

10717-17737 CAMINO RUIZ

SAN DIEGO, CALIFORNIA 92126

**EXCELLENT
OFFICE/MEDICAL
OPPORTUNITY IN
MIRA MESA**

**±554-804 SF
AVAILABLE**



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CAST
CAPITAL PARTNERS



- Excellent Office/Medical Opportunity
- ±554 and 804 SF Office Spaces Available
- Close Proximity to Interstate-15
- Strong co-tenant's including Starbucks, Luna Grill, Walgreens, Wells Fargo, Carls Jr., Jollibee, and I-Hop.
- Strong Demographics and Traffic Counts of Over 36,000 CPD
- Very walkable location in close proximity to major retailers

PROPERTY HIGHLIGHTS



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SAN DIEGO, CALIFORNIA
92126**



26,750 SF
TOTAL BUILDING SF



157,687 SF
LAND SIZE



CC-3-8
ZONING



1981
YEAR BUILT



TWO (2)
OF STORIES



5.50/1,000 SF
PARKING RATIO



\$3.20-\$3.35/SF + E
LEASE RATE

AVAILABILITY

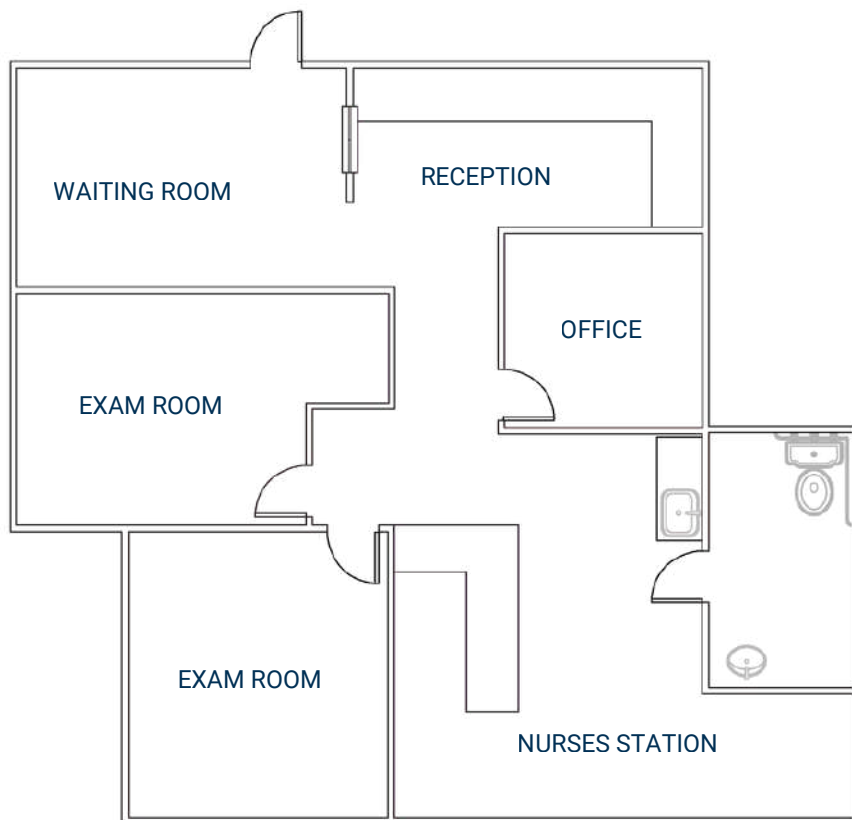
Suite 143

±804 SF

\$3.35/SF + E/U

Available Now

Lobby and Reception, Two (2) Exam Rooms, Private Office, Nurses Station, Private Restroom



*NOT TO SCALE

Suite 249

±554 SF

\$3.20/SF + \$0.34/SF E/U

Available 6/1/26

Lobby/Open Office, One (1) Private Office, Private Restroom



DEMOGRAPHICS

5 MILE RADIUS



114,492
POPULATION



37,079
HOUSEHOLDS



\$157,778
HOUSEHOLD INCOME



\$778,875
HOUSEHOLD VALUE



66
BIKE SCORE



51
TRANSIT SCORE



86
WALK SCORE



54%
BACHELOR DEGREE OR HIGHER

TRAFFIC COUNTS

CROSS STREETS

ADT

CAMINO RUIZ &
NEW SALEM ST

22,864

CAMINO RUIZ &
MIRA MESA BLVD

46,915

MIRA MESA BLVD
& NEW SALEM ST

54,112

CAMINO RUIZ &
WESTMORE RD

22,834





CAST

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