

TWO (2) PARCELS TOTALING ±131,987 SF AVAILABLE



E. MISSION BLVD.

3RD ST.

±15,775 SF OF INDUSTRIAL BUILDINGS FOR SALE SITTING ON ±3.03 ACRES OF LAND

4238 MISSION BLVD.

M O N T C L A I R | C A 9 1 7 6 3



PRIME LOCATION WITH DIRECT
MISSION BLVD. FRONTAGE
LOCATED BETWEEN I-10 & I-60 FWY'S



3.03 ACRE LOT SIZE

PROPERTY HIGHLIGHTS

FOR SALE



±15,775 SF
BUILDING SIZE



±131,987 SF
LOT SIZE



MONTH TO MONTH
TENANTS



10'
CLEAR HEIGHT



TWO (2)
DRIVEWAYS OFF MISSION BLVD./
POTENTIAL ACCESS TO 3RD ST.



FIVE (5)
GROUND LEVEL DOORS



60
PARKING



SPRINKLERED



MIP
ZONING

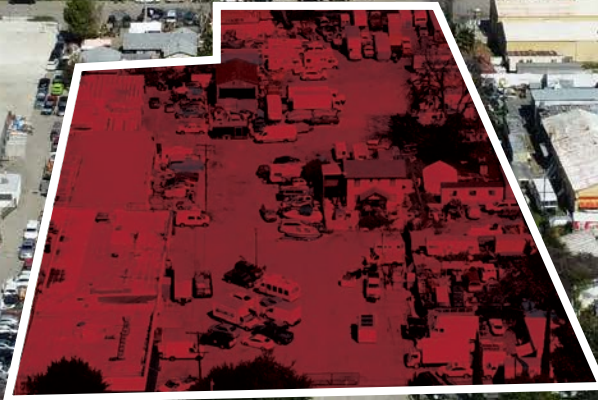


±20,000
CARS PER DAY





3RD ST.



E. MISSION BLVD.

3

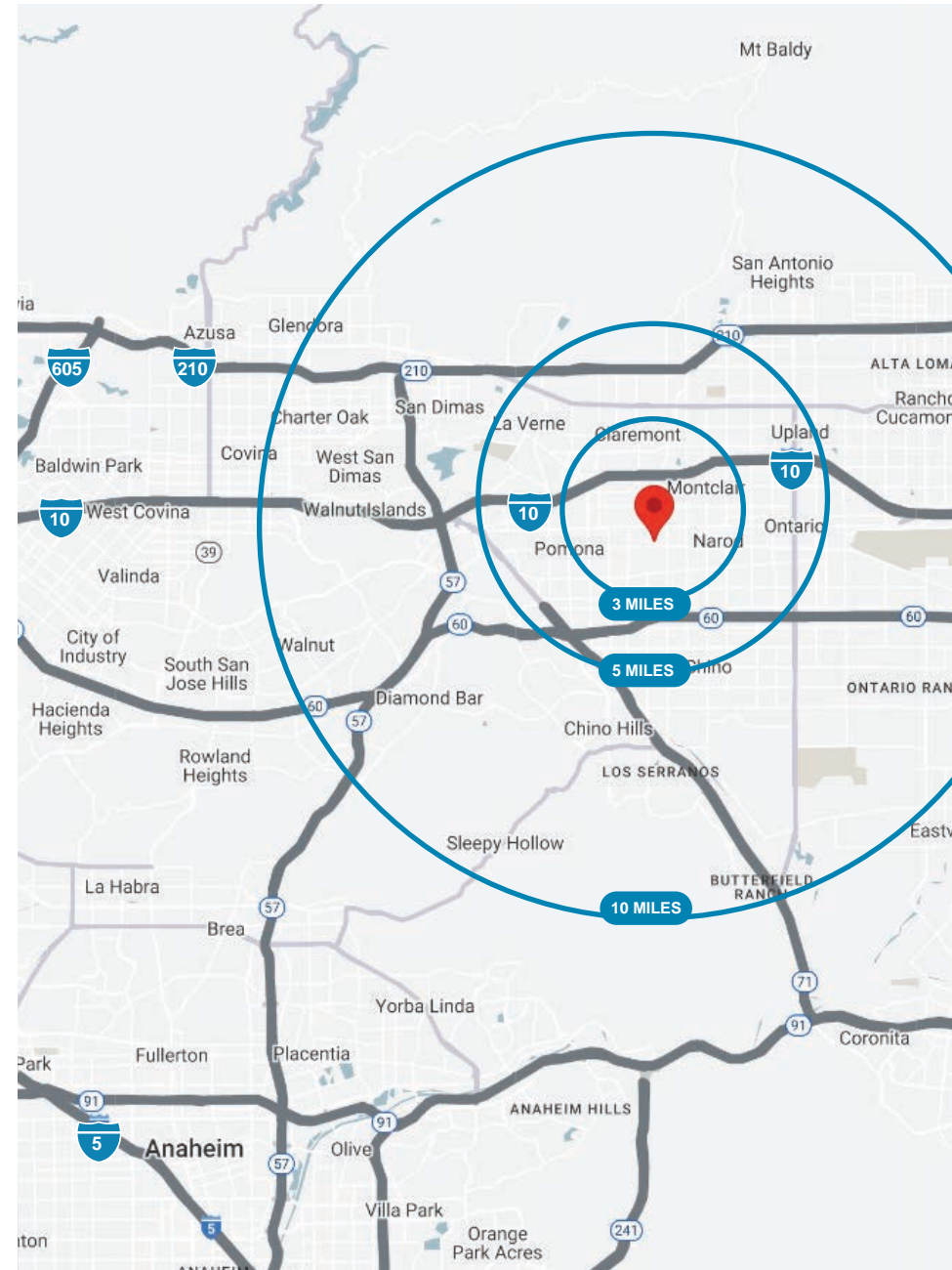
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PHOTOS

DEMOGRAPHICS & LOCATION MAP

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	201,753	454,492	976,973
2023 Population	207,420	465,809	1,029,107
2028 Population Projection	206,324	463,579	1,028,895
2010 Households	54,328	344,495	294,456
2023 Households	56,182	132,722	310,275
2028 Household Projection	55,935	132,145	310,053
Total Specified Consumer Spending (\$)	\$2B	\$4.9B	\$12.4B
Avg Household Income	\$84,539	\$94,446	\$109,292
Median Household Income	\$67,406	\$74,199	\$88,352

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Mission Blvd	Silicon Ave W	19,754	2022	0.08 mi
3rd St	Silicon Ave W	1,033	2022	0.10 mi
Mission Blvd	Pipeline Ave W	19,449	2022	0.16 mi
Silicon Ave	3rd St S	1,513	2018	0.17 mi
Pipeline Ave	Mission Blvd N	2,922	2022	0.22 mi
State St	Silicon Ave E	2,731	2022	0.24 mi
Ramona Ave	Mission Blvd S	12,101	2022	0.32 mi
Pipeline Ave	E 9th St S	3,168	2022	0.33 mi
Howard St	San Pasqual Ave E	1,415	2022	0.35 mi
154th St	Grevillea Ave E	1,767	2022	0.21 mi



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LOCATION MAP



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AMENITIES MAP

±15,775 SF OF INDUSTRIAL BUILDINGS FOR SALE SITTING ON ±3.03 ACRES OF LAND

4238 MISSION BLVD.

M O N T C L A I R | C A 9 1 7 6 3

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