

5145 MORENA PLACE
SAN DIEGO, CA 92110

FOR SALE
±5,000 SF



LEV MIZAN

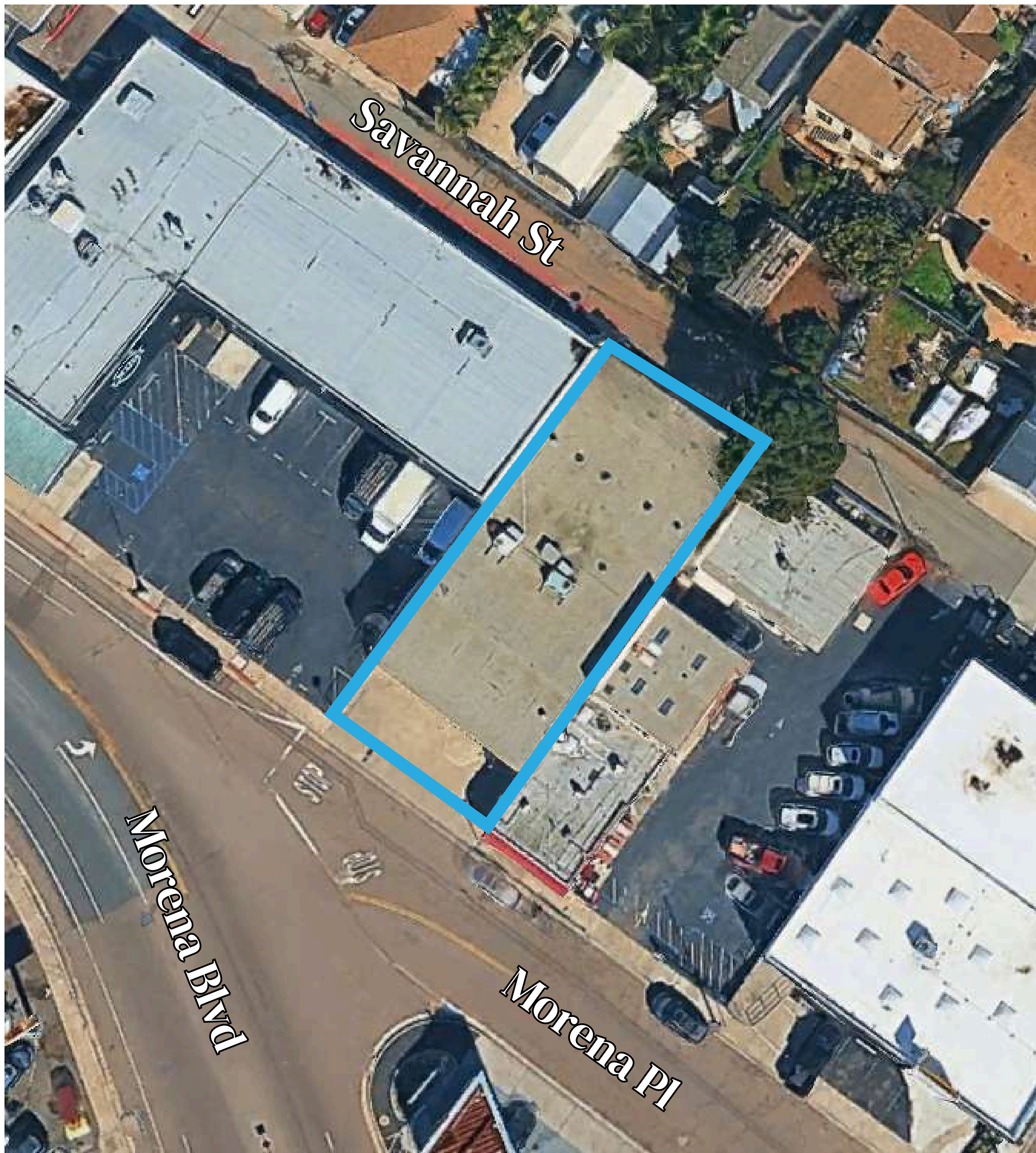
Managing Broker

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 INFINITY
INVESTMENT PROPERTIES



PROPERTY DESCRIPTION

\$2,200,000
Sale Price

± 5,000 SF
Building Size

± 6,247 SF
Lot Size

Flex - Office/ Industrial
Building Type

1965/2015
Year Built/Renovated

CC-4-2
Zoning Code

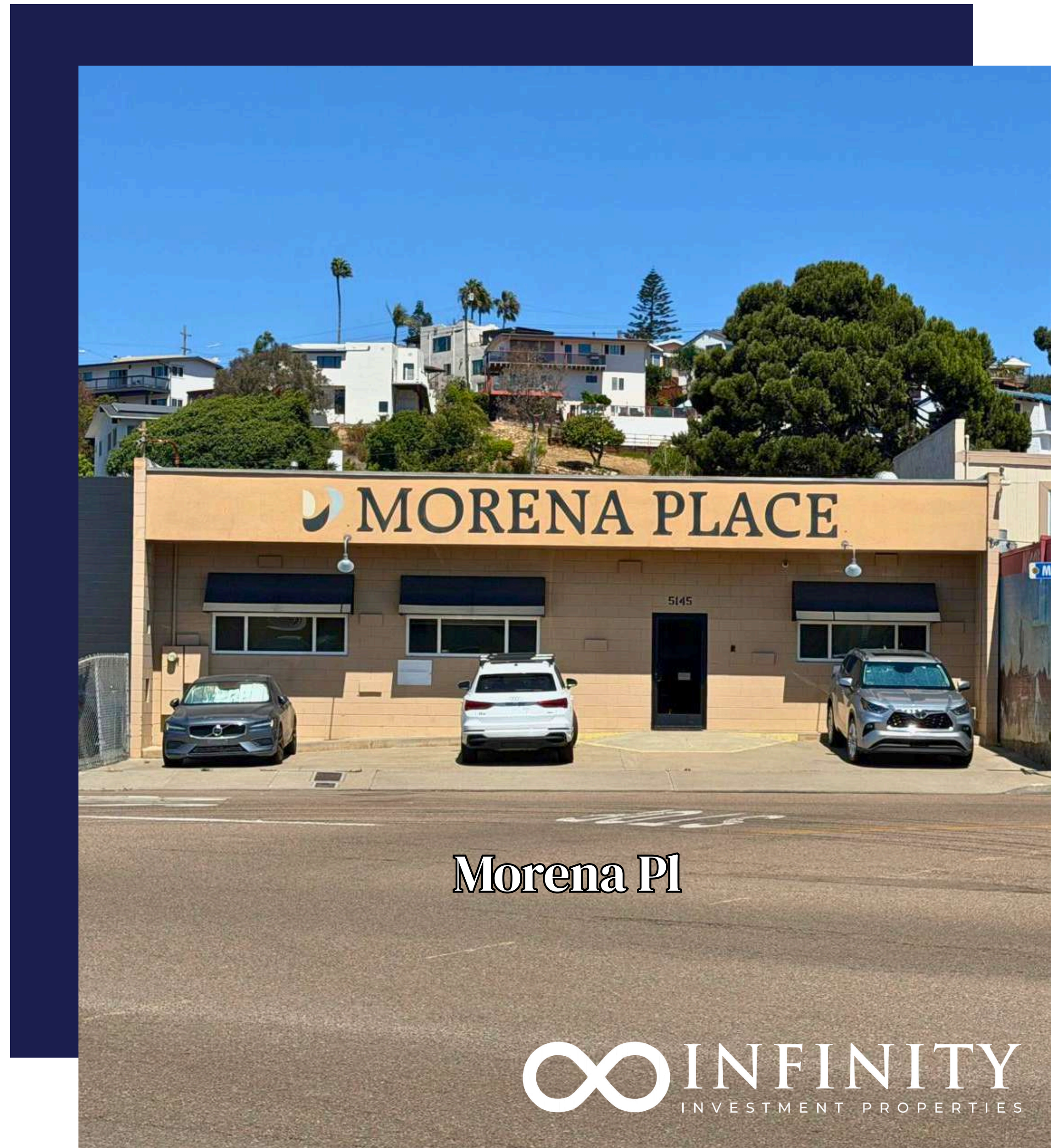
436-310-17-00
APN

OPPORTUNITY

5145 Morena Place presents a unique opportunity to acquire a versatile **flex office/industrial property offering approximately 5,000 SF of building area on a 6,247 SF lot.**

Originally constructed in 1965 and renovated in 2015, the masonry-built property features **±1,843 SF of warehouse space with 15 FT clearance**, four parking spaces, and approximately 50 feet of frontage. Zoned CC-3-7, the property offers flexibility for a variety of industrial uses.

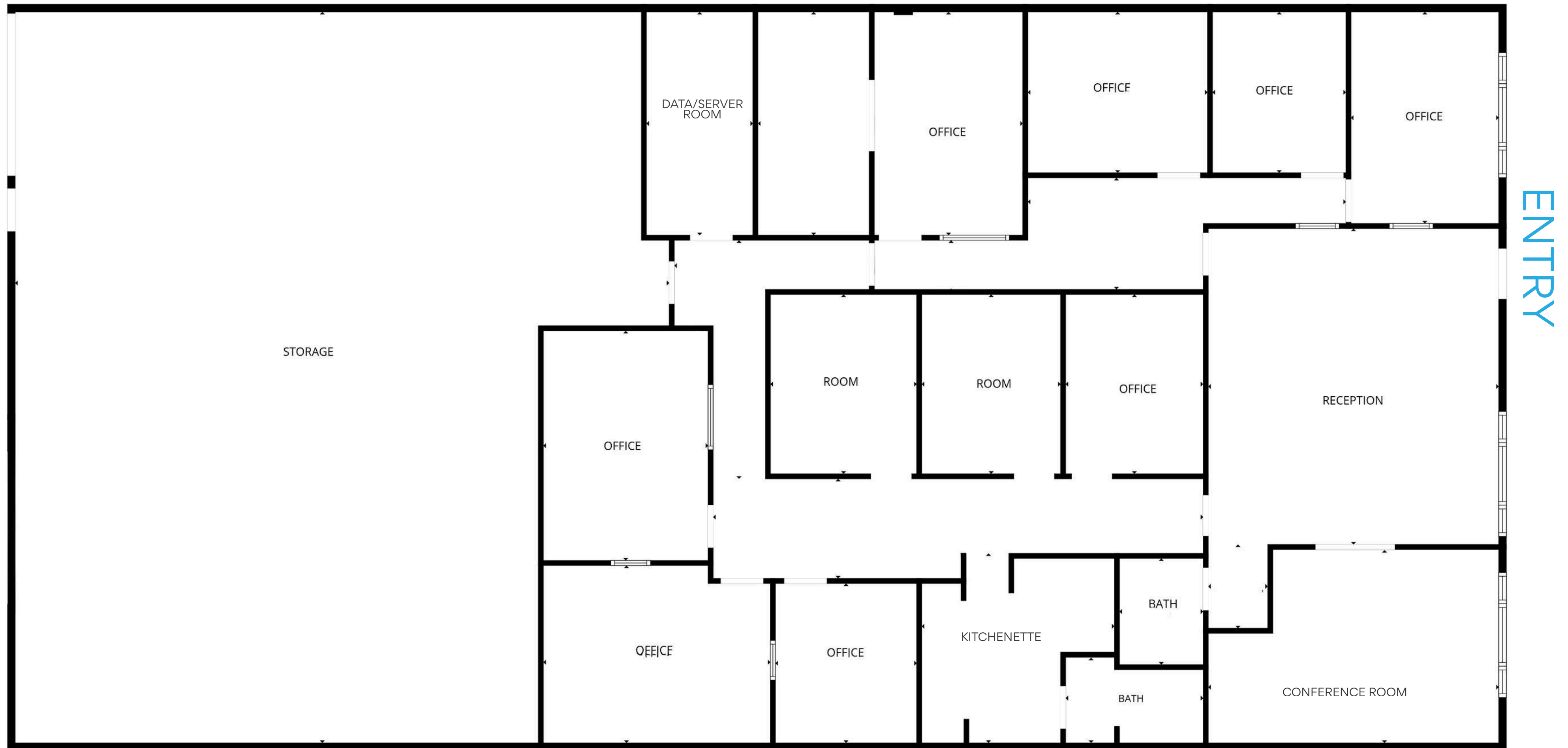
The functional layout includes **10 private offices, a reception area, conference room, storage room, two restrooms, and dedicated warehouse space**, creating an ideal configuration for an owner-user or investor seeking a combination of professional office and industrial functionality.



Morena Pl

FLOORPLAN

ROLL-UP DOOR



ENTRY

- 10 Private Offices
- Reception Area
- Conference Room
- Storage Room
- 2 Restrooms
- Dedicated Warehouse Space

NEARBY AMENITIES



5145 Morena Place

10

9
8

7

4

3

2

1

6

5

Fiesta Island

Tecolote Rd

Morena Blvd

Friars Rd



#1

CALIBER | COLLISION

#2



#3



#4



#5



#6



#7



#8

CORONADO BREWING CO.

#9



#10

DEMOGRAPHICS

1 MILE

POPULATION
15,566

AVERAGE HH INCOME
\$100,681

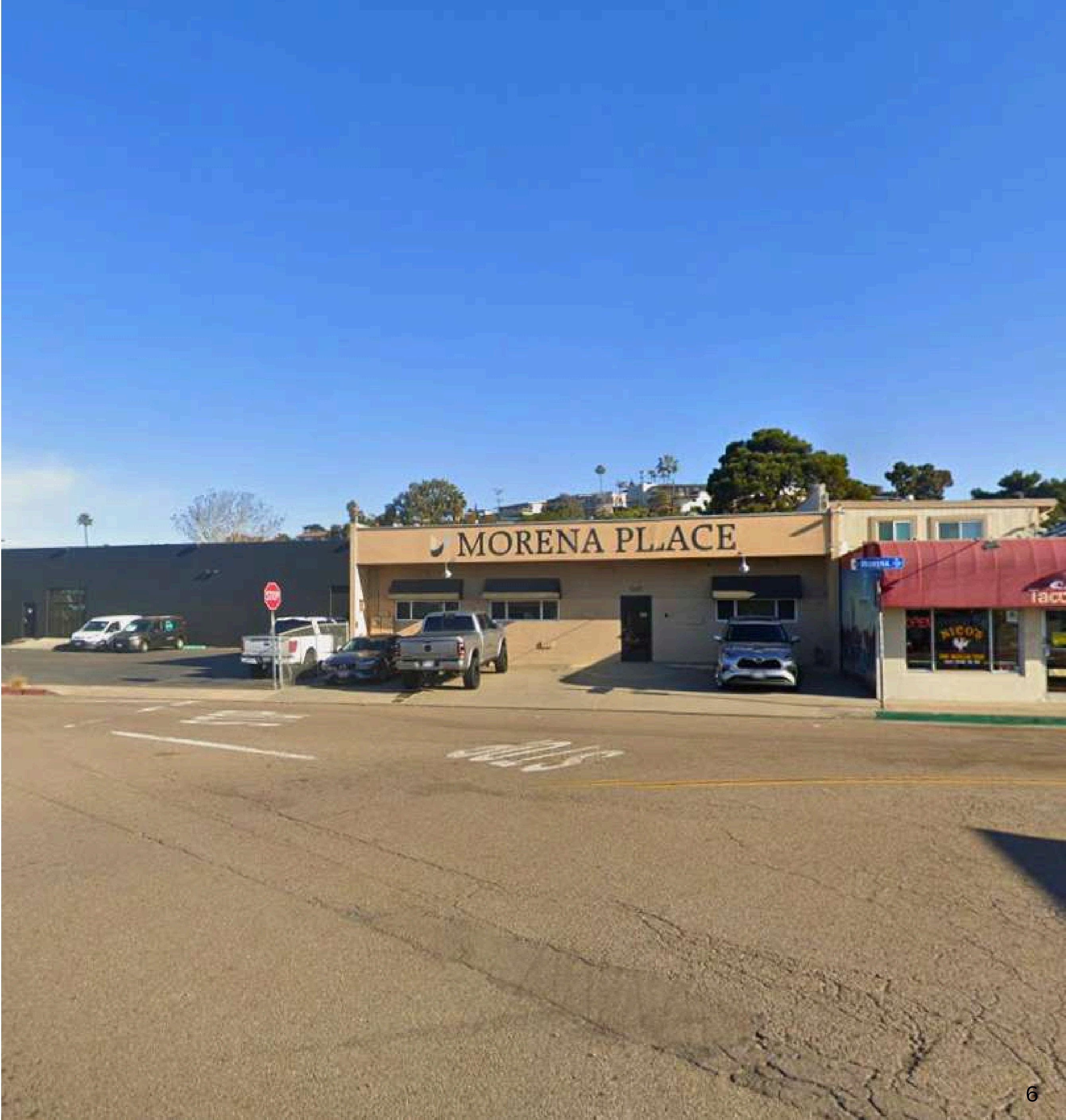
HOUSEHOLDS
4,948

3 MILE

POPULATION
145,540

AVREAGE HH INCOME
\$105,795

HOUSEHOLDS
62,835





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