

3113 MARKET STREET
SAN DIEGO, CA 92102

FOR LEASE
OFFICE/INDUSTRIAL



GARRETT GAMBAL

Associate
DRE Lic. #02238640
C: (619) 837-3443
Garrett@InfinityInvestProp.com

LEV MIZAN

Managing Broker
DRE Lic. #01998777
C: (619) 888-5343
Lev@InfinityInvestProp.com

 **INFINITY**
INVESTMENT PROPERTIES



THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to offer **3113 Market Street FOR LEASE** — an excellent flex office/industrial leasing opportunity. This $\pm 4,664$ SF space sits in a $\pm 7,208$ SF building and **offers a functional mix of office and industrial space ideal for a variety of business uses.** The office area features 8 foot ceilings, multiple private offices, three restrooms, and dedicated storage/utility space, while the warehouse portion has **20+ foot ceiling heights, providing ample room for storage, operations, or light industrial uses.** Additional property features include prominent street frontage, reserved parking spaces, **rear loading and delivery access,** and a security/alarm system. Conveniently located with easy access to major transportation routes, this property presents an excellent opportunity for businesses seeking a **well equipped office and industrial facility in a central San Diego location.**

PROPERTY DESCRIPTION

Contact Agent
Lease Rate

± 4,664 SF
SF Available

± 6,662 SF
Lot Size

1st Floor - Suite A & B
Availability

8 FT / 20 FT
Office / Industrial
Ceiling Height

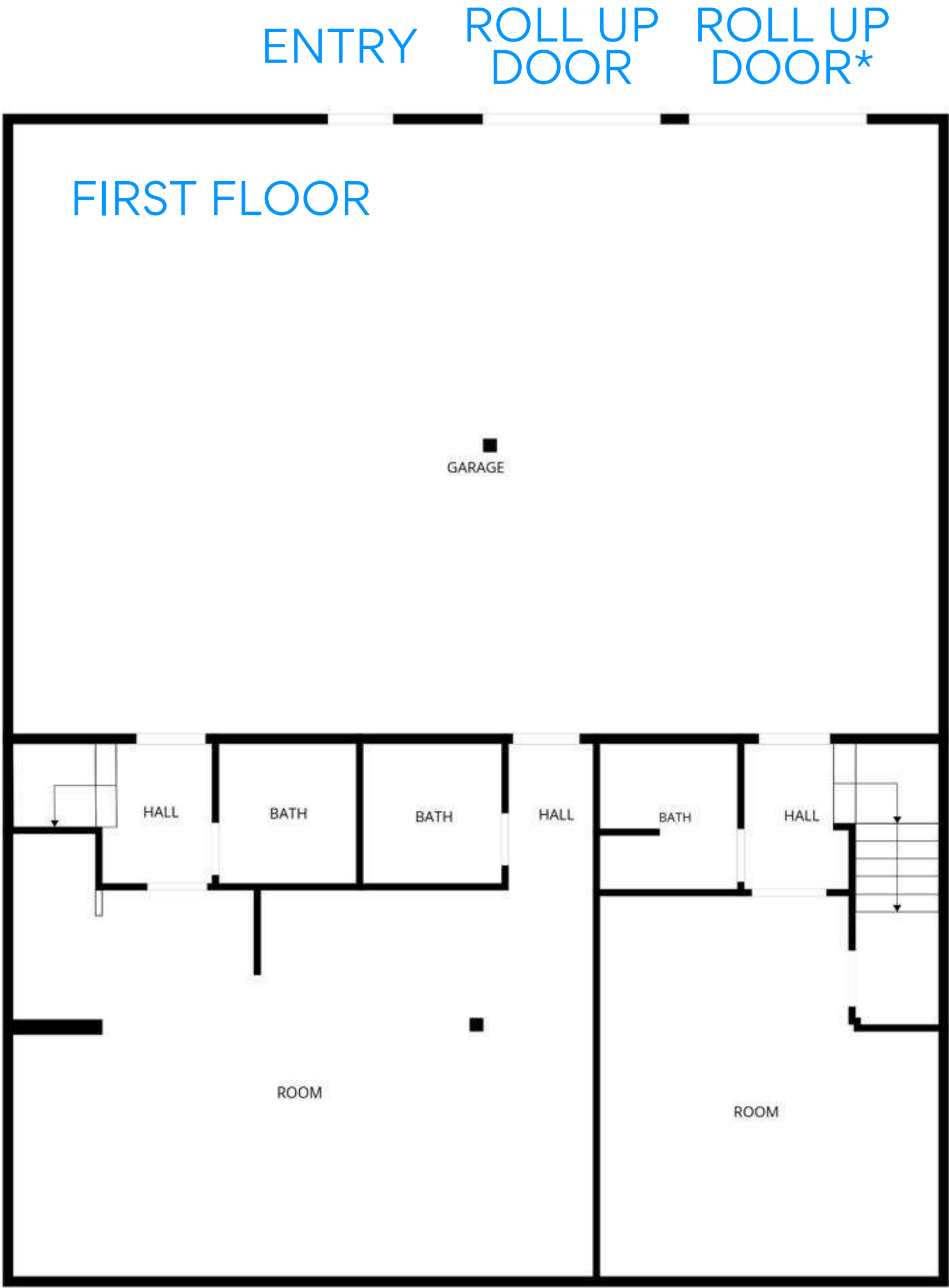
3
Parking Spaces

Flex - Office/Industrial
Use

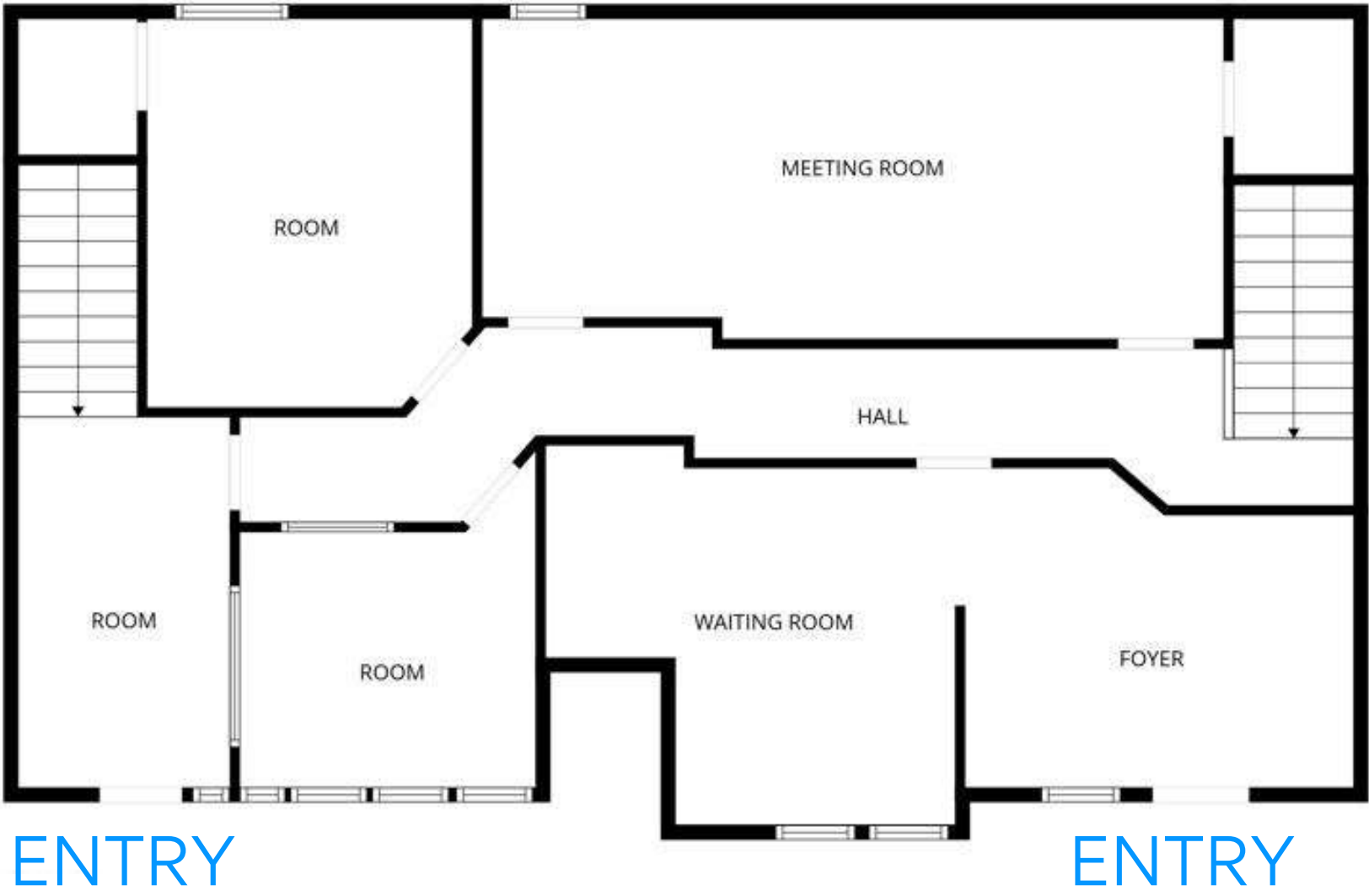
CC-3-4
Zoning Code



FLOORPLAN



SECOND FLOOR

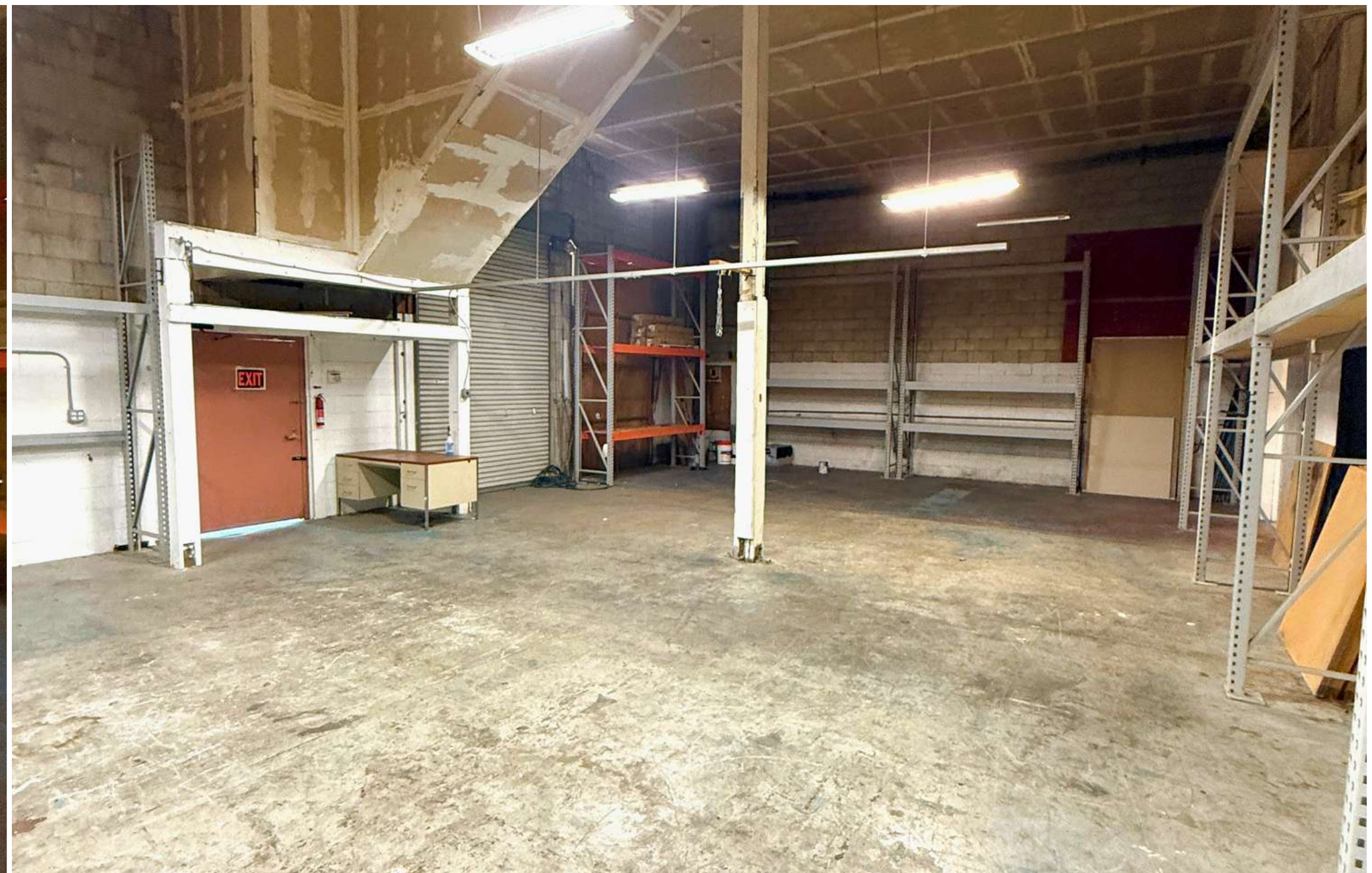


*Potential For Second Roll Up Door

PHOTOS



PHOTOS



DEMOGRAPHICS

1 MILE

POPULATION
34,396

AVERAGE HH INCOME
\$93,471

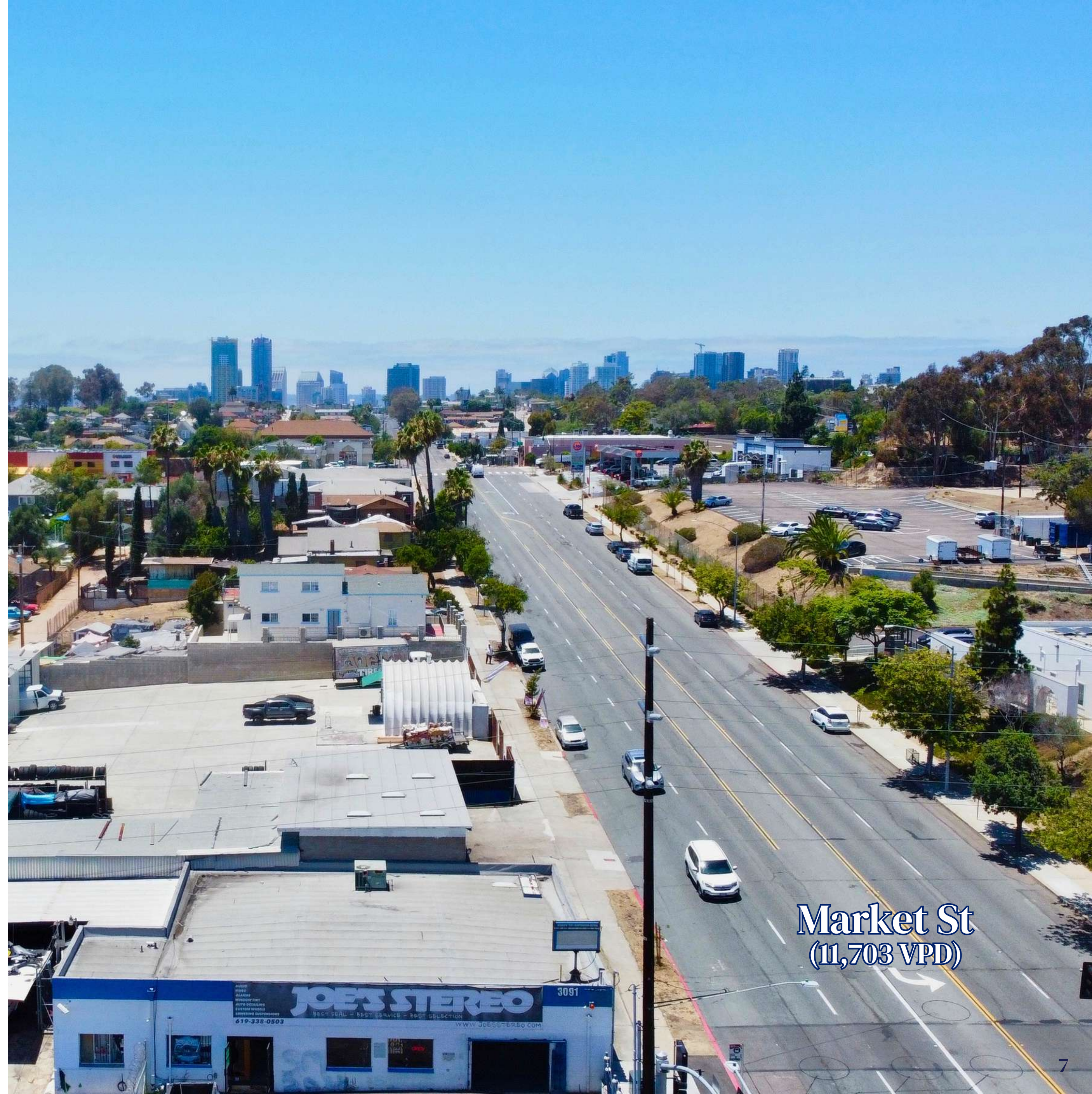
HOUSEHOLDS
11,959

3 MILE

POPULATION
261,850

AVREAGE HH INCOME
\$109,021

HOUSEHOLDS
103,696



NEARBY AMENITIES



3113 Market Street

Market St

31st St

-  #1
-  #2
-  #3
-  #4
-  #5



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