

FOR LEASE

Childers Corporate Park

Suite F | 1,400 SF | 1st Floor



6650 Flanders Drive, San Diego, CA 92121

SPACE DETAILS

Floors can be leased separately or leased together.

1st Floor (Office/Industrial)

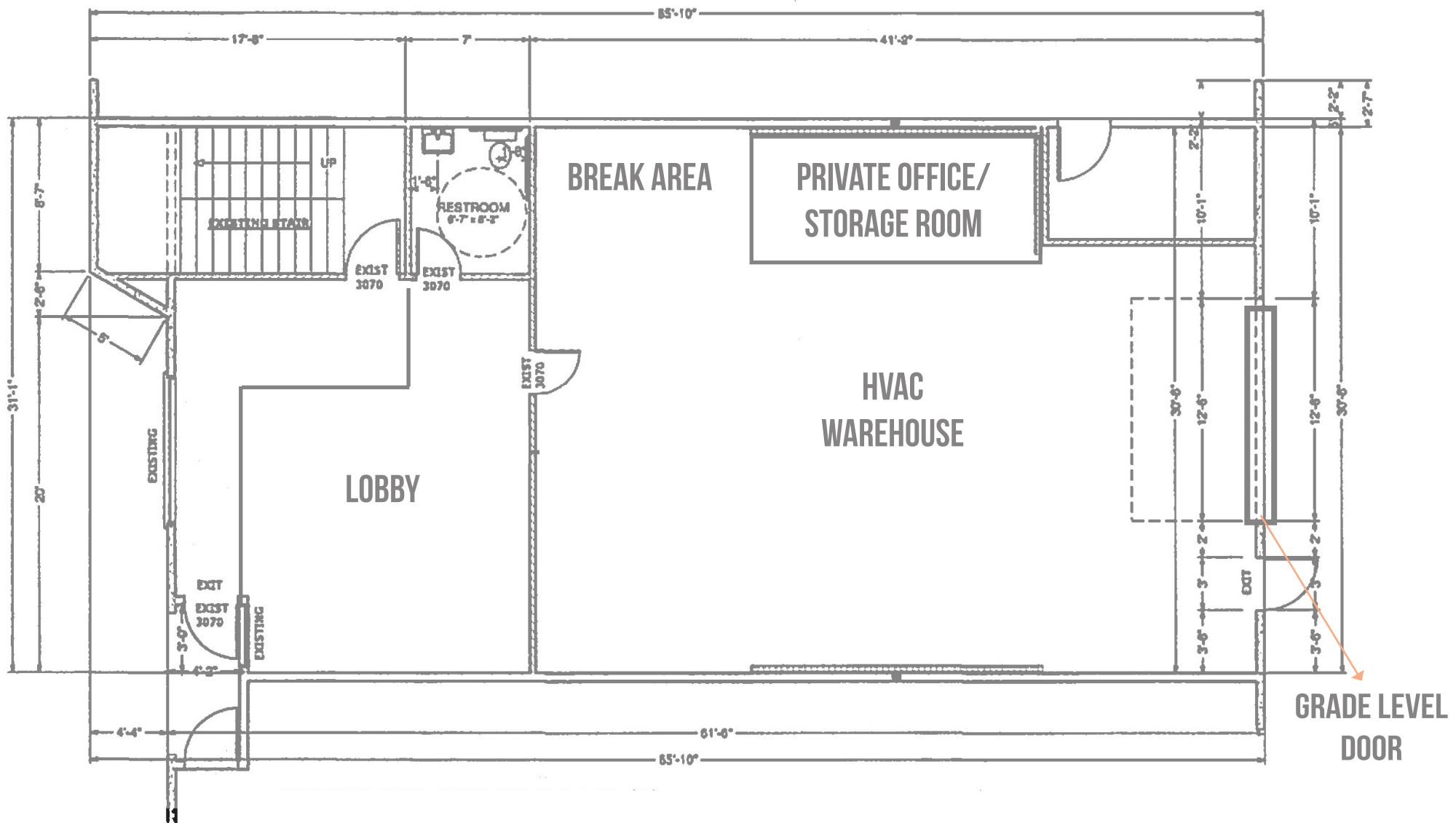
- Approximately 1,400 SF Office/Industrial
- 1 GL Door (10" X 12")
- Reception, private office, break area, restroom, open space/warehouse.

2nd Floor (Office)

- Potentially available, contact broker for details.

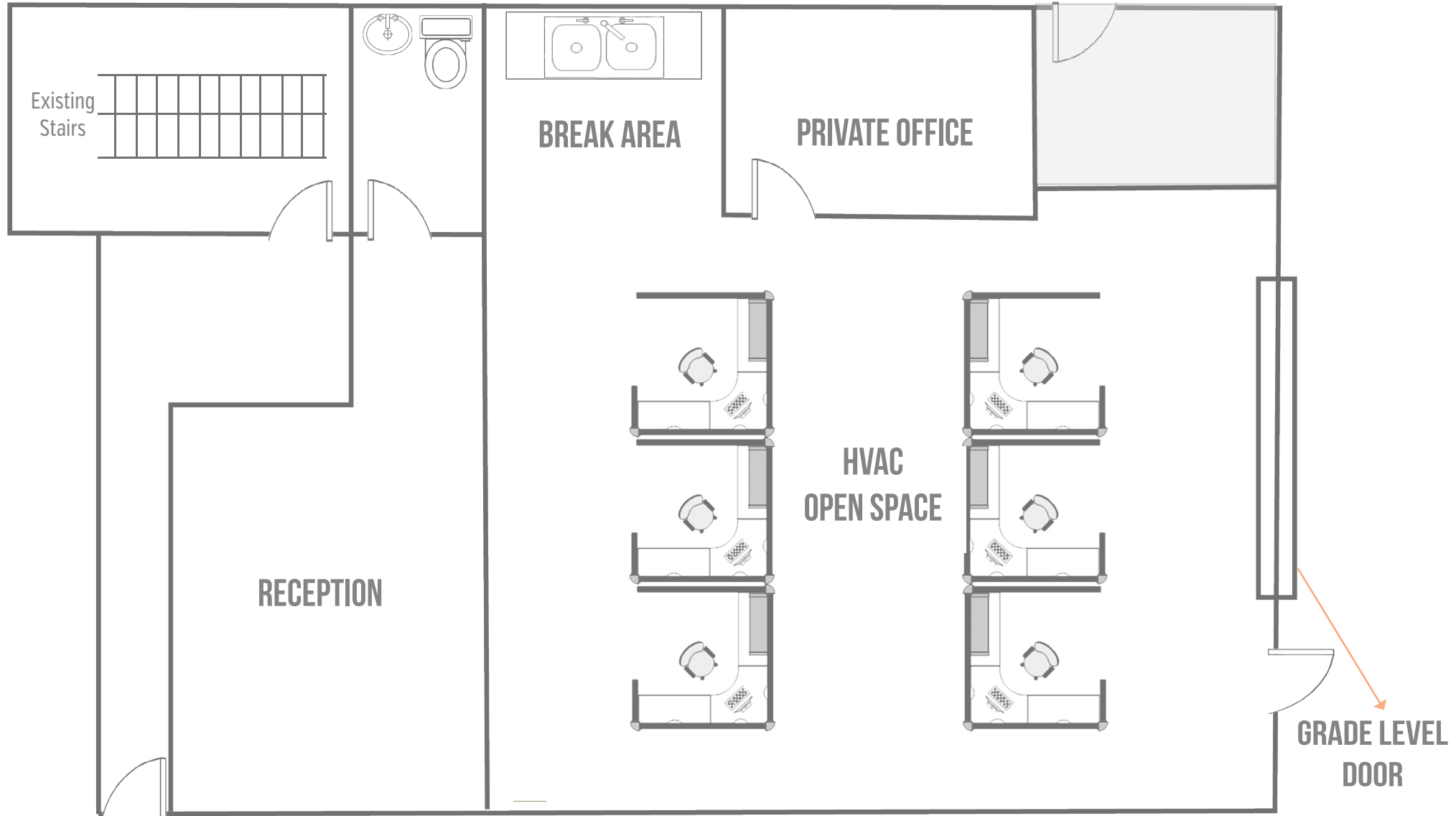


FIRST FLOOR



FIRST FLOOR Office Concept Layout

*Not drawn to scale



AERIAL VIEW

LOCATION DESCRIPTION

Childers Corporate Park, located on the corner of Mira Mesa Blvd. and Flanders Dr., offers ample parking and professional landscaping.

The site is located between I-15 and I-805, and nearby Plaza Sorrento.

YOUR NEIGHBORS...

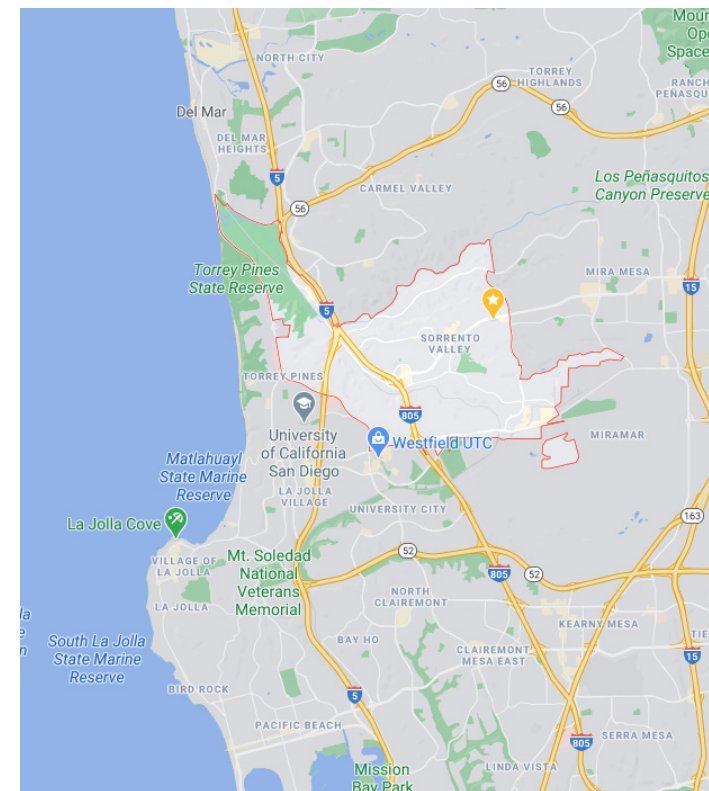


DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	8,680	89,647	283,850
2020 Estimate	8,501	87,211	275,251
2010 Census	7,957	78,325	241,237
Growth 2020 - 2025	2.11%	2.79%	3.12%
Growth 2010 - 2020	6.84%	11.35%	14.10%
2020 Population by Hispanic Origin	993	12,279	34,773
2020 Population	8,501	87,211	275,251
White	2,558 30.09%	38,410 44.04%	151,146 54.91%
Black	314 3.69%	3,394 3.89%	7,736 2.81%
Am. Indian & Alaskan	52 0.61%	522 0.60%	1,330 0.48%
Asian	5,071 59.65%	39,702 45.52%	100,287 36.43%
Hawaiian & Pacific Island	69 0.81%	516 0.59%	1,027 0.37%
Other	437 5.14%	4,668 5.35%	13,725 4.99%
U.S. Armed Forces	46	3,201	5,059

Households			
2025 Projection	2,922	29,211	98,459
2020 Estimate	2,868	28,447	95,561
2010 Census	2,725	25,750	84,638
Growth 2020 - 2025	1.88%	2.69%	3.03%
Growth 2010 - 2020	5.25%	10.47%	12.91%
Owner Occupied	1,412 49.23%	15,383 54.08%	53,160 55.63%
Renter Occupied	1,455 50.73%	13,064 45.92%	42,401 44.37%

2020 Households by HH Income			
Income: <\$25,000	141 4.92%	2,327 8.18%	8,561 8.96%
Income: \$25,000 - \$50,000	258 9.00%	2,931 10.30%	10,778 11.28%
Income: \$50,000 - \$75,000	374 13.04%	3,696 12.99%	11,702 12.25%
Income: \$75,000 - \$100,000	397 13.85%	3,921 13.78%	11,493 12.03%
Income: \$100,000 - \$125,000	451 15.73%	4,074 14.32%	11,733 12.28%
Income: \$125,000 - \$150,000	391 13.64%	3,013 10.59%	9,579 10.02%
Income: \$150,000 - \$200,000	514 17.93%	4,371 15.37%	13,888 14.53%
Income: \$200,000+	341 11.89%	4,113 14.46%	17,826 18.65%
2020 Avg Household Income	\$129,196	\$127,696	\$134,419
2020 Med Household Income	\$114,606	\$108,272	\$111,177





BROKER CONTACT

6650 Flanders Drive, Suite F | 1st Floor

San Diego, CA 92121



NO PARKING