

# FOR SALE / LEASE:

52,881 OFFICE BUILDING ON 2.79 ACRES WITH SECURED PARKING

2297 NIELS BOHR COURT, SAN DIEGO, CA 92154



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**Voit**  
REAL ESTATE SERVICES

**THE CLARK TEAM**



Voit Real Estate Services, as exclusive advisor, is pleased to present to qualified investors, a unique San Diego investment opportunity to purchase Pacific Rim Professional Plaza, located at 2297 Niels Bohr Court, San Diego, CA 92154.

**PACIFIC RIM PROFESSIONAL PLAZA** is a multi-tenant office building located less than a half mile from the Otay Mesa Land Port of Entry. Out of all the Land Port of Entries in California, this border crossing is second in terms of total volume in the country and is the busiest truck crossing on the California/Mexico border. The building is well-appointed and is uniquely fitted with specialized security features for federal tenants executing highly important national security functions.

## AT A GLANCE

52,881 SF  
SQUARE FEET

2.79 AC  
LOT SIZE

TWO  
# OF STORIES

2001  
YEAR BUILT

646-230-27  
PARCEL NUMBER



**BUILDING  
CONDITION**

100% Concrete Tilt-Up;  
Built Out With Office



**FLOOR-TO-FLOOR  
HEIGHT**

±9' on ground floor;  
±9' on 2nd floor



**ZONING**

IL-2-1 (Industrial Light)  
AIA (Airport Influence  
Overlay); Community  
Plan Overlay



**POWER**

±1,000 Amps at  
277/480 Volt



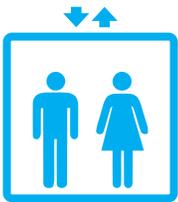
**FIBER  
PROVIDERS**

Cox  
Communications



**SPRINKLER  
SYSTEM**

Sprinklered throughout  
with Light Hazard Rating



**ELEVATORS**

Two (2) Otis Elevators  
with 2,500 Lbs or  
15 people Capacity for  
each



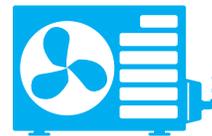
**BUILDING  
FLEXIBILITY**

Corporate Headquarter  
Multi-Tenant



**ADDITIONAL  
POWER**

Functioning Kohler 100  
REOZ & 100 KW Backup  
Generator to Power  
Building in a Blackout/  
Power Outage



**HVAC/  
MECHANICAL**

59 Units (200 Tons) Heat  
Pump Split System &  
Packaged AC Heat Pump  
Units



**ROOF**

Rolled Asphalt  
Composition; Original  
2005 roof with major  
repairs completed by  
Landlord in August 2018



**AMENITIES**

Six (6) balconies located  
throughout the 2nd floor  
office suites; Full gym  
with men's and women's  
lockers and showers

LOCATED LESS  
THAN ONE HALF  
MILE FROM THE  
OTAY MESA PORT  
OF ENTRY

**52,881 SF**  
BUILDING SIZE

**TWO**  
TOTAL STORIES

**26,440 SF**  
FLOOR SIZES

**2.79 ACRES**  
LOT SIZE

**3.5/1,000**  
PARKING RATIO  
(185 SPACES)



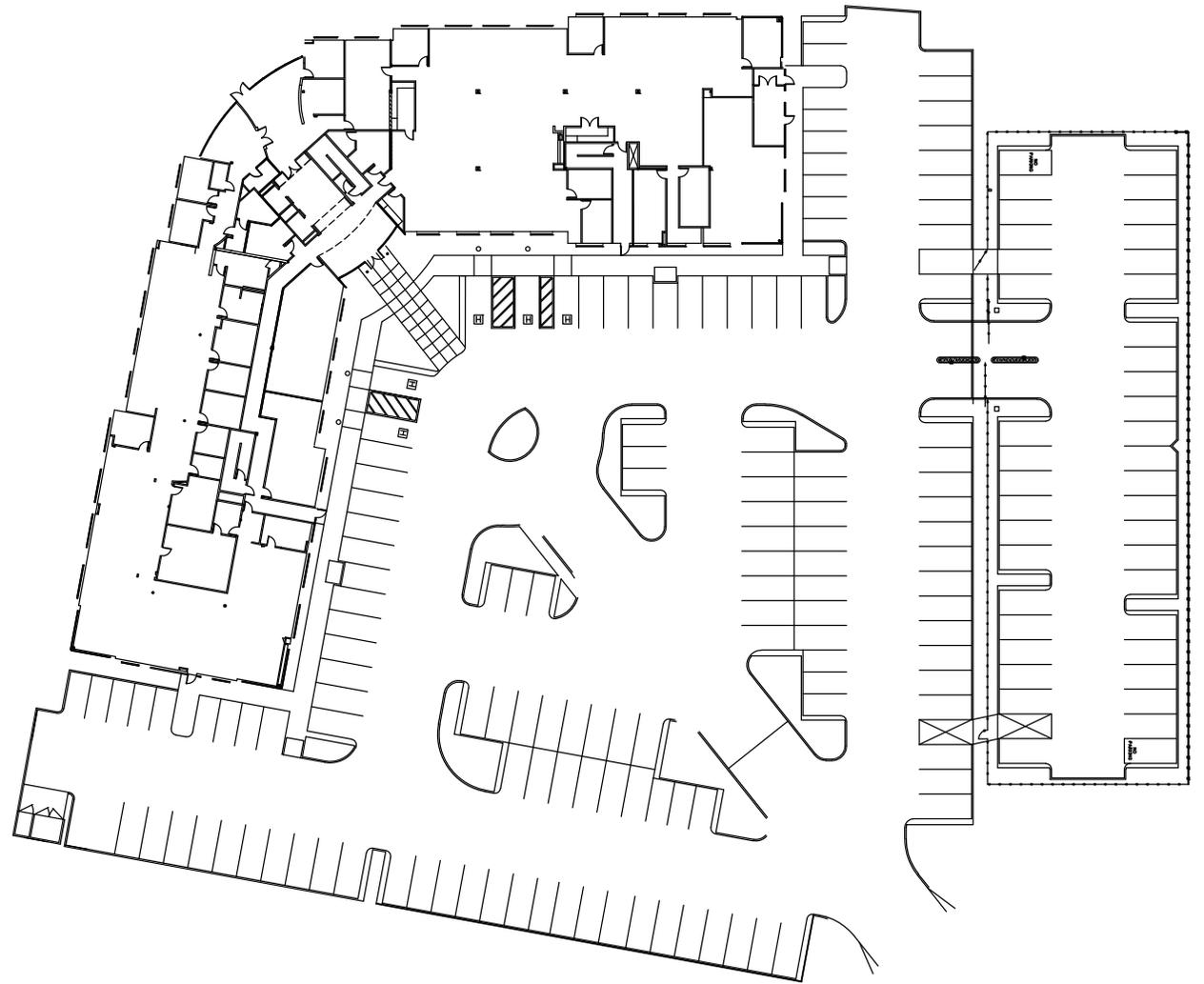
<b>BUILDING CONDITION:</b>	100% Concrete Tilt-Up; Built Out With Office
<b>FLOOR-TO-FLOOR HEIGHT:</b>	±9' on ground floor, ±9' on 2nd floor
<b>ZONING:</b>	<b>IL-2-1 (Industrial Light Zone)</b> - allows a mix of light industrial and office (including medical office) uses with limited commercial AIA (Airport Influence Overlay) Community Plan Implementation Overlay <a href="#">CLICK HERE FOR ZONING INFORMATION</a>
<b>POWER:</b>	±1,000 Amps at 277/480 Volt
<b>FIBER PROVIDERS:</b>	Cox Communications
<b>SPRINKLER SYSTEM:</b>	Sprinklered throughout with Light Hazard Rating
<b>BUILDING FLEXIBILITY:</b>	Corporate HQ, Multi-Tenant
<b>ELEVATORS:</b>	Two (2) Otis Elevators with 2,500 Lbs or 15 people Capacity for each
<b>HVAC/MECHANICAL:</b>	59 Units (200 Tons) Heat Pump Split System & Packaged AC Heat Pump Units
<b>ADDITIONAL POWER SOURCE:</b>	Functioning Kohler 100 REOZ & 100 KW Backup Generator to Power Building in a Blackout/Power Outage
<b>ROOF:</b>	Rolled Asphalt Composition; Original roof from 2005 construction with major repairs completed by Landlord in August 2018
<b>AMENITIES:</b>	Six (6) balconies located throughout the 2nd floor office suites; Full gym with men's and women's lockers and showers

**SALE PRICE: \$7,999,999**

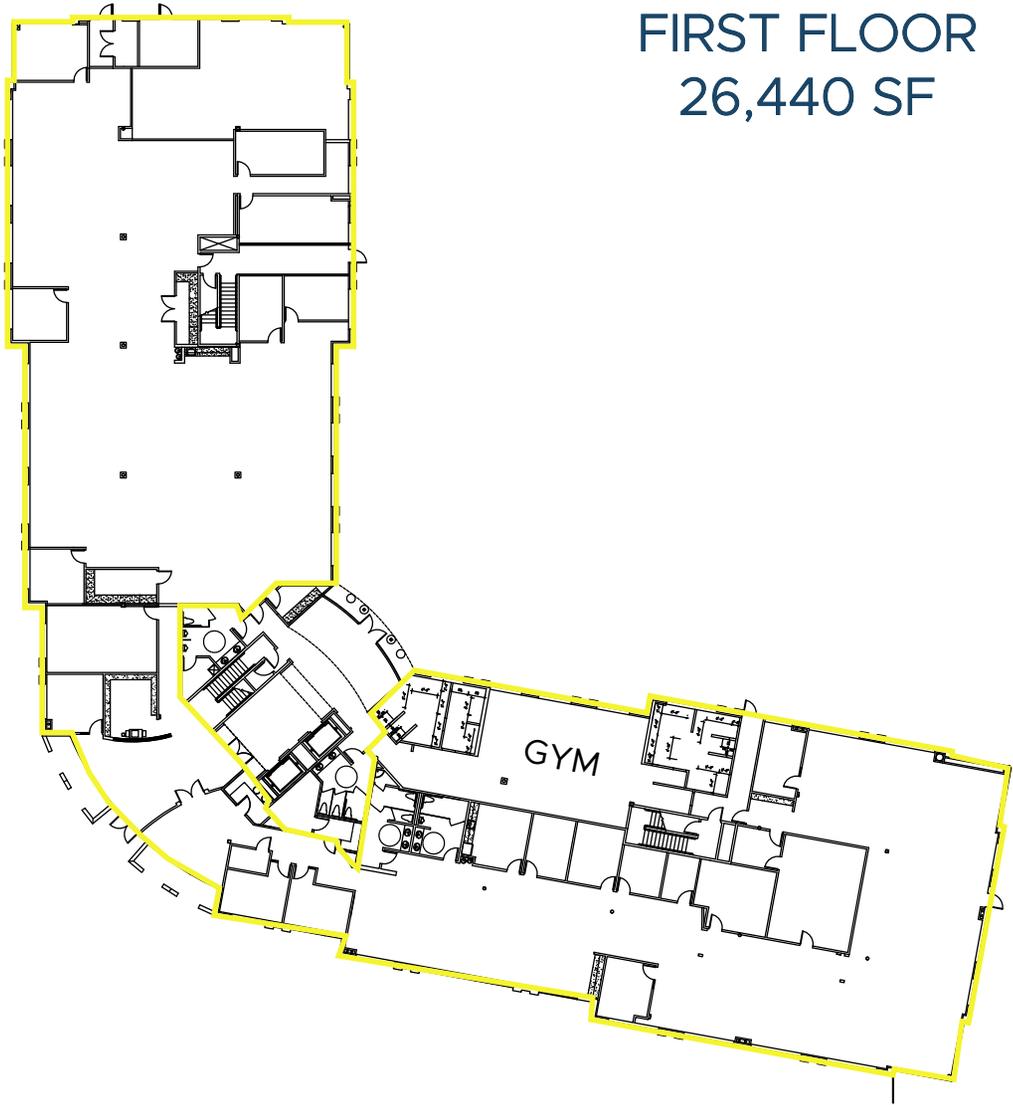
**LEASE RATE: \$2.50/SF - ±1,538 SF - 40,485 SF DIVISIBLE**



# Site Plan



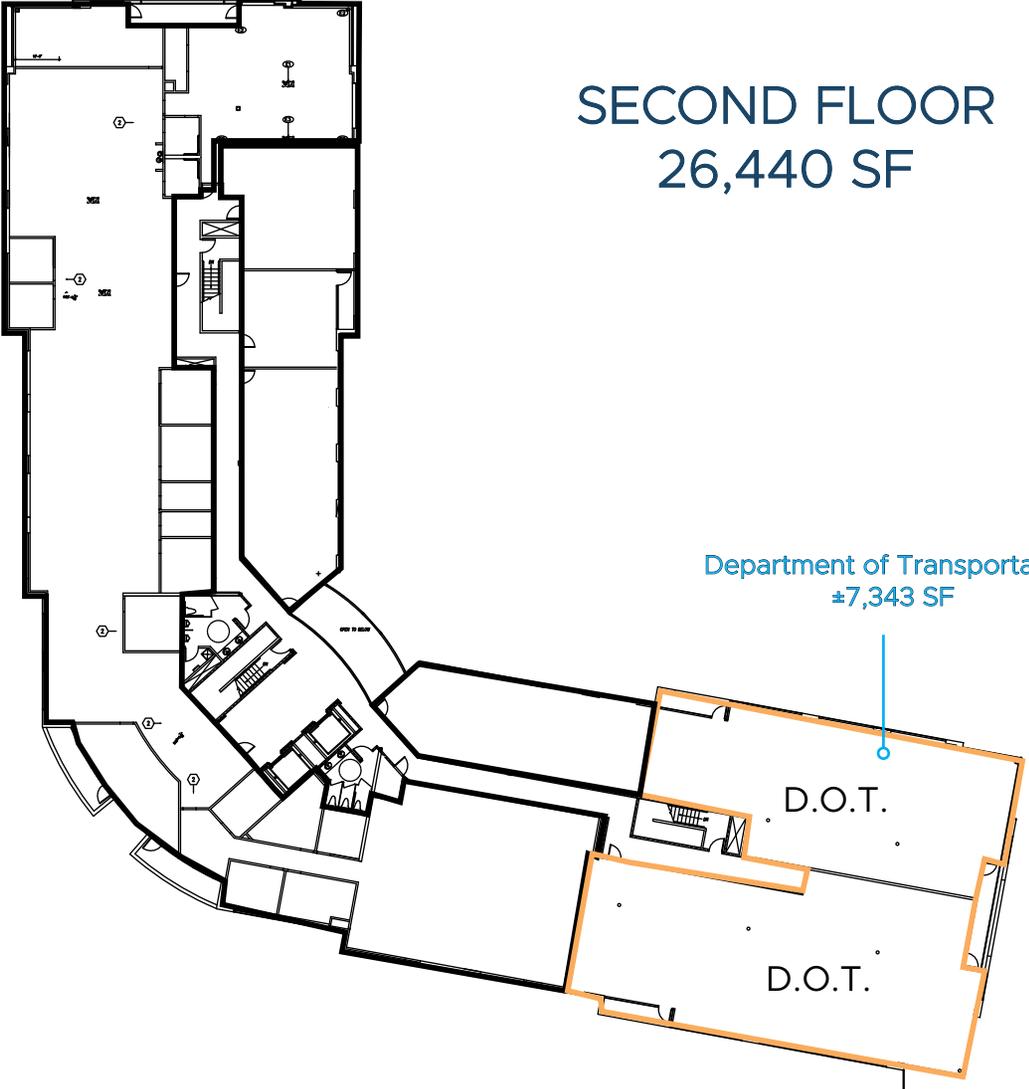
# Floor Plans



FIRST FLOOR  
26,440 SF



# Floor Plans



SECOND FLOOR  
26,440 SF

Department of Transportation  
±7,343 SF

D.O.T.

D.O.T.





Handicap  
PARKING ONLY  
PERMIT # 270

Handicap  
PARKING ONLY  
PERMIT # 270



SIEMPRE VIVA ROAD



# About Otay Mesa



Otay Mesa is a community in the southern section of the city of San Diego, just north of the U.S.–Mexico border. It is bordered by the Otay River Valley and the city of Chula Vista on the north; Interstate 805 and the neighborhoods of Ocean View Hills and San Ysidro on the west; unincorporated San Diego County on the north and east including East Otay Mesa and the San Ysidro Mountains; and the Otay Centenario borough of Tijuana, Mexico on the south.

Major thoroughfares include Otay Mesa Road/California State Route 905, Otay Valley Road/Heritage Road, Siempre Viva Road, and California State Route 125.

The Otay Mesa Port of Entry is one of two border crossings within the city of San Diego, the other being the San Ysidro Port of Entry six miles to the west. Trucks are generally instructed to use the border crossing in Otay Mesa instead of the San Ysidro one.

Two miles east of the Otay Mesa border crossing in the unincorporated area of East Otay Mesa, the new Otay Mesa East Port of Entry is planned to be in service as early as 2023.

The Cross Border Xpress (CBX) is a terminal serving and a pedestrian bridge crossing to the main terminal of Tijuana International Airport. This crossing has a 45,000-square-foot facility in Otay Mesa. It was established by Otay-Tijuana Ventures LLC and had a cost of \$78 million and opened in 2015. CBX makes Tijuana Airport the world's first geographically bi-national airport, because unlike the bi-national airports serving the Swiss cities of Basel (entirely on French territory) and Geneva (entirely on Swiss territory), the CBX terminal is physically located in the United States but serves an airport whose main terminal and runways are in Mexico.

OTAY II PORT OF ENTRY

OTAY MESA PORT OF ENTRY

CROSS BORDER XPRESS

BROWN FIELD



# OTAY MESA DEMO'S



**\$715,821**  
 MEDIAN HOME VALUE  
 5 MILE RADIUS



**1,237**  
 BUSINESSES

**35.8**  
 MEDIAN AGE  
 5 MILE RADIUS

**9,918**  
 HOUSEHOLDS  
 5 MILE RADIUS



**12,750**  
 EMPLOYEES



MEDIAN HOUSEHOLD INCOME  
 1 MILE.....664  
 3 MILE.....3,829



**\$4,529,597**  
 CONSUMER SPENDING

(3 MILE RADIUS)



## OTAY MESA BORDER CROSSING

TRUCK CROSSINGS: Over 1 million incoming trucks in 2023

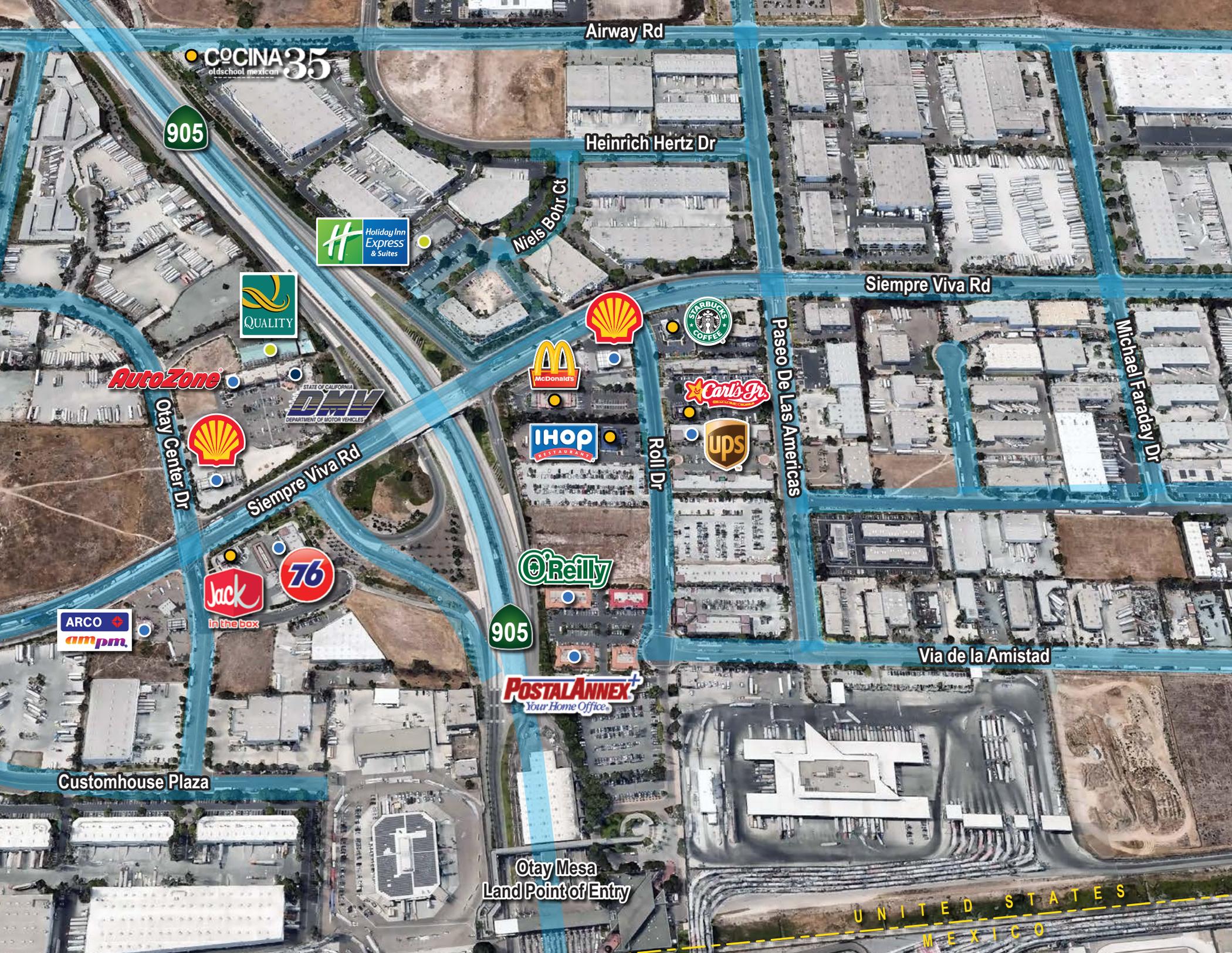
THE OTAY MESA AND TECATE PORTS handled \$47.5 billion in total bilateral trade value via trucks

IMPORTS/EXPORTS: In FY 2021, the port processed \$13.5 billion in exports and \$37.4 billion in imports

POPULATION  
 1 MILE.....664  
 3 MILE.....3,829  
 5 MILE.....38,843



**35,922** SR-905 + Siempre Viva Road  
**21,415** Siempre Viva Road + Paseo de Las Americas  
**35,922** Niels Bohr Court + Heinrich Hertz Drive



Airway Rd

COCINA 35  
oldschool mexican

905

Heinrich Hertz Dr

Niels Bohr Ct

Holiday Inn  
Express  
& Suites

QUALITY

AutoZone

STATE OF CALIFORNIA  
DMV  
DEPARTMENT OF MOTOR VEHICLES

Olay Center Dr

Siempre Viva Rd

McDonald's

Shell

STARBUCKS  
COFFEE

Siempre Viva Rd

Paseo De Las Americas

Michell Faraday Dr

Roll Dr

Carl's Jr.

IHOP  
RESTAURANT

ups

O'Reilly

905

Via de la Amistad

Jack  
in the box

76

ARCO  
ampm

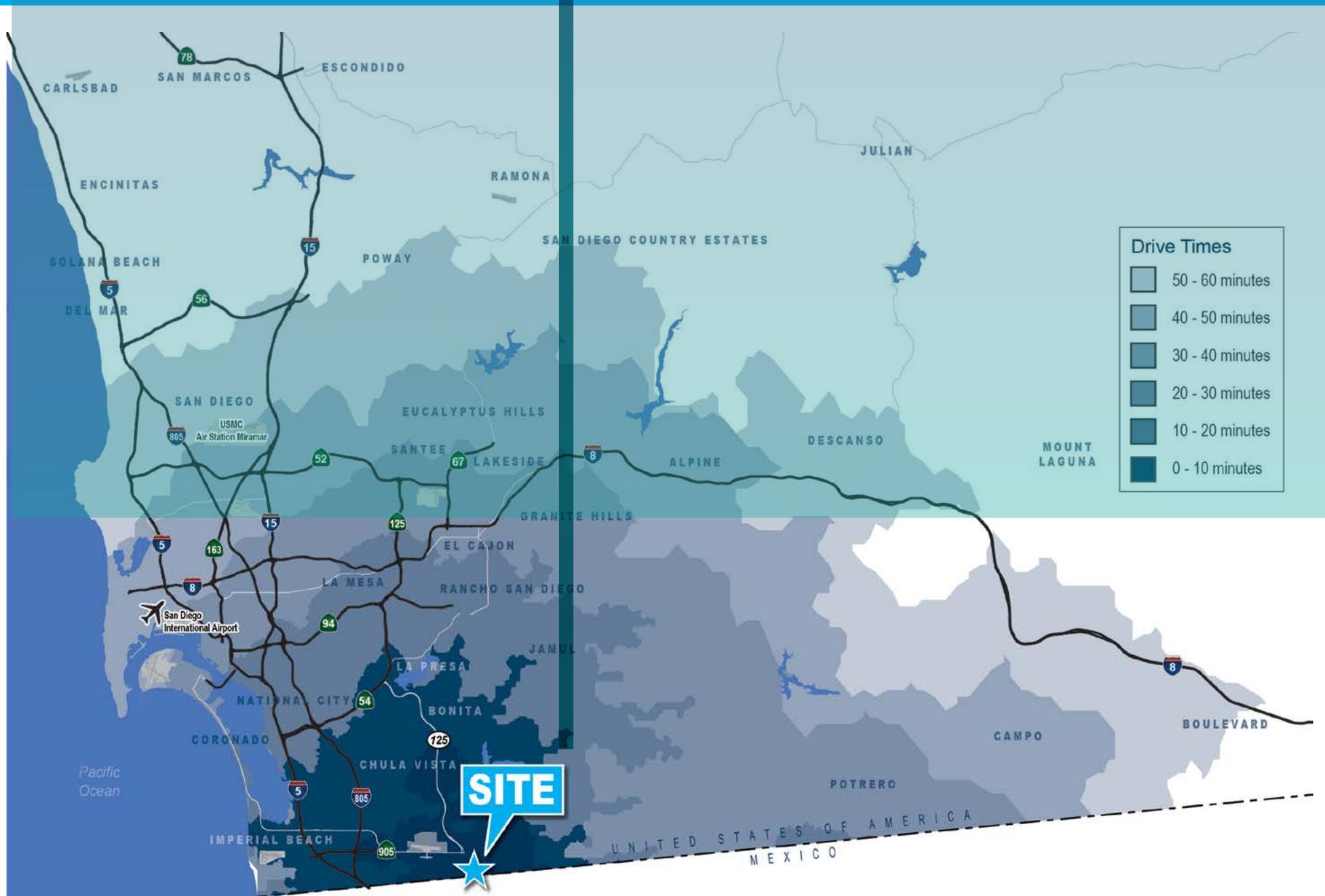
POSTALANNEX  
Your Home Office

Customhouse Plaza

Otay Mesa  
Land Point of Entry

UNITED STATES  
MEXICO

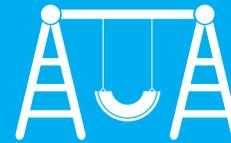
# Drive Time Map





2297 Niels Bohr is just minutes from Las Americas Premium Outlets, a 560,000 SF outlet mall in San Ysidro, located directly on the Mexico-US border, just west of the San Ysidro Port of Entry at the new PedWest crossing from Tijuana to Virginia Avenue on the U.S. side.

  
**LAS AMERICAS  
PREMIUM OUTLETS®**  
A SIMON CENTER



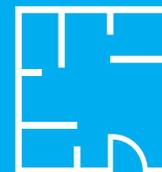
**1**  
CHILDREN'S PLAY AREA



**15**  
DINING OPTIONS



**120+**  
RETAIL STORES



**560,000 SF**  
OUTLET SIZE

AVERAGE  
HOUSEHOLD  
INCOME

3  
MILE

\$103,196

5  
MILE

\$121,904

DAYTIME EMPLOYMENT

3  
MILE

11,867

5  
MILE

18,041

35,922

SR-905 +

SIEMPRE VIVA ROAD

21,415

SIEMPRE VIVA ROAD +

PASEO DE LAS AMERICAS

35,922

NIELS BOHR COURT +

HEINRICH HERTZ DRIVE

POPULATION

3  
MILE

5,218

5  
MILE

29,065

NUMBER OF HOUSEHOLDS

3  
MILE

200

5  
MILE

6,688



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