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

10717-17737 CAMINO RUIZ, 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/U
LEASE RATE

AVAILABILITY

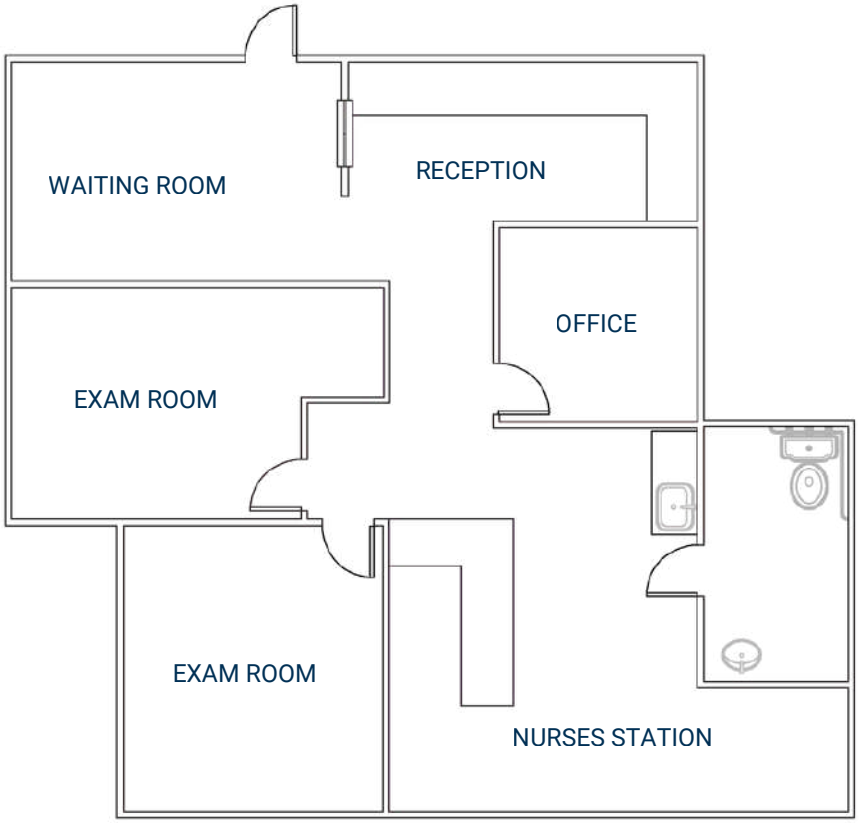
Suite 143

±804 SF

$3.35/SF + $0.34/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 Now

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

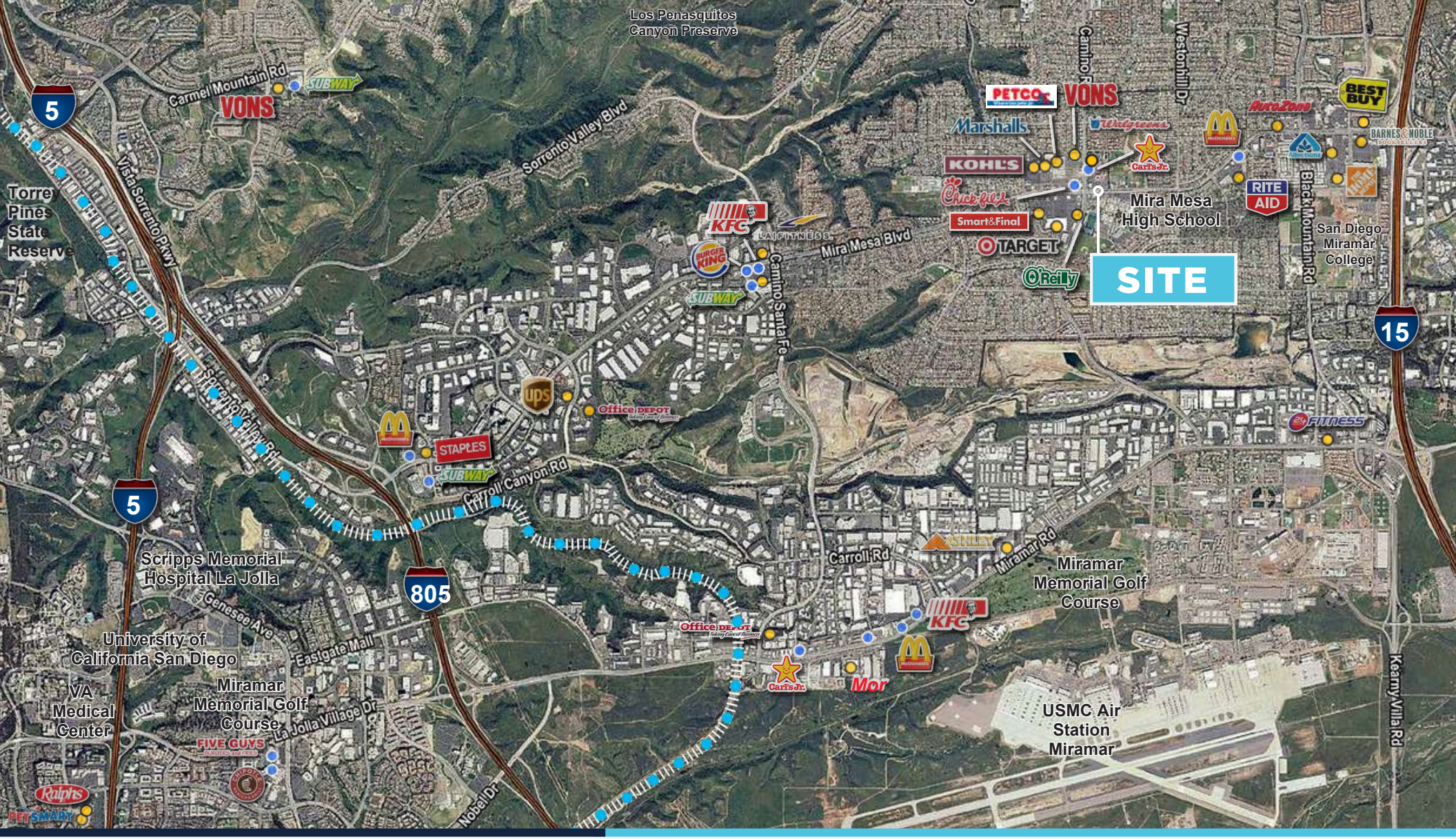
54%
BACHELOR DEGREE OR HIGHER

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







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