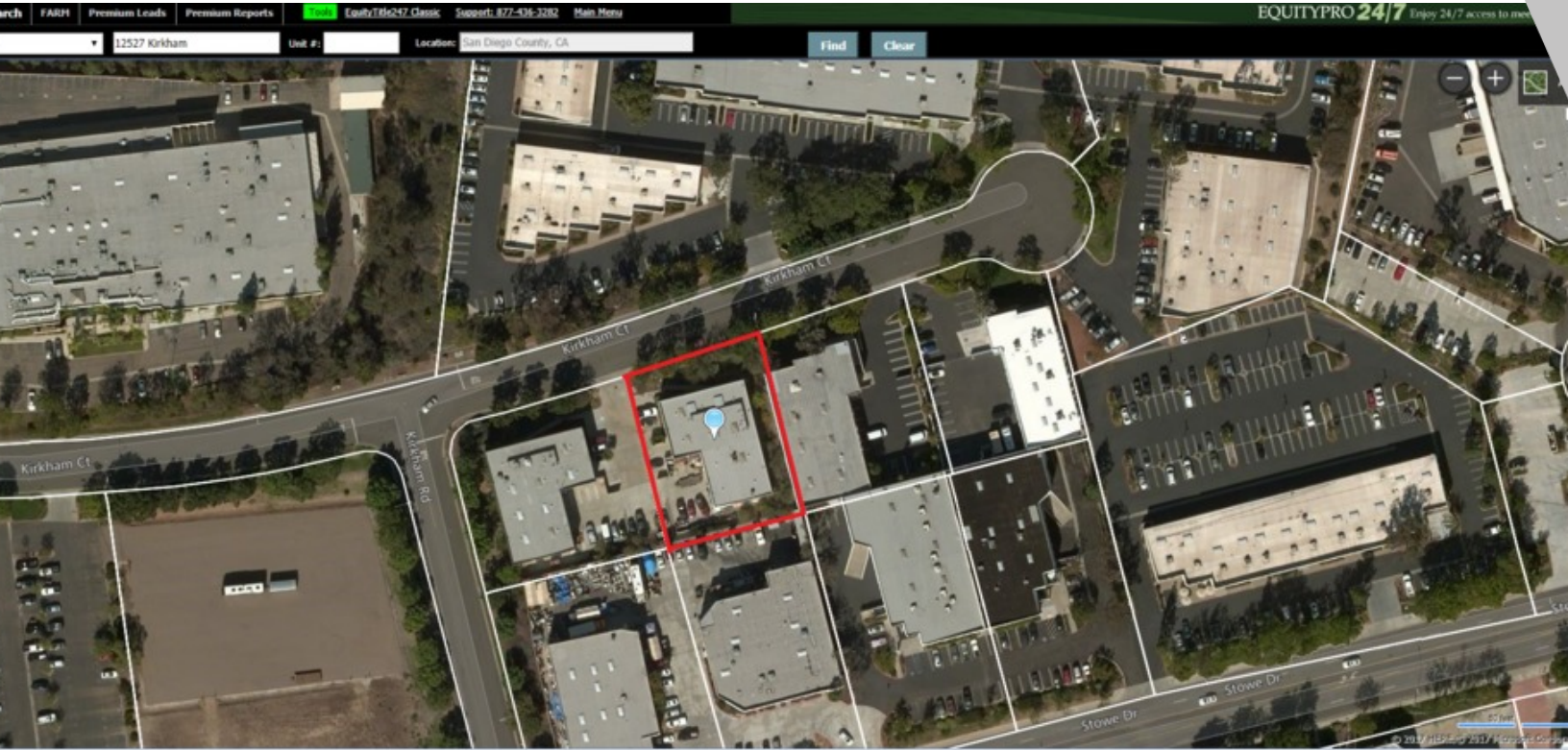


INDUSTRIAL FOR LEASE

Price Reduced - \$1.28 Sf



12527 Kirkham Ct, Bldg 2, San Diego, CA 92064



PRICE PER UNIT:	-
AVAILABLE SF:	2,931 SF
LEASE RATE:	\$1.49 SF/Month (Full Service)
LOT SIZE:	0.5 Acres
BUILDING SIZE:	8,570 SF
GRADE LEVEL DOORS	1
DOCK HIGH DOORS:	12 FT
CEILING HEIGHT:	16 FT Clearance
YEAR BUILT:	1991
MARKET:	San Diego
SUB MARKET:	Poway Ind
CROSS STREETS:	

Price Reduced
\$1.28 Sf

PROPERTY FEATURES

- AVAILABLE SF: 2,931 SF Total
- ~~\$1.49~~ \$1.28 SF/Month (Full Service)
- Warehouse with Office/ Showroom
- Aprox 30% Office/ Showroom
- Two Restrooms
- Ground Level Roll up
- Power: 600 A, 120-208 V / 3 Phase

KW COMMERCIAL
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San Diego, CA 92128



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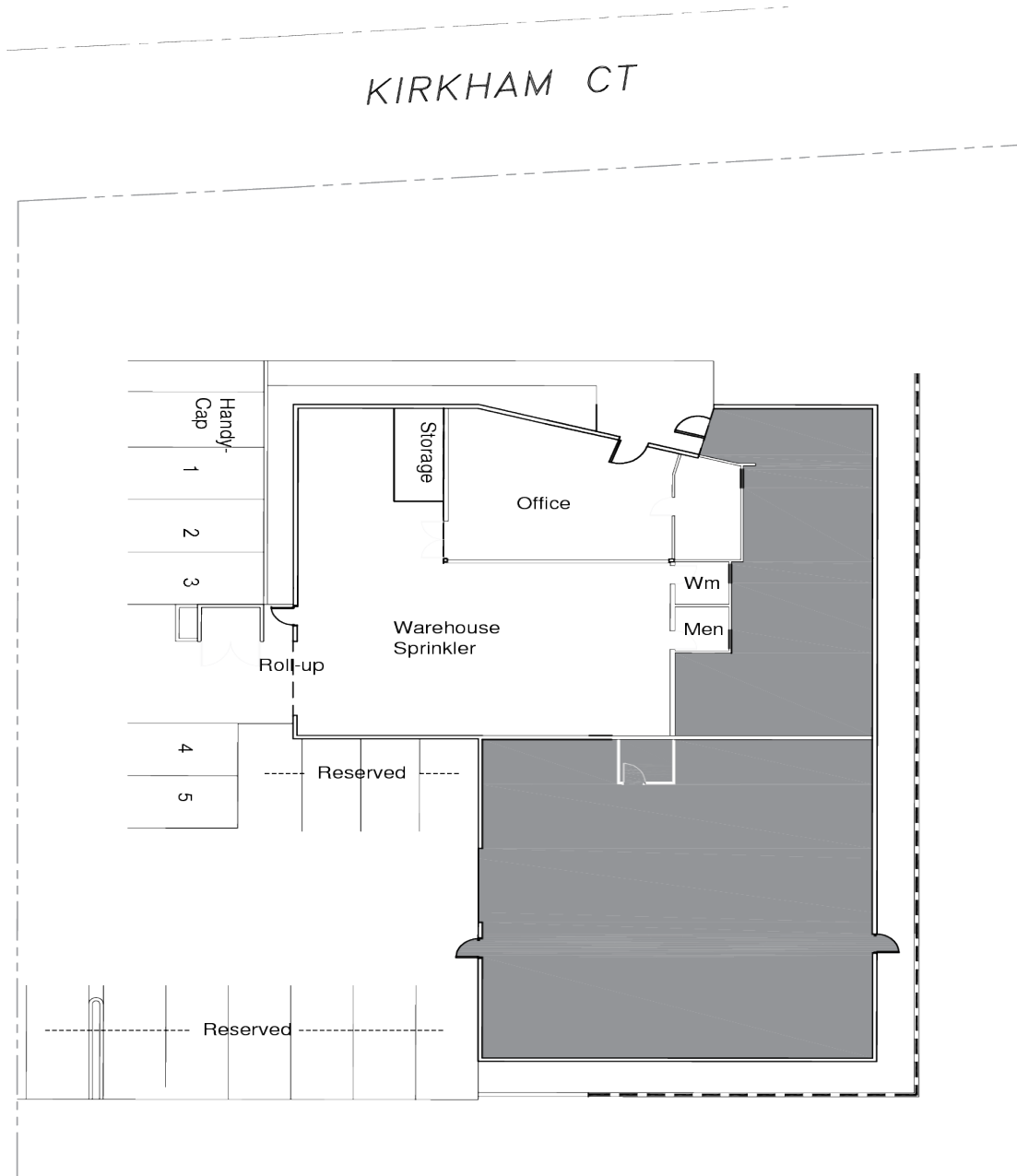
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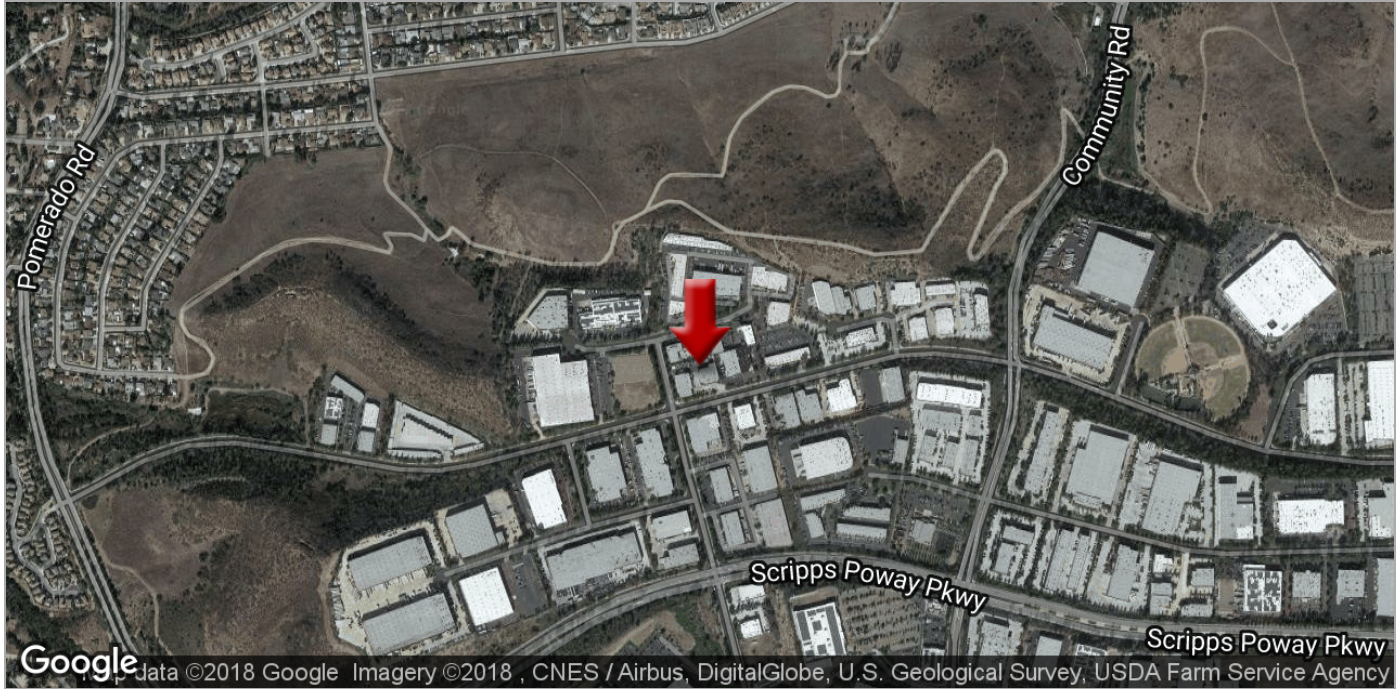


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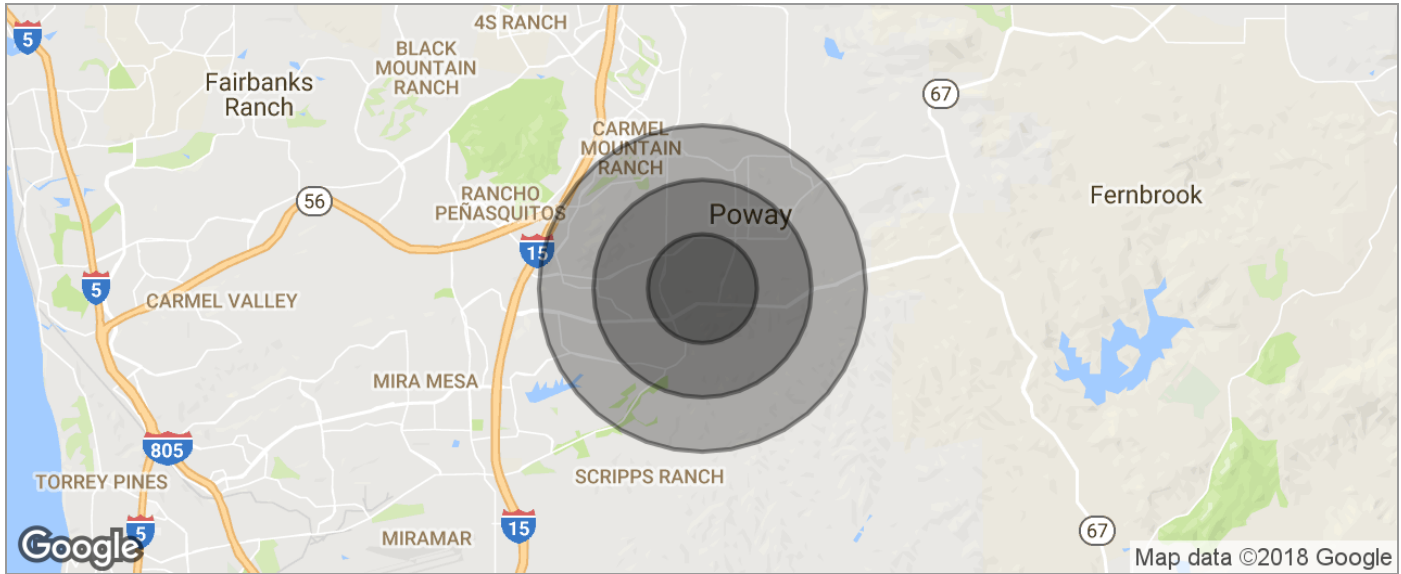


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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	28,573	104,143	210,885
MEDIAN AGE	27.4	30.7	33.2
MEDIAN AGE (MALE)	28.3	31.0	32.8
MEDIAN AGE (FEMALE)	26.0	30.2	33.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,444	36,576	76,135
# OF PERSONS PER HH	3.0	2.8	2.8
AVERAGE HH INCOME	\$59,987	\$58,599	\$61,323
AVERAGE HOUSE VALUE	\$436,517	\$451,415	\$493,694
RACE	1 MILE	2 MILES	3 MILES
% WHITE	68.6%	62.2%	62.0%
% BLACK	10.3%	12.5%	12.0%
% ASIAN	12.1%	12.4%	11.7%
% HAWAIIAN	0.1%	0.4%	0.4%
% INDIAN	0.3%	0.5%	0.6%
% OTHER	4.0%	7.3%	9.1%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	21.7%	29.8%	33.1%

* Demographic data derived from 2010 US Census

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