

Hangar 3 - 3753 John J Montgomery Drive, San Diego, CA 92123

MONTGOMERY GIBBS EXECUTIVE AIRPORT AIRPLANE HANGAR FOR SALE



**FOR AVIATION
PURPOSES ONLY**

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES



PROPERTY FEATURES



Approx. 3,600 SF Airplane Hangar
60' X 60'



Located in Montgomery Gibbs
Executive Airport



Hangar Features a Private Office,
Restroom with Shower, Mezzanine
Space, Private Access



Complimentary Line Service
and Access to FBO Facilities



Easy Access to I-805, Hwy 163 & I-15
With Close Proximity to Hwy 52



Surrounded by an Abundance of
Retail Amenities - Target, Walmart, etc.



Sale Price: \$599,000



Ground Lease Thru May 31, 2056

PROPERTY PHOTOS



PROPERTY PHOTOS



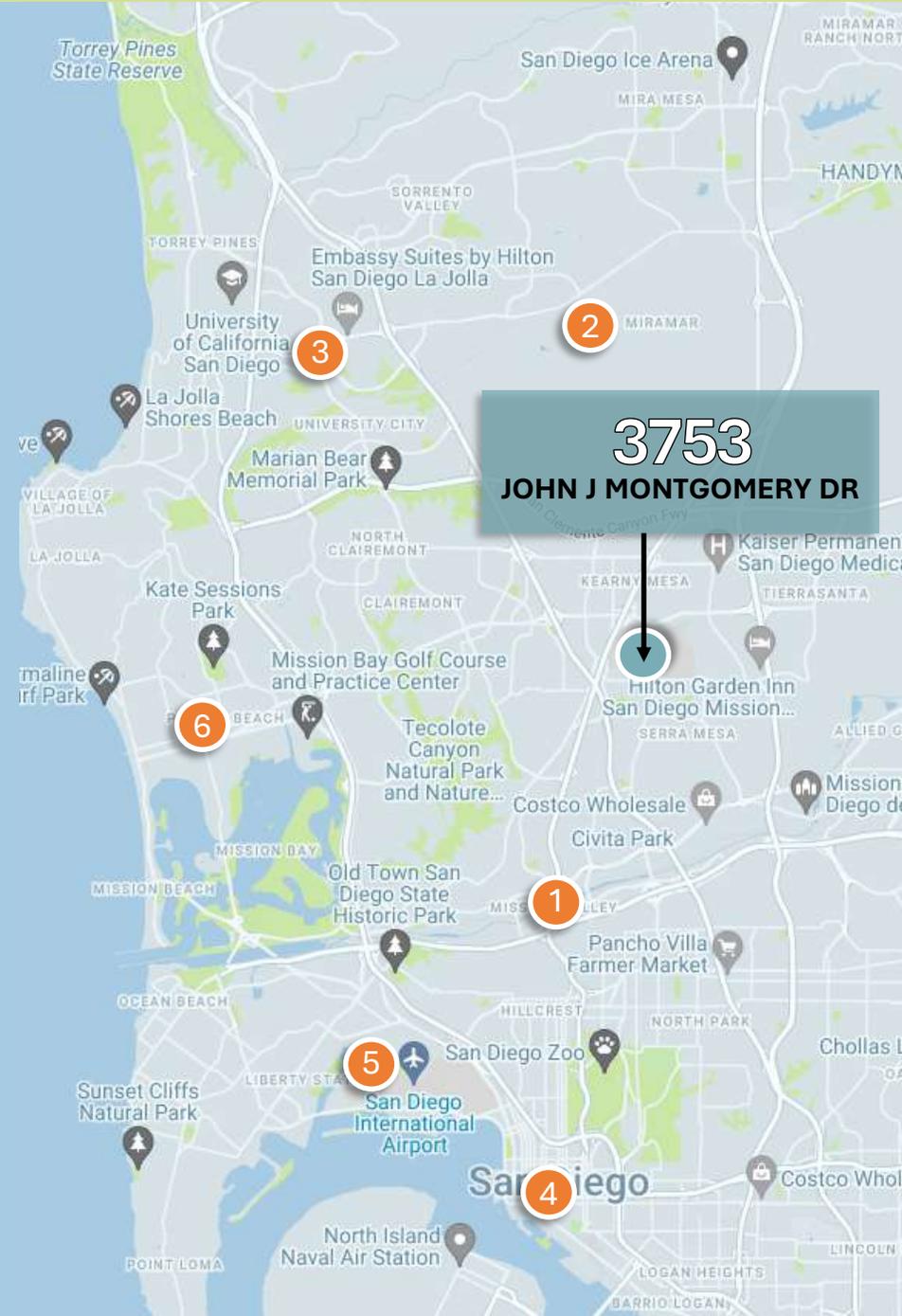
DEMOGRAPHICS

	3 MILE	5 MILE
Population	134,769	363,689
Households	52,350	154,543
Consumer Spending	\$1.8B	\$5.3B
Avg. Household Income	\$105,852	\$106,320
Median Home Value	\$645,936	\$692,692
Employees	149,583	271,700
Businesses	14,024	30,004

DRIVE TIMES

6 MIN MISSION VALLEY	2 MIN MIRAMAR	3 MIN LA JOLLA UTC
4 MIN DOWNTOWN	5 MIN SAN DIEGO INTL AIRPORT	6 MIN PACIFIC BEACH

IMMEDIATE ACCESS TO THE I-805 AND HWY 163 WITH 212,425 VPD



AMENITIES MAP

Walmart
Food 4 Less

ZionMarket

SONIC
America's Drive-In

the Y
YMCA

INTERSTATE CALIFORNIA
805

CARmax

IN-N-OUT
BURGER

MART

COSTCO
TARGET WHOLESALE

STARBUCKS
COFFEE

CALIFORNIA
163

MONTGOMERY-GIBBS
EXECUTIVE AIRPORT

3753
JOHN J MONTGOMERY DR

STARBUCKS
COFFEE VONS
Walmart

CVS
Health

INTERSTATE CALIFORNIA
805

INTERSTATE CALIFORNIA
15

CALIFORNIA
52

CALIFORNIA
163

INTERSTATE CALIFORNIA
15

CONTACT INFORMATION



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