

10760 THORN MINT RD

SAN DIEGO, CA 92127



**22,410 SF BUILDING WITH UP TO 12,212 SF
GROUND FLOOR SPACE AVAILABLE FOR LEASE**

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CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

BUILDING SIZE	22,410 SF
AVAILABLE SPACE	Up to 12,212 SF
LEASE RATE	Negotiable
ZONING	Indoor Recreational Use allowed by right Existing MUP for educational use also in place
CEILING HEIGHT	24'
PARKING RATIO	3.5/1,000 SF
AMENITY	Outdoor play area
STRUCTURAL FEATURE	Free span warehouse space with no columns
ACCESS	Oversized loading door
HVAC	100% air-conditioned space



FLOOR PLANS

FIRST FLOOR | UP TO 12,212 SF



DEMOGRAPHICS

The Inland North County suburbs are comprised of world-class, master-planned communities in close proximity to high-tech, large corporations. The area is home to the best school district in the county, as well as numerous parks, clubs, and shopping centers.



171,152
Residents in a
5 mile radius



\$139,285
Average
Household Income



AWARD WINNING
Poway Unified School District



161,123
Total Daytime
Population



26.5 MILES
to San Diego
International Airport





CAST

CAPITAL PARTNERS

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