



**5197 Waring Road  
San Diego, CA 92120**

### Property Highlights

- 6,500 SF Stand-Alone Building
- Co-tenancy with Albertson's, Krage Auto Parts, and Union Bank of California
- Ample parking (5/1000)
- Corner Location
- Good Demographics and Traffic Counts
- Great Visibility/Exposure
- Available Immediately
- Asking Rent (see agent)
- Monument & Building Signage

### A Project of 6 Development



*For more information, contact:*

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

4370 La Jolla Village Drive  
Suite 990  
San Diego, CA 92122  
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**Voit**  
Commercial Brokerage

# FOR LEASE

## 6,500 SF Retail Building



### Demographics

	1 Mile	3 Miles	5 Miles
2007 Population	13,704	154,614	425,409
5-Minute Drive Time	29,013		
15-Minute Drive Time	1,232,597		
2012 Population	13,775	156,576	433,066
2007 Avg. Household Income	\$79,660	\$73,177	\$63,337
5-Minute Drive Time	\$82,064		

### Traffic Counts

Waring Road at Orcutt

16,700 cars/day

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