

### **DESCRIPTION**

The subject property is located on Soledad Mountain Rd, with frontage on La Jolla Scenic Drive and good access to I-5. The property is surrounded by single family residential, and approximately 5 miles south of UC San Diego.

The property is currently used as a religious/educational facility and is comprised of two structures. The owner is looking for a lease and would consider a form of ground lease. The main building is 18,898± SF and includes a sanctuary that can seat 790±, multiple classrooms currently used as a preschool, offices, a kitchen, and a fellowship hall. There is a paved parking lot with approximately 130 spaces, in addition to multiple outdoor play spaces and open space on site.

BUILDING FEATURES	
BUILDING SIZE	18,898± SF
ACREAGE	5.53± AC
USE	Religious/Educational Facility
SEATING CAPACITY	790±
ZONING	R-1   Single Family Residential
COUNTY	San Diego
APN	352-461-03-00

FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS BURY | 949.939.6238 Partner, Senior Vice President Chris.Bury@foundrycommercial.com Licensed Real Estate Broker CHARLIE HOWARTH | 949.542.9484
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# **PHOTOS**











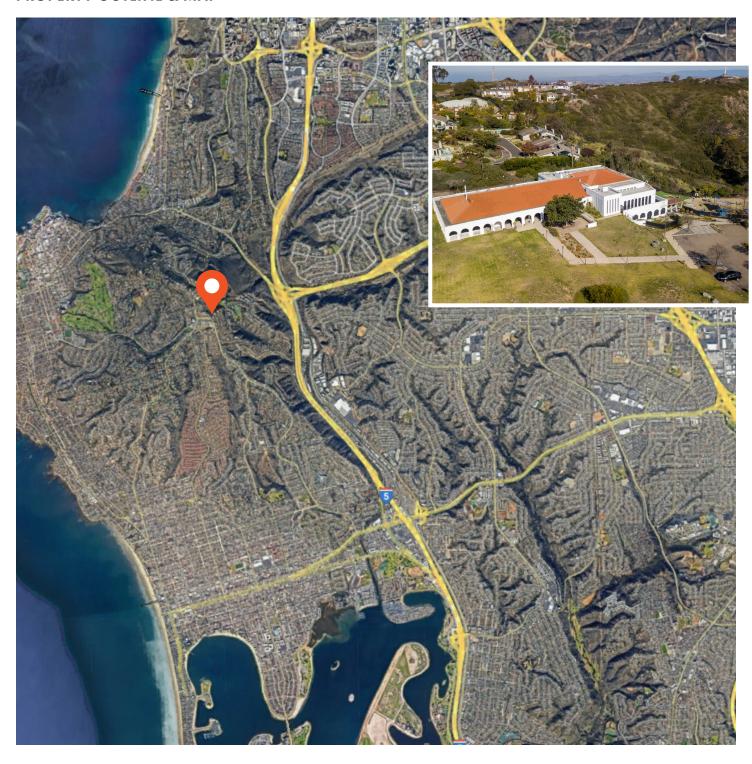


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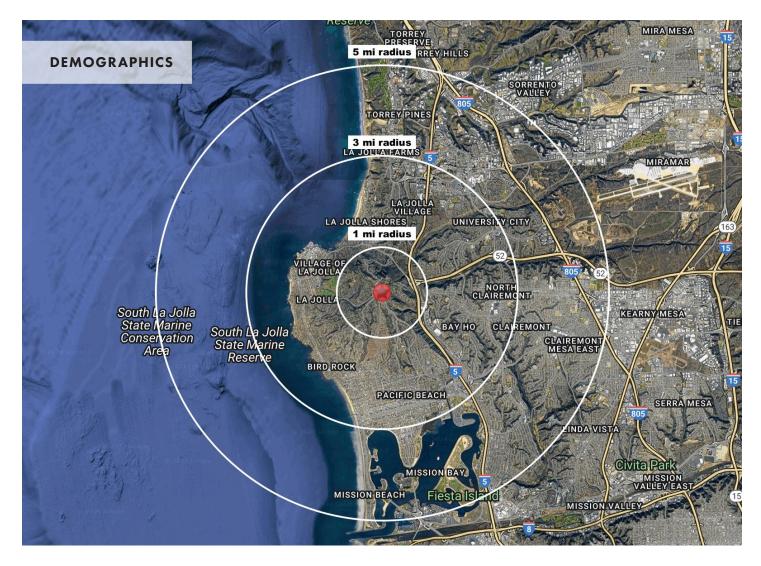
## **PROPERTY OUTLINE & MAP**



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### 1 MILE RADIUS -



5,222

ESTIMATED POPULATION 2023



53.2 MEDIAN AGE



\$1.72 M MEDIAN HOME VALUE 2023



1,442
TOTAL EMPLOYEES



\$277,643

AVG HOUSEHOLD INCOME

#### 3 MILE RADIUS -



131,067

ESTIMATED POPULATION 2023



37.9 MEDIAN AGE



\$1.07 M

MEDIAN HOME VALUE 2023



49,092

TOTAL EMPLOYEES



\$172,718

AVG HOUSEHOLD INCOME

## 5 MILE RADIUS -



216,943

ESTIMATED POPULATION 2023



37.7

MEDIAN AGE



\$977,376

MEDIAN HOME VALUE 2023



133,952

TOTAL EMPLOYEES



\$165,856

AVG HOUSEHOLD INCOME

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