

FOR LEASE

±11,910 SF FREESTANDING
OFFICE BUILDING WITH YARD

±6,220 - 11,910 SF AVAILABLE

9747

9747
OLSON
DRIVE

SAN DIEGO, CA 92121

MIRAMAR

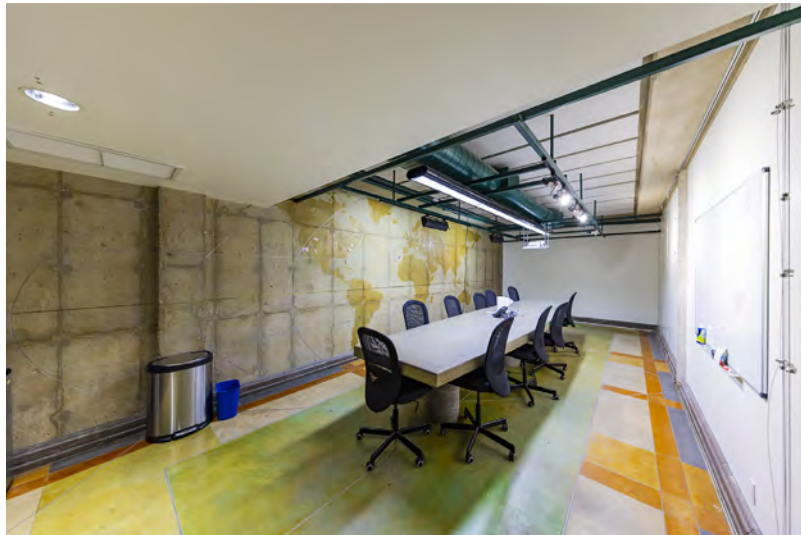
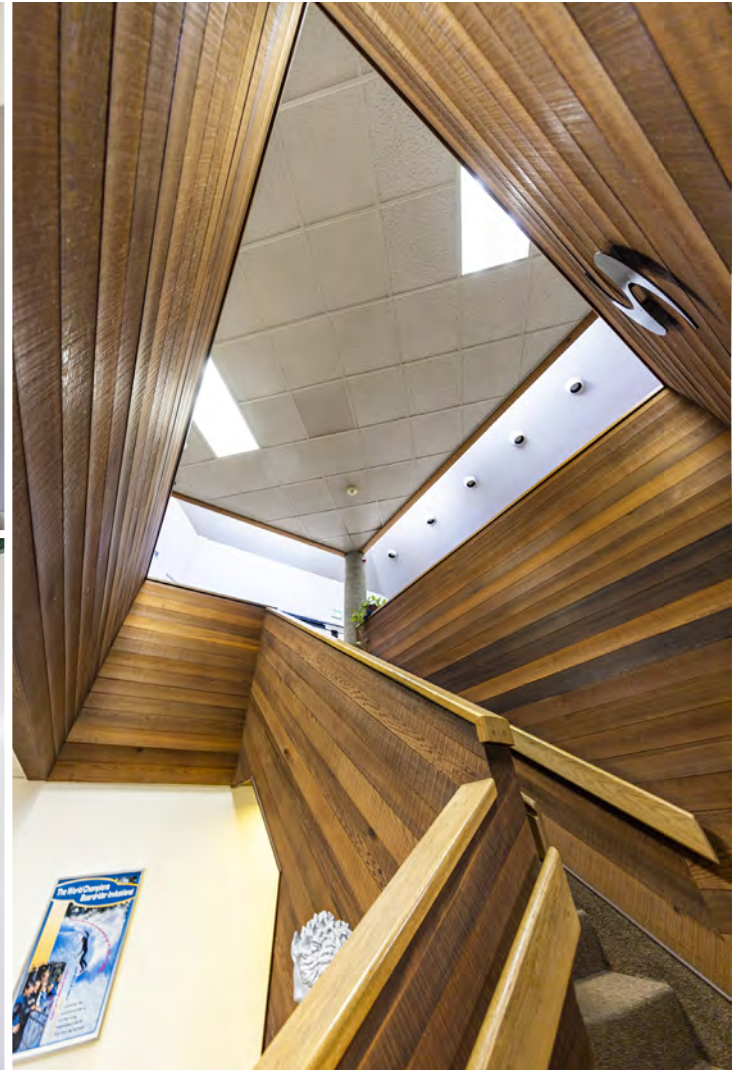
CENTRALLY LOCATED | EASY FREEWAY ACCESS | ABUNDANT PARKING | LARGE SOLAR SYSTEM AVAILABLE TO TENANT

MIRAMAR

9747 OLSON DRIVE
SAN DIEGO, CA 92121

- ±11,910 SF FREESTANDING TWO-STORY OFFICE BUILDING
- ±6,220 - 11,910 SF AVAILABLE
- FENCED YARD SPACE
- 400 AMP POWER
- ±35 ON-SITE PARKING SPACES
- ENERGY EFFICIENT SOLAR: 35.19 KW ON ROOF + ADDITIONAL 9KW ON CARPORT AVAILABLE
- CARPORT HAS TWIN EV CHARGER CAPABILITY
- HIGHLY-DESIRABLE MIRAMAR LOCATION
- EASY ACCESS TO INTERSTATE 805

LEASE RATE | \$1.50 / SF GROSS



NATURAL LIGHTING & SOLAR EFFICIENT | HIGH CEILINGS | OPEN & BRIGHT RECEPTION & LOBBY | UNIQUE TWO LEVEL LAYOUT
ELEGANT WOOD FINISHES | AMPLE PRIVATE OFFICES | CONFERENCE ROOM | FOUR RESTROOMS | KITCHENETTE | VAULT

SITE PLAN



Site plan not to scale, for reference only.

9747 OLSON DRIVE

ENTIRE BUILDING

- ±11,910 SF OFFICE BUILDING
- THREE BUILDING ENTRANCES
- LARGE RECEPTION / LOBBY WITH HIGH CEILINGS AND GREAT NATURAL LIGHTING
- OPEN OFFICE
- 32 PRIVATE OFFICES
- COPY ROOM
- STORAGE ROOM
- CONFERENCE ROOM
- VAULT
- KITCHENETTE
- FOUR RESTROOMS



AVAILABLE



GROUND LEVEL



LOWER LEVEL

Floorplan not to scale, for reference only.

9747 OLSON DRIVE

GROUND LEVEL

- ±6,220 SF GROUND LEVEL OFFICE
- THREE BUILDING ENTRANCES
- LARGE RECEPTION / LOBBY WITH HIGH CEILINGS AND GREAT NATURAL LIGHTING
- OPEN OFFICE
- 18 PRIVATE OFFICES
- COPY ROOM
- STORAGE ROOM
- ONE RESTROOM



AVAILABLE

Floorplan not to scale, for reference only.



9747 OLSON DRIVE
SAN DIEGO, CA 92121

- JUST A FOUR MINUTE DRIVE TO AN ABUNDANCE OF RETAIL AMENITIES
- EASY FREEWAY ACCESS TO INTERSTATE 805
- LOCATED IN THE HIGHLY DESIRABLE MIRAMAR SUBMARKET
- CENTRAL SAN DIEGO LOCATION

MIRAMAR

The Miramar submarket consists of approximately 14 million SF of distribution, warehouse, office, and Miramar Road frontage retail related properties. Miramar is one of San Diego County's most recognized and desirable real estate markets due in part to its central location, size, and traditional industrial characteristics.

The Mira Mesa/Miramar office submarket has a vacancy rate of 5.3%. Rents have increased by 1.5% in the past 12 months and are currently around \$2.92/SF. Current vacancy is lower than its trailing three-year average of 5.8%, which is also lower than the 11.1% trailing three-year average of the San Diego market as a whole. The submarket is the same size as it was three years ago as nothing has been built or demolished in this period. Rents have increased by 14.9% over the past three years, higher than the San Diego market average of 6.1%.

90,512
—
2023 POPULATION
3 MILE RADIUS

54,835
—
DAYTIME EMPLOYEES
3 MILE RADIUS

\$131,922
—
AVERAGE HH INCOME
3 MILE RADIUS

38.3
—
MEDIAN AGE
3 MILE RADIUS

\$1.23B+
—
CONSUMER SPENDING
3 MILE RADIUS

\$691,383
—
MEDIAN HOME VALUE
3 MILE RADIUS

1.4 MILES
TO UTC MALL

06 MILES
TO KEARNY MESA

07 MILES
TO LA JOLLA

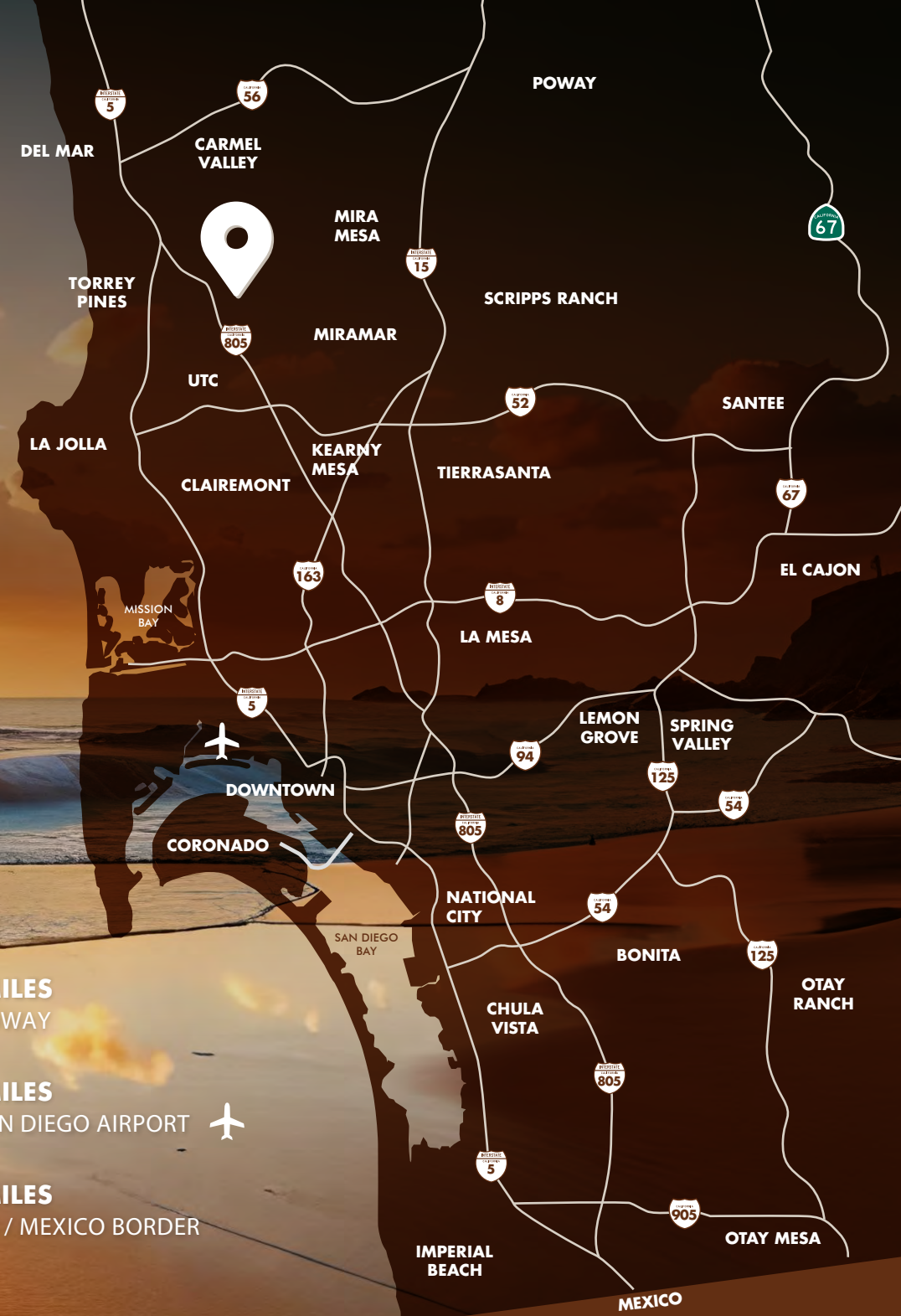
10 MILES
TO DEL MAR

13 MILES
TO DOWNTOWN

15 MILES
TO POWAY

15 MILES
TO SAN DIEGO AIRPORT

28 MILES
TO US / MEXICO BORDER



MIRAMAR

9747

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SAN DIEGO, CA

± 11,910 SF FREESTANDING
OFFICE BUILDING WITH YARD

For more information or tours, please contact:

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 **LEE &
ASSOCIATES**

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