Median Age</b>	38	36.8	37.2
<b>Median HH Income</b>	\$99,493	\$73,494	\$78,032
<b>Daytime Employees</b>	22,021	221,910	738,845

 **4.1%**  
Vacancy Rates

 **\$1.80/SF**  
Market Rent

 **56,029 SF**  
Submarket Leasing Activity  
(12 mo. leased)

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