

FOR SALE

4285 RUFFIN ROAD

SAN DIEGO, CA 92123

46,174 SF LAND PARCEL
WITH POTENTIAL EXPANSION

PRIME KEARNY MESA LOCATION



4285 RUFFIN ROAD SAN DIEGO, CA 92123

- 46,174 SF lot (1.06 acres)
- APN: 369-183-11
- 207' frontage on Ruffin Road with three curb cuts
- Prominent monument signage
- Zoning: IL-2-1 (allows for R&D, industrial and office uses)

THE LOCATION

A highly-visible corner lot at a signalized intersection of Ruffin Road and Ridgehaven Court just one block south of Balboa Avenue, a main Kearny Mesa corridor.

PLEASE CONTACT BROKER FOR PRICING.





Conceptual Building

IL-2-1 ZONING

IL-2-1 allows a mix of light industrial and office uses with limited commercial. The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.



[CLICK FOR CITY OF SAN DIEGO WEBSITE](#) | OFFICIAL ZONING MAP DIVISIONS: INDUSTRIAL BASE ZONES

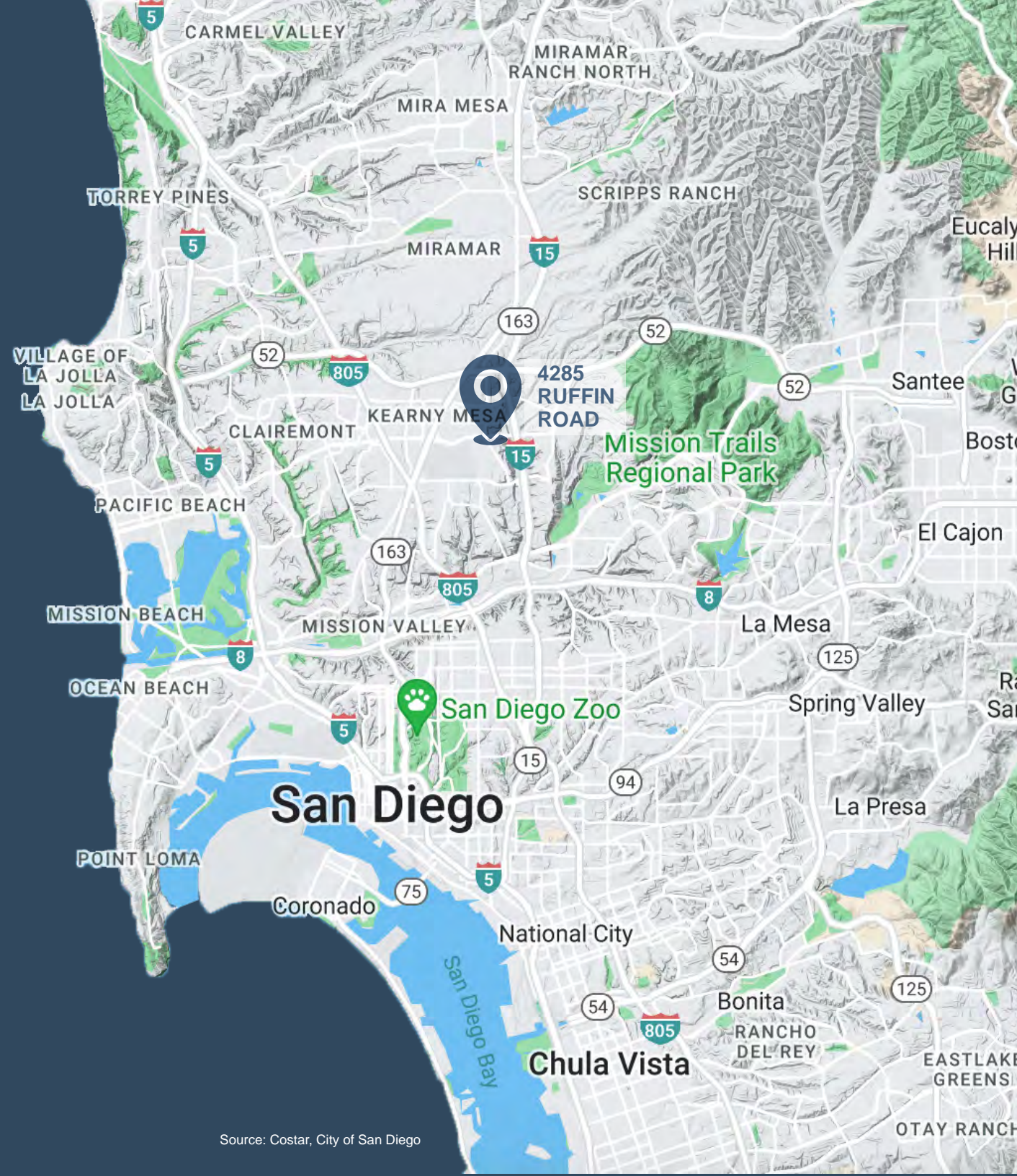


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INDUSTRIAL BASE ZONES](#)

KEARNY MESA | THE CENTER OF SAN DIEGO

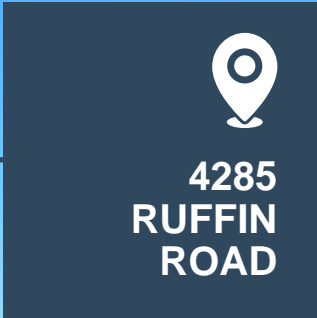
Kearny Mesa is known as a diverse employment area with leading companies and quality jobs that connect the region to the global economy. Office and industrial space in the Kearny Mesa submarket exceeds 22.9 million square feet. 4285 Ruffin Road is located amongst well-known headquarters for companies such as Cubic, Kyocera, Solar Turbines (Caterpillar), Tesla, Illumina, Raytheon, Amazon, Northrup Grumman, Senior Aerospace Jet Products, Jack In The Box, and a number of other organizations who offer prospective tenants and buyer occupants locational credibility and geographical desirability. Historically major industries have included insurance companies, defense contractors and financial services; however, the region's magnetic appeal has continued to attract companies in more industries and sectors – 65% of San Diego's jobs are within a 10-mile radius.

The property is strategically located where employers can attract talent with minimal commute time due to proximity to housing options. Due to the centrality of the Kearny Mesa submarket, it appeals to occupants of all industries – financial services, logistics, department of defense operators, manufacturing and service companies who have a need for county wide-access.



<p>74,086</p> <p>—</p> <p>2022 POPULATION (3-MILE RADIUS)</p>	<p>114,022</p> <p>—</p> <p>KEARNY MESA EMPLOYEES (3-MILE RADIUS)</p>	<p>10.7%</p> <p>—</p> <p>POPULATION GROWTH (2010-2022) (3-MILE RADIUS)</p>
<p>10,209</p> <p>—</p> <p>KEARNY MESA BUSINESSES (3-MILE RADIUS)</p>	<p>\$110,969</p> <p>—</p> <p>AVERAGE HH INCOME (3-MILE RADIUS)</p>	<p>\$1.03B</p> <p>—</p> <p>CONSUMER SPENDING (3-MILE RADIUS)</p>

Source: Costar, City of San Diego



KEARNY MESA

BALBOA AVENUE

MONTGOMERY-GIBBS EXECUTIVE AIRPORT

AERO DRIVE

CLAIREMONT MESA BLVD

BALBOA AVENUE

AERO DRIVE

RUFFIN ROAD

CORPORATE NEIGHBORS





**4285
RUFFIN
ROAD**

1.06 ACRES CORNER LOT | ADDITIONAL EXPANSION LAND AVAILABLE | ZONED IL-2-1

BALBOA AVENUE

RUFFIN ROAD

RIDGEHAVEN COURT

RUFFIN ROAD

For information or to tour the property, please contact:

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