

FOR LEASE

6021 - 6051 Business Center Ct., San Diego, CA 92154

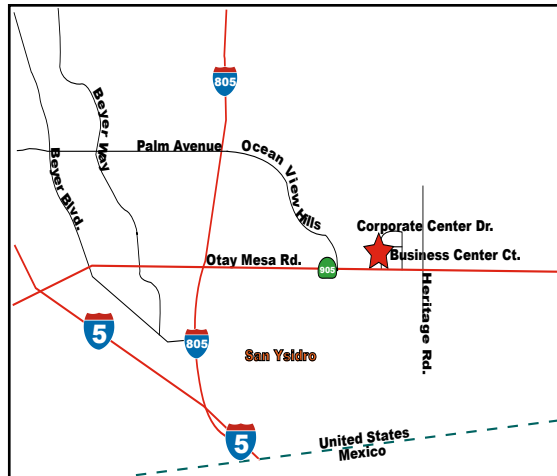


For more information please contact:

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Ocean View Hills Otay Mesa

Features:

- Center Size: 16,200 SF

Leasing Opportunities:

- Building B: 2,675 SF

- Building A:

Suite 6A: 1,200 SF

Comments:

- 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 will serve approximately 5,000 customers per day
- Traffic Counts:
Otay Mesa Rd: 53,500 cars/day
- Over 11 million people currently cross the Otay Mesa border crossing

Property Photos



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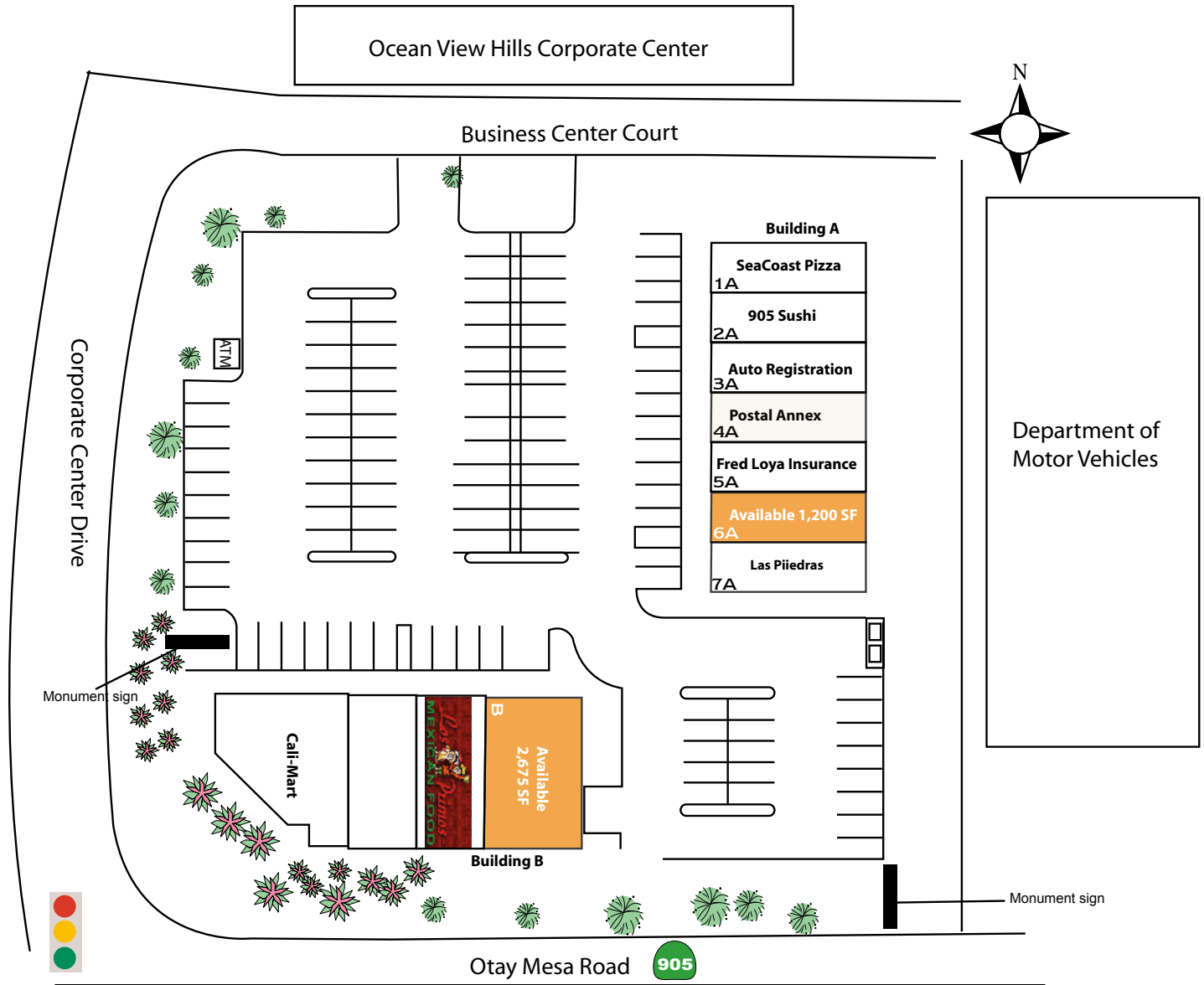
Independently Owned and Operated

Grubb & Ellis | BRE Commercial 4350 La Jolla Village Drive, Suite 500 San Diego, CA 92122 858.546.5400 858.630.6320, fax www.brecommercial.com

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LOCAL PRESENCE GLOBAL REACH

Site Map



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Pop-Facts: Demographic Quick Facts

Area(s): Radius 1.0, Radius 3.0, Radius 5.0

5298 OCEAN VIEW HILLS PKWY
SAN DIEGO, CA 92154

Latitude: 32.573040
Longitude: -117.016890

Description	Radius 1.0	Pct.	Radius 3.0	Pct.	Radius 5.0	Pct.
Population						
2011 Projection	8,812		97,026		274,378	
2006 Estimate	6,671		86,965		241,712	
2000 Census	3,293		73,201		195,161	
1990 Census	1,791		66,325		169,456	
Growth 1990 - 2000	83.86%		10.37%		15.17%	
Households						
2011 Projection	1,688		24,722		77,848	
2006 Estimate	1,088		21,928		68,467	
2000 Census	164		18,024		55,083	
1990 Census	48		16,661		49,489	
Growth 1990 - 2000	239.84%		8.19%		11.30%	
2006 Est. Population by Single Classification Race						
White Alone	2,321	34.79%	39,039	44.89%	113,736	47.05%
Black or African American Alone	1,411	21.15%	4,693	5.40%	13,185	5.45%
American Indian and Alaska Native Alone	17	0.26%	580	0.67%	1,645	0.68%
Asian Alone	507	7.61%	8,934	10.27%	31,456	13.01%
Native Hawaiian and Other Pacific Islander Alone	17	0.26%	446	0.51%	1,295	0.54%
Some Other Race Alone	2,327	34.88%	28,868	33.20%	66,768	27.62%
Two or More Races	70	1.05%	4,405	5.07%	13,626	5.64%
2006 Est. Population Hispanic or Latino						
Hispanic or Latino	2,549	38.21%	59,424	68.33%	144,022	59.58%
Not Hispanic or Latino	4,122	61.79%	27,541	31.67%	97,690	40.42%
2006 Tenure of Occupied Housing Units						
Owner Occupied	1,067	98.05%	12,946	59.04%	40,533	59.20%
Renter Occupied	21	1.95%	8,982	40.96%	27,933	40.80%
2006 Average Household Size						
	3.68		3.77		3.42	
2006 Est. Households by Household Income						
Income Less than \$15,000	7	0.62%	2,621	11.95%	6,935	10.13%
Income \$15,000 - \$24,999	36	3.33%	2,316	10.56%	6,651	9.71%
Income \$25,000 - \$34,999	29	2.66%	2,273	10.37%	7,452	10.88%
Income \$35,000 - \$49,999	43	3.99%	3,739	17.05%	11,098	16.21%

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Description	Radius 1.0	Pct.	Radius 3.0	Pct.	Radius 5.0	Pct.
Income \$50,000 - \$74,999	133	12.25%	4,575	20.87%	14,009	20.46%
Income \$75,000 - \$99,999	280	25.70%	3,135	14.30%	9,660	14.11%
Income \$100,000 - \$149,999	355	32.57%	2,430	11.08%	8,440	12.33%
Income \$150,000 - \$249,999	143	13.13%	592	2.70%	3,325	4.86%
Income \$250,000 - \$499,999	50	4.59%	206	0.94%	742	1.08%
Income \$500,000 and over	13	1.16%	41	0.19%	153	0.22%
2006 Est. Average Household Income	\$121,885		\$61,792		\$67,218	
2006 Est. Median Household Income	\$102,388		\$50,085		\$53,742	
2006 Est. Per Capita Income	\$24,983		\$16,311		\$19,494	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

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