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ANNA
AVENUE

25,229 - 73,756 SF
INDUSTRIAL BUILDING
FOR SALE OR LEASE

PROPERTY FEATURES

ADDRESS	5260 Anna Avenue
SUBMARKET	Morena
TOTAL BUILDING SF	73,756 SF (Divisible to 25,229 SF)
OFFICE SF	5,825 SF
TOTAL LAND AC	2.32 AC
STORIES	Single Story
PARKING	53 Spaces
CLEAR HEIGHT	16' - 30'
COLUMN SPACING	20' x 60'

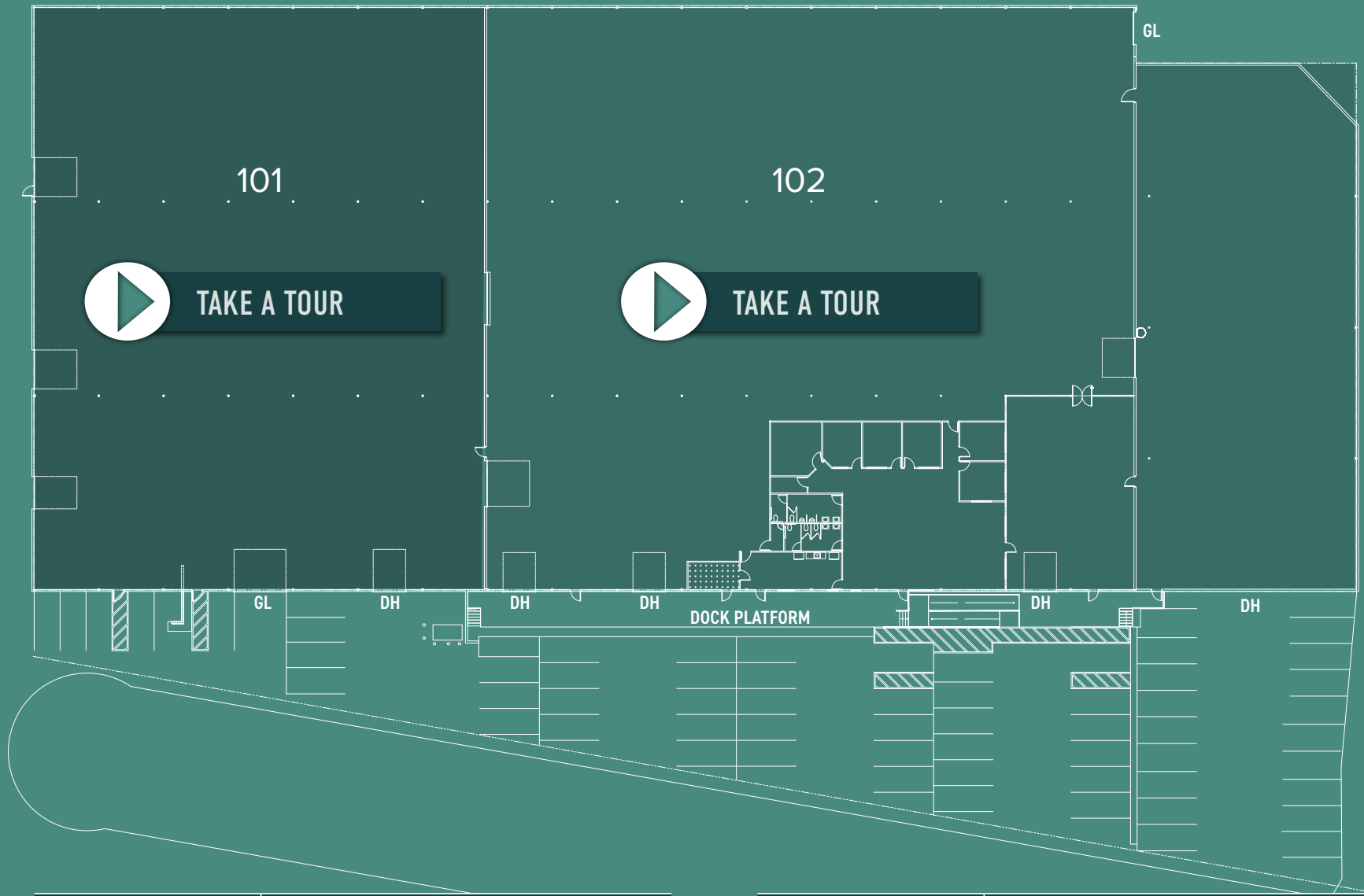
LEASE RATE	\$1.45 PSF NNN (NNN = \$0.33 PSF)
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DOCK LOADING	5 Dock High Doors
DOCK POSITIONS	7 Dock High Positions (Platform)
GRADE LOADING	2 Grade Level Doors
SIGNAGE	I-5 & I-8 Facing Building Signage
POWER	800a 277-480v
UTILITIES	Natural Gas
SPRINKLERS	Yes
ZONING	IL-3-1
ACCESS	Excellent access to I-5 & I-8

SALE PRICE	\$359 PSF
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FLOOR PLAN



SUITE 101 | 25,089 Rentable SF

SUITE 102 | 48,667 Rentable SF

PROPERTY LOCATION



Coronado Brewing

Bird Rock Coffee Roasters

Bull's Smokin BBQ

University of San Diego

Ballast Point

Shell

JV's Mexican Food

Valero

Carl's Jr

A1 Storage

Petco

W MORENABLDV

Storage Etc

Tio Leo's Mexican

Tecolote Trolley Station

CrossFit Fortius

Catalina Offshore Market

UPS

Morena Storage

Sears Outlet

The Village at Morena Vista

DecoBike

Morena/Linda Vista Trolley Station

- Urbane Cafe
- Starbucks
- zpizza
- Sushi Freak
- Jamba Juice
- PitaPit
- Pho Kitchen
- Subway

PACIFIC HWY

ANNA AVE

FRIARS RD

New 11-mile Extension of Trolley Blue Line

PROPERTY LOCATION



LA JOLLA

New 11-mile Extension of Trolley Blue Line

15260
ANNA
AVENUE

KEARNY
MESA

MISSION BEACH

MISSION VALLEY

OCEAN
BEACH

SAN DIEGO
AIRPORT

BALBOA
PARK

DOWNTOWN
SAN DIEGO

CORONADO
ISLAND

PROPERTY LOCATION



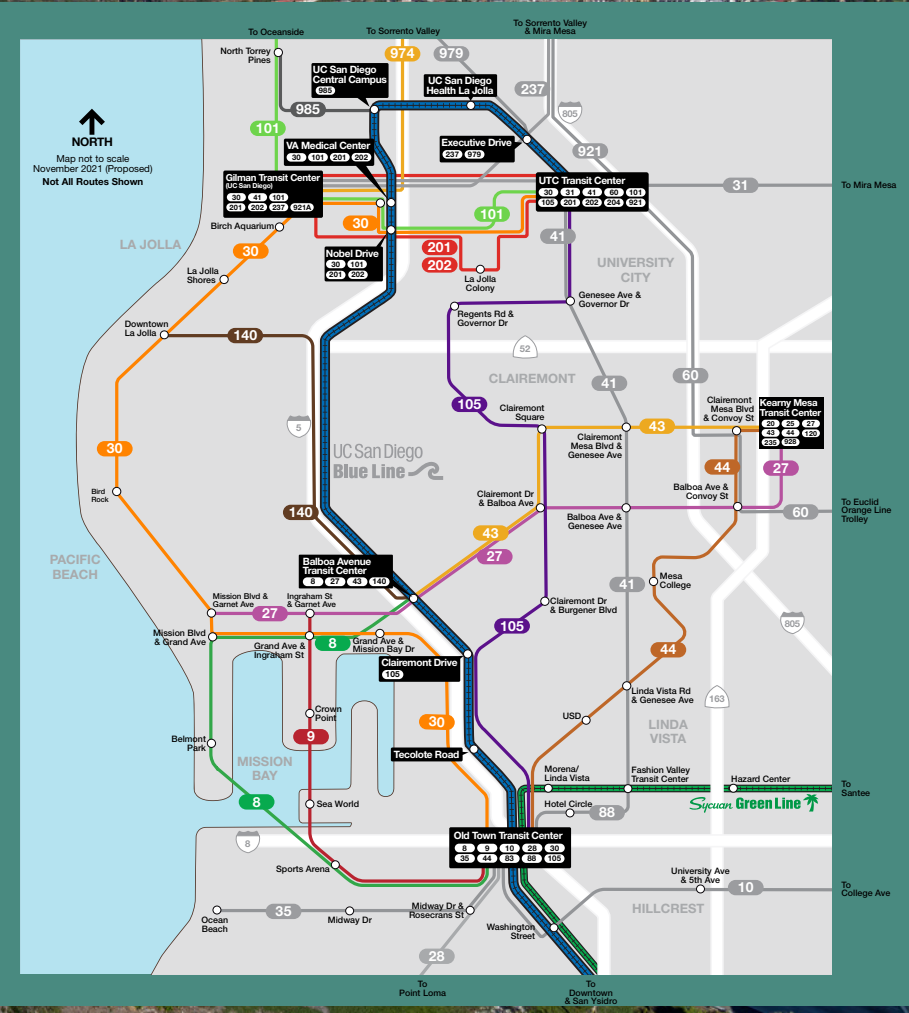
TRANSPORTATION

In an 11-mile extension of the Trolley Blue Line expanding from Old Town Transit Center and continuing to UTC Transit Station, San Diego looks to improve its public transportation segment. The new project headed by SANDAG, will include nine new stations, five with parking, and 36 new rail vehicles. These transit stations will include carshare, bikeshare, bike parking, ride share, and other technology to improve transportation. These benefits mixed with the existence of a new form of efficient public transportation will be responsible for 21,000 new daily boarding's, 8,600 fewer daily automobile trips and a reduction of CO2 emission by 260 metric tons per day. Construction is now 95% complete, and the project remains on schedule to begin service in late 2021.

15 2 6 0
ANNA
AVENUE

Tecolote Trolley Station

New 11-mile Extension of Trolley Blue Line



9 New Stations



22 Mins to Old Town to UTC



36 New Rail Vehicles



2021
Estimated Completion Date



\$2.3M
Economic Benefit

15260
ANNA
AVENUE



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