

9466

Black Mountain Rd

SAN DIEGO, CA 92126



FOR LEASE ± 1,218 RSF Office Suites

Bo Gibbons
Senior Vice President
Bo@PacificCoastCommercial.com
Lic. 01367936

Brian Crepeau
Vice President - Brokerage & Asset Management
Brian@PacificCoastCommercial.com
Lic. 01169628

Office (619) 469-3600
10721 Treena St., Suite 200
San Diego, CA 92109
Lic. 02021260


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

TCN
WORLDWIDE
REAL ESTATE SERVICES

9466

Black Mountain Rd

PROPERTY FEATURES



AVAILABILITY

± 1,218 RSF Office Suites For Lease



PROPERTY SIZE

± 31,600 SF Multi-Tenant Office Building with Professional Image



COMMON AREA AMENITIES

On-Site Racquetball Court, Shower Facilities, AT&T Fiber



SIGNAGE

Highly Visible Monument Signage Available



NEARBY AMENITIES

Within Walking Distance to Restaurants, Banks, Public Transportation, and 24-Hour Fitness



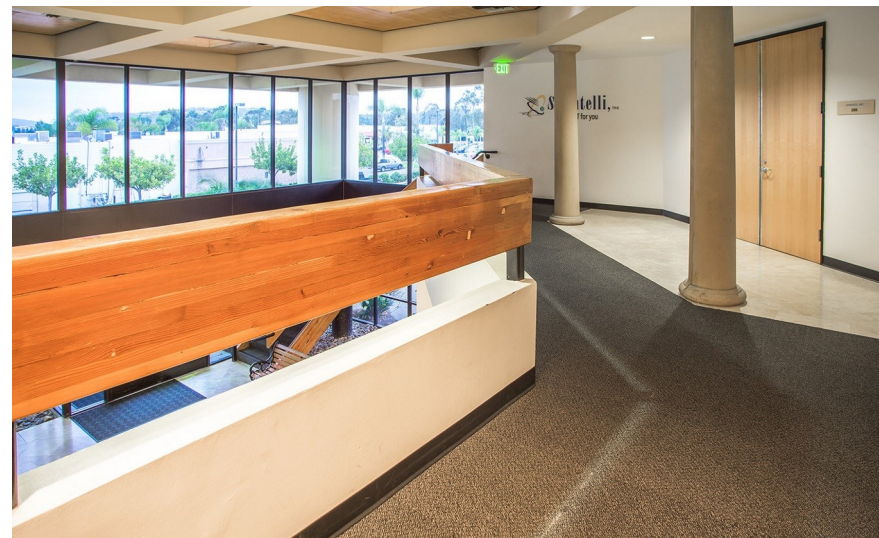
FREEWAY ACCESS

Easy Access to I-15



ASKING RATE

\$1.75/RSF + Utilities & Janitorial



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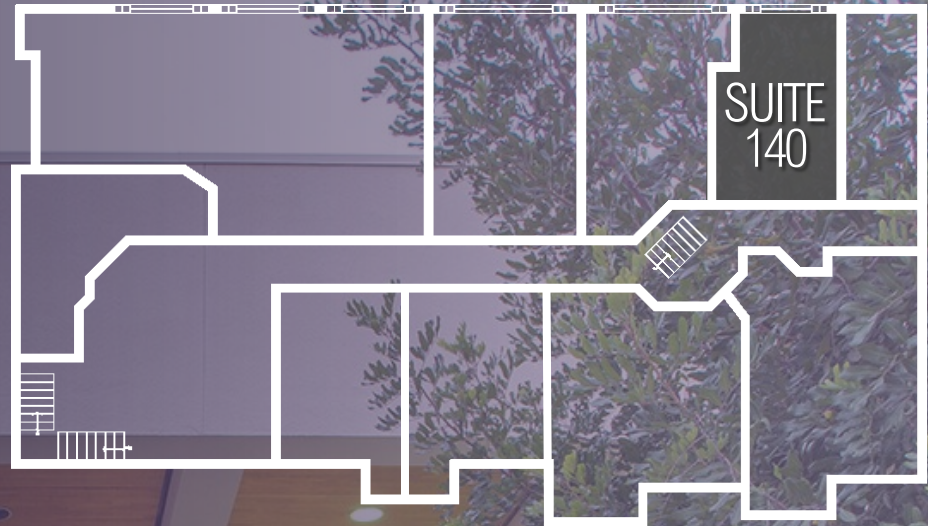
FLOOR PLAN - 1ST FLOOR

- Suite 140
- ± 1,218 RSF
- Open Floor Plan
- Tenant Improvements Negotiable
- \$1.75/RSF + Utilities & Janitorial
- Available July 15, 2024



SUITE 140

1ST FLOOR PLAN



open floor plan

SUITE
140

Floor Plan Not Fit to Scale;
For Reference Purposes Only

AERIAL

MIRA MESA MALL



Camino Ruiz

Mira Mesa Blvd

MIRA MESA

MIRA MESA SHOPPING CENTER

Mira Mesa Blvd

MIRA MESA MARKET CENTER



SCRIPPS RANCH SHOPPING CENTER

LAKE MIRAMAR

SAN DIEGO MIRAMAR COLLEGE

SCRIPPS RANCH HIGH SCHOOL

Scripps Ranch Blvd



Black Mountain Rd



MIRAMAR

Miramar Road

MCX

MCAS MIRAMAR



DRIVE TIMES



2 MINS
1-15 Freeway
Entrance



10 MINS
Westfield
UTC - La Jolla



15 MINS
Downtown
San Diego

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CONTACT INFORMATION

BO GIBBONS

Senior Vice President

Bo@PacificCoastCommercial.com

Lic. 01367936

BRIAN CREPEAU

Vice President - Brokerage & Asset Management

Brian@PacificCoastCommercial.com

Lic. 01169628

OFFICE (619) 469-3600

10721 Treena St., Suite 200, San Diego, CA 92131

Fax (858) 560-5604

www.PacificCoastCommercial.com

Lic. 01209930



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to lease.