

Ocean View Hills

6051 Business Center Ct., San Diego, CA 92154



FOR LEASE

Leasing Opportunities:

- 7A: 1,200 SF

Co-Tenants:



CALIFORNIA DEPARTMENT OF
MOTOR VEHICLES

Property Highlights:

- Center Size: 16,200 SF
- Located at the entrance to Ocean View Hills Corporate Center, an 87 acre business park development
- Signalized intersection at Otay Mesa Road and Corporate Center Drive with double left-hand-turn lanes into the site, providing easy access
- The adjacent DMV serves approximately 5,000 customers per day
- Over 11 million people currently cross the Otay Mesa border crossing

Traffic Count:

- Otay Mesa Rd: 53,500 cars/day

2008 Demographics:

	1 MILE	3 MILE	5 MILE
Population	2,240	60,948	214,621
Avg HH Income	\$136,145	\$74,327	\$76,909

For more information, please contact: CLARKIYETTERIWILLIAMS RETAIL ADVISORS

BRENT WILLIAMS
858.546.5494
bwilliams@breb.com
CA License 01851160

JOE YETTER
858.546.5429
jyetter@breb.com
CA License 00947371

Cassidy Turley BRE Commercial
4350 La Jolla Village Drive, Ste. 500
San Diego, CA 92122
P 858.546.5400
F 858.630.6320
www.brecommercial.com

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Property Photos



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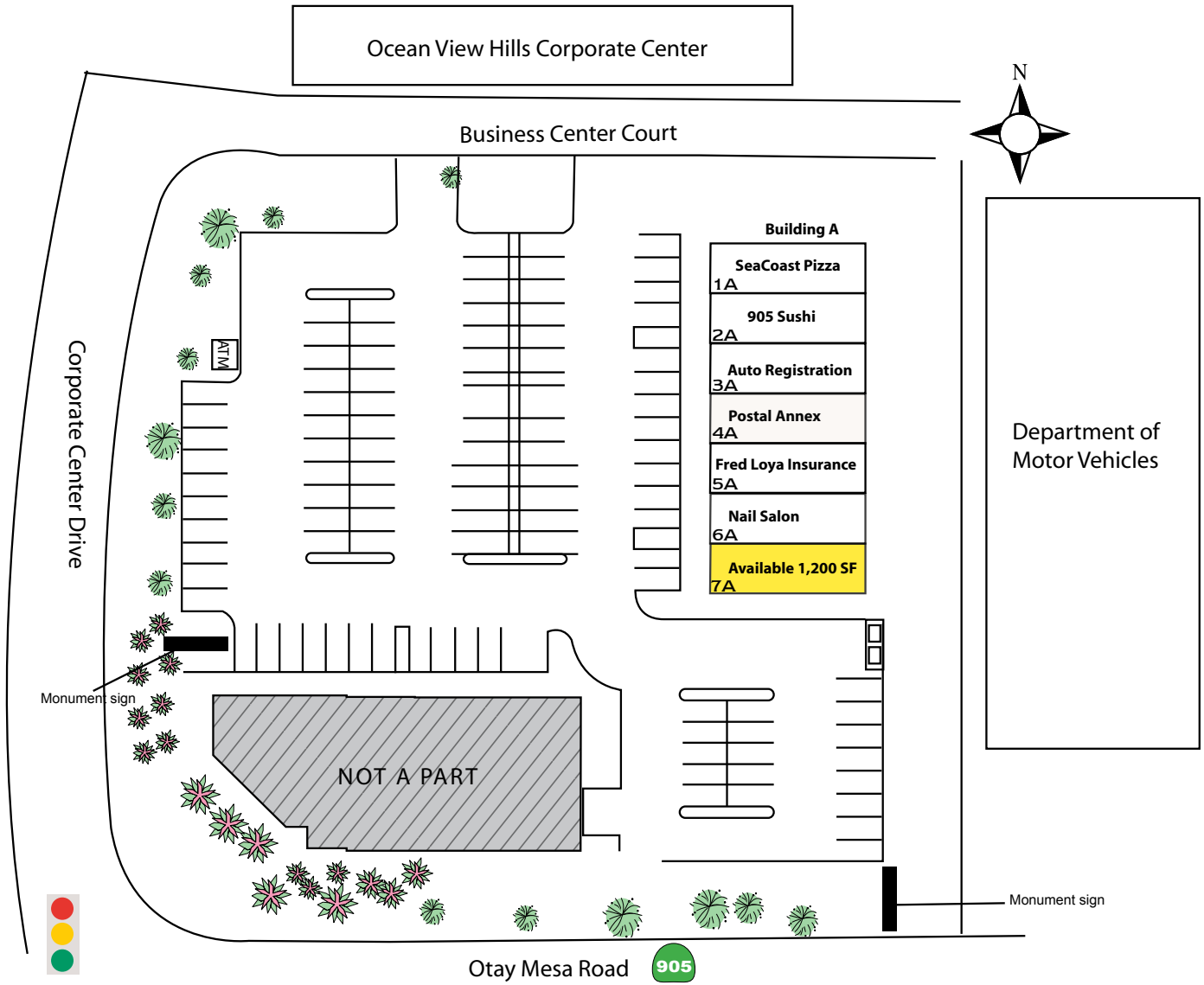
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Site Map



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2013 Projection	3,068		72,992		248,602	
2008 Estimate	2,314		61,979		216,062	
2000 Census	975		43,537		161,630	
1990 Census	525		37,131		141,371	
Growth 1990 - 2000	85.71%		17.25%		14.33%	
Households						
2013 Projection	587		17,716		68,768	
2008 Estimate	394		14,880		59,476	
2000 Census	53		10,044		43,986	
1990 Census	16		8,699		39,722	
Growth 1990 - 2000	231.25%		15.46%		10.73%	
2008 Est. Population by Single Classification Race						
	2,314.00		61,979.00		216,062.00	
White Alone	819	35.39	28,065	45.28	99,241	45.93
Black or African American Alone	429	18.54	3,968	6.40	11,991	5.55
American Indian and Alaska Native Alone	7	0.30	315	0.51	1,401	0.65
Asian Alone	180	7.78	6,690	10.79	29,487	13.65
Native Hawaiian and Other Pacific Islander Alone	6	0.26	383	0.62	1,129	0.52
Some Other Race Alone	849	36.69	19,760	31.88	61,249	28.35
Two or More Races	25	1.08	2,799	4.52	11,563	5.35
2008 Est. Population Hispanic or Latino						
	2,314.00		61,979.00		216,062.00	
Hispanic or Latino	952	41.14	41,103	66.32	131,378	60.81
Not Hispanic or Latino	1,362	58.86	20,876	33.68	84,684	39.19
2008 Tenure of Occupied Housing Units						
	394.00		14,880.00		59,476.00	
Owner Occupied	380	96.45	9,931	66.74	37,255	62.64
Renter Occupied	14	3.55	4,949	33.26	22,221	37.36
2008 Average Household Size						
	3.68		3.84		3.50	

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	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Households by Household Income	394.00		14,880.00		59,476.00	
Income Less than \$15,000	2	0.51	1,376	9.25	4,888	8.22
Income \$15,000 - \$24,999	12	3.05	1,462	9.83	4,970	8.36
Income \$25,000 - \$34,999	13	3.30	1,123	7.55	5,132	8.63
Income \$35,000 - \$49,999	13	3.30	2,323	15.61	9,137	15.36
Income \$50,000 - \$74,999	37	9.39	2,671	17.95	11,644	19.58
Income \$75,000 - \$99,999	67	17.01	2,493	16.75	9,482	15.94
Income \$100,000 - \$149,999	154	39.09	2,413	16.22	9,014	15.16
Income \$150,000 - \$249,999	62	15.74	721	4.85	4,003	6.73
Income \$250,000 - \$499,999	29	7.36	253	1.70	1,020	1.71
Income \$500,000 and over	5	1.27	46	0.31	186	0.31
2008 Est. Average Household Income	136,282.92		73,918.91		76,680.29	
2008 Est. Median Household Income	117,258.06		60,825.22		62,047.02	
2008 Est. Per Capita Income	27,955.89		18,839.98		21,666.90	

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