

AUTOMOTIVE SERVICE / LIGHT INDUSTRIAL SPACES FOR LEASE

TRANSBORDER PLAZA | 8359 Otay Mesa Rd, San Diego, CA 92154

Leasing Incentives | 3 Months Free Rent* | \$1/SF Broker Bonus or Moving Allowance



*on a 3+ year deal, OAC

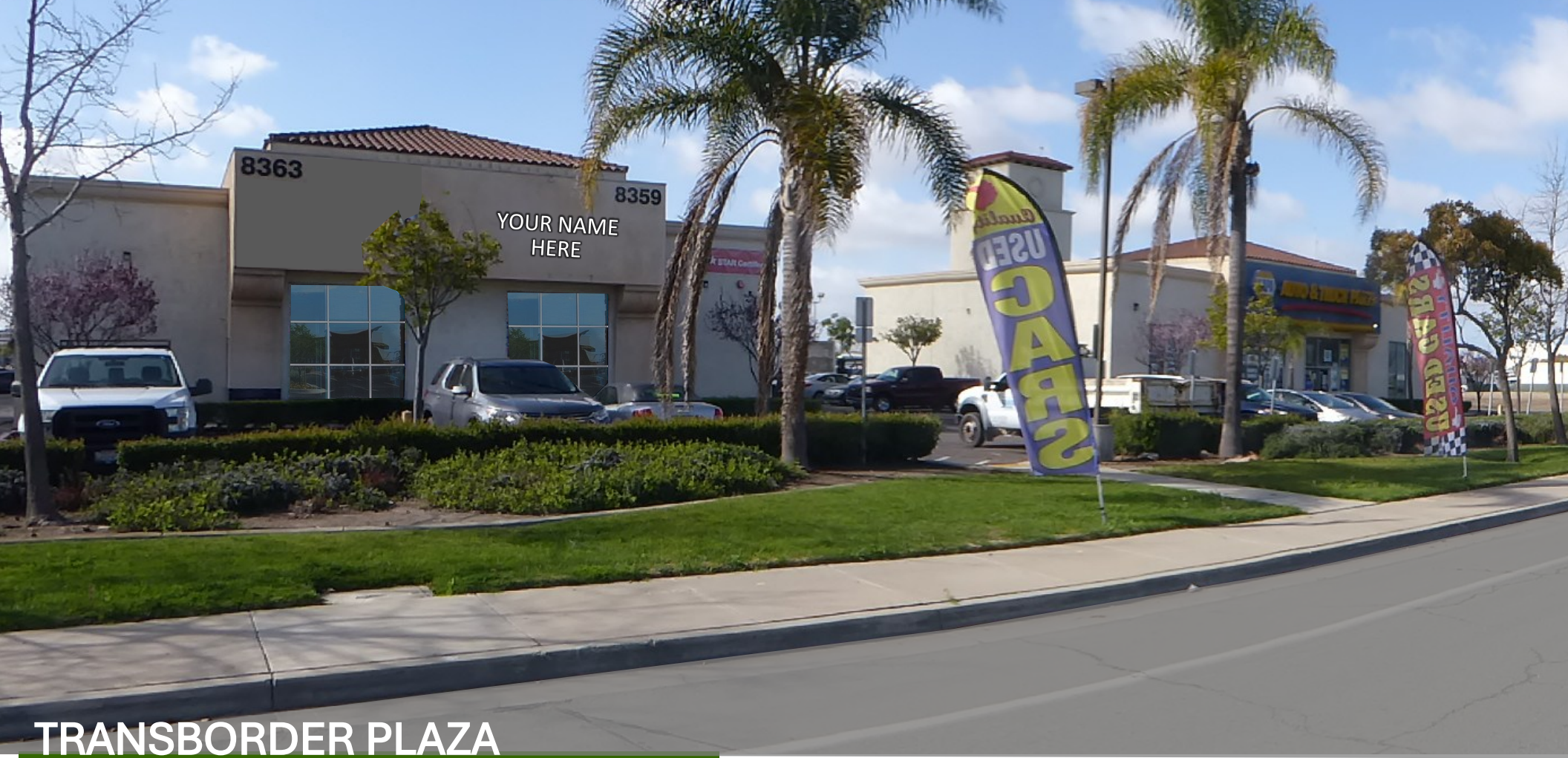


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TRANSBORDER PLAZA

AVAILABLE:

8359-A: ±2,400 Square Feet

- Suite Features: Shop Area, Multiple Roll-Up Doors, Restrooms
- Abundant Reserved Parking: 5/1,000 Parking Ratio
- Monument Signage Available
One Space on Both East & West Facing Exposures



CONTACT AGENT FOR PRICING

- High Exposure Center, Accessible from Otay Mesa Road, Saint Andrews Avenue and La Media Road
- Access to SR-905 via La Media Road
(one of San Diego County's busiest intersections)
- Neighboring Tenants Include: 7-Eleven, Subway, Starbucks, Taco Bell, Metro PCS, Napa Auto Parts and over 20 Individual Automotive Sales & Auto Auction Lots
- Zoning: IL-3-1

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Floorplans are not to scale; for reference purposes only.





La Media Road

St. Andrews Avenue

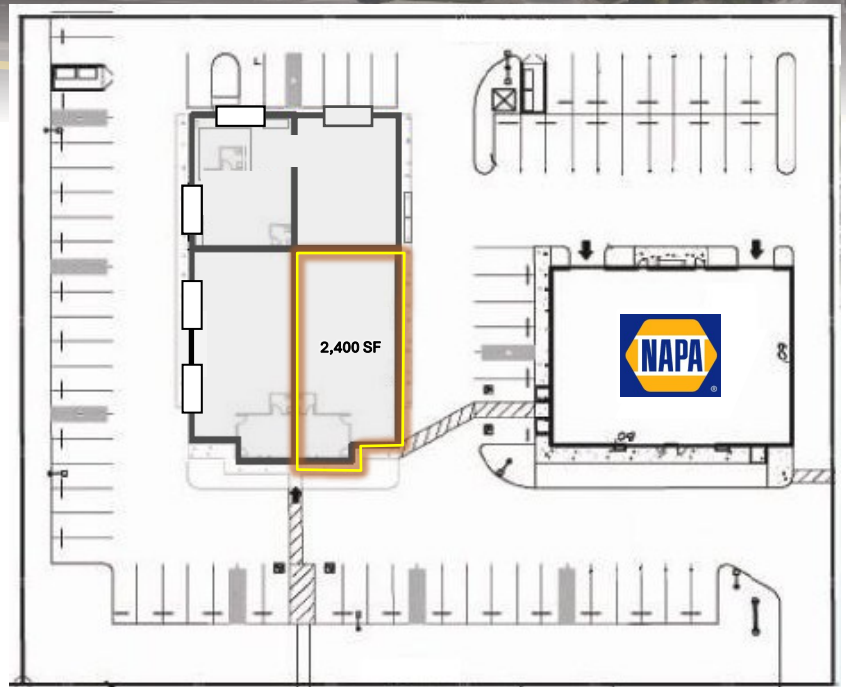
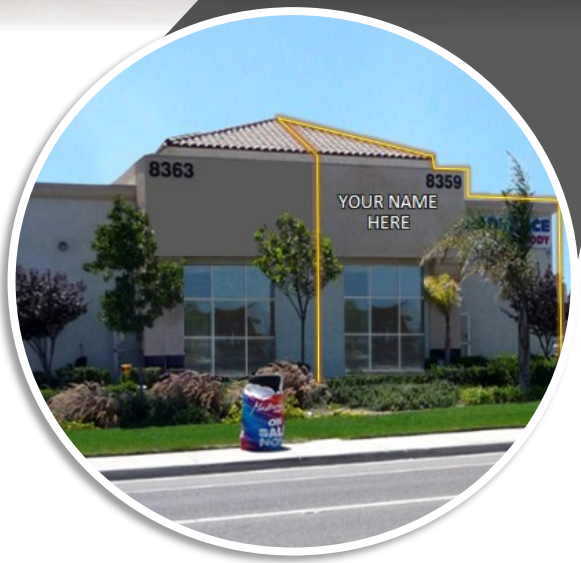
Otay Mesa Center Road



8359-A



Otay Mesa Road



Otay Mesa Advantages

Trade & Logistics Powerhouse

- **Major Commercial Port:** Otay Mesa hosts California's largest commercial land port of entry, handling the third-highest volume of trucks and trade value among all U.S.-Mexico border crossings. ([click for more information](#))
- **Otay Mesa East Port of Entry:** A new \$1.1 billion port of entry is under construction, aiming to reduce border wait times by up to 50%, cut emissions, and generate an estimated \$1.8 billion in economic gains. ([click for more information](#))

Industrial & Infrastructure Growth

- **Industrial Hub:** Otay Mesa is emerging as a leading industrial market in Southern California, driven by its proximity to the border and availability of industrial space.
- **Brown Field Airport Redevelopment:** A \$1 billion project is transforming Brown Field Airport into a commercial and aviation hub, expected to create 2,500 jobs and generate a \$1.5 billion economic impact. ([click for more information](#))

Residential & Community Benefits

- **Affordable Housing:** Compared to other parts of San Diego, Otay Mesa offers relatively affordable housing options, attracting a diverse population. ([click for more information](#))
- **Enhanced Infrastructure:** The Otay Mesa Enhanced Infrastructure Financing District is investing in public infrastructure and community benefit projects to improve residents' quality of life. ([click for more information](#))

Strategic Location & Connectivity

- **Proximity to Major Markets:** Located approximately 20 miles from downtown San Diego and Lindbergh Field, Otay Mesa offers easy access to major markets and transportation hubs. ([click for more information](#))
- **Transportation Access:** The area is well-connected via major roadways like State Route 905, State Route 125, and State Route 11, facilitating efficient movement of goods and people.

Transportation & Accessibility

- Otay Ranch is well-connected to the greater San Diego area. The South Bay Rapid 225 bus route provides public transit access, linking residents to downtown San Diego. Additionally, the State Route 125 toll road offers convenient north-south travel, though some residents note the cost associated with its use. ([click for more information](#))

