

# PROPERTY FEATURES

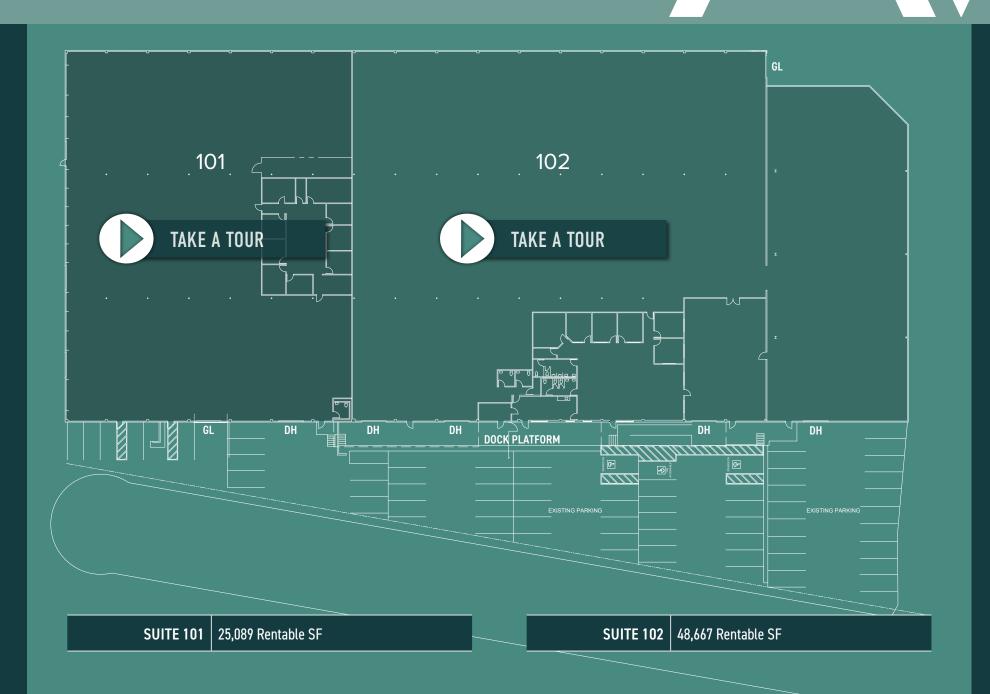
ADDRESS	5260 Anna Avenue
SUBMARKET	Morena
TOTAL BUILDING SF	73,756 SF (Divisible to 25,089 SF)
OFFICE SF	5,825 SF
TOTAL LAND AC	2.32 AC
STORIES	Single Story
PARKING	53 Spaces
CLEAR HEIGHT	16' - 30'
COLUMN SPACING	20' x 60'

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DOCK LOADING	5 Dock High Doors
DOCK POSITIONS	7 Dock High Positions (Platform)
GRADE LOADING	2 Grade Level Doors
SIGNAGE	I-5 & I-8 Facing Building Signage
POWER	800a 277-480v
UTILITIES	Natural Gas
SPRINKLERS	Yes
ZONING	IL-3-1
ACCESS	Excellent access to I-5 & I-8

**LEASE RATE** \$1.45 PSF NNN (NNN = \$0.33 PSF)



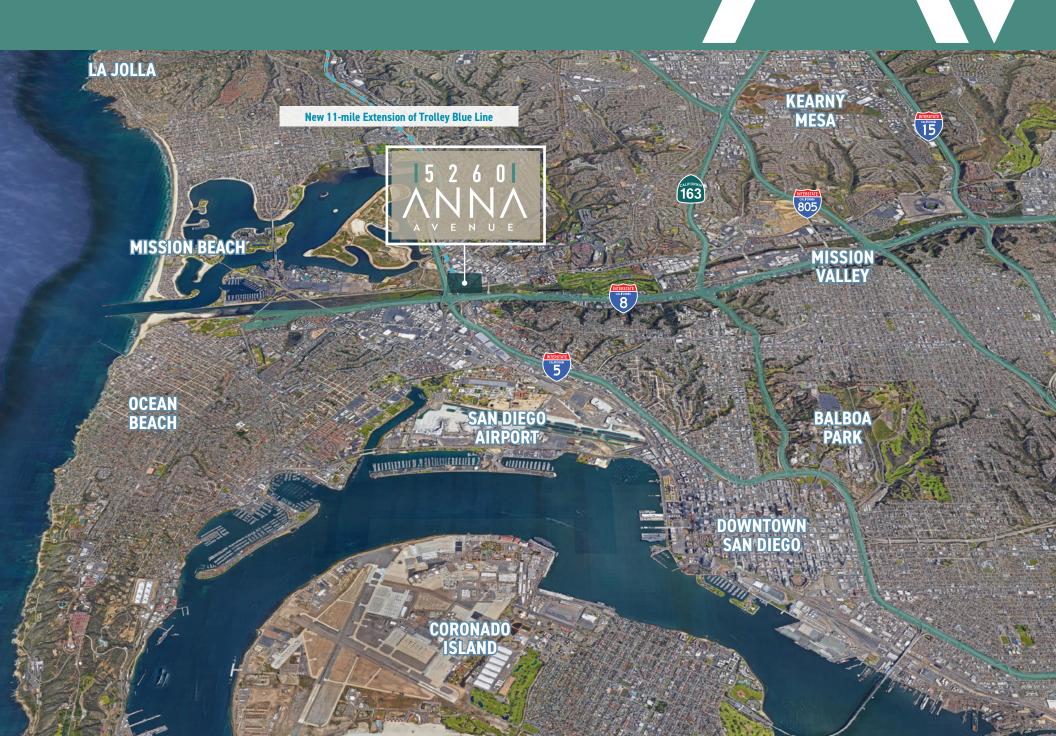
### FLOOR PLAN



## PROPERTY LOCATION



## PROPERTY LOCATION



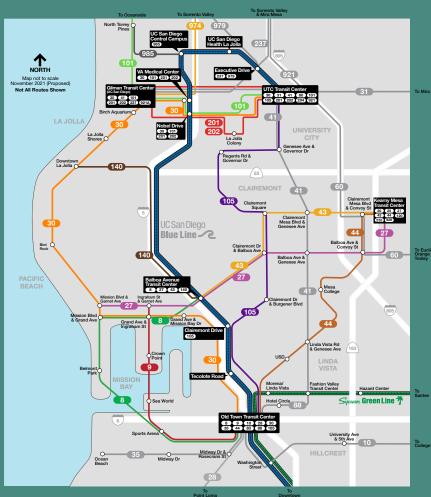
## PROPERTY LOCATION



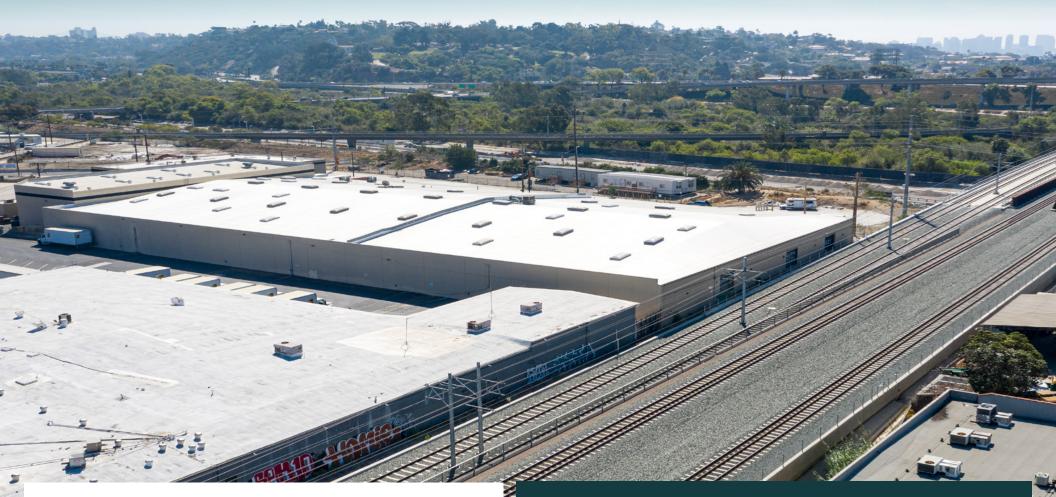
### **TRANSPORTATION**



In an 11-mile extension of the Trolley Blue Line expanding from Old Town Transit Center and continuing to UTC Transit Station, San Diego looks to improve its public transportation segment. The new project headed by SANDAG, will include nine new stations, five with parking, and 36 new rail vehicles. These transit stations will include carshare, bikeshare, bike parking, ride share, and other technology to improve transportation. These benefits mixed with the existence of a new form of efficient public transportation will be responsible for 21,000 new daily boarding's, 8,600 fewer daily automobile trips and a reduction of CO2 emission by 260 metric tons per day. Construction is now 95% complete, and the project remains on schedule to begin service in late 2021.



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