

FOR LEASE

±11,910 SF FREESTANDING
OFFICE BUILDING WITH YARD

±6,220 - 11,910 SF AVAILABLE

9747
OLSON
DRIVE

SAN DIEGO, CA 92121

MIRAMAR

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

9747 OLSON DRIVE —

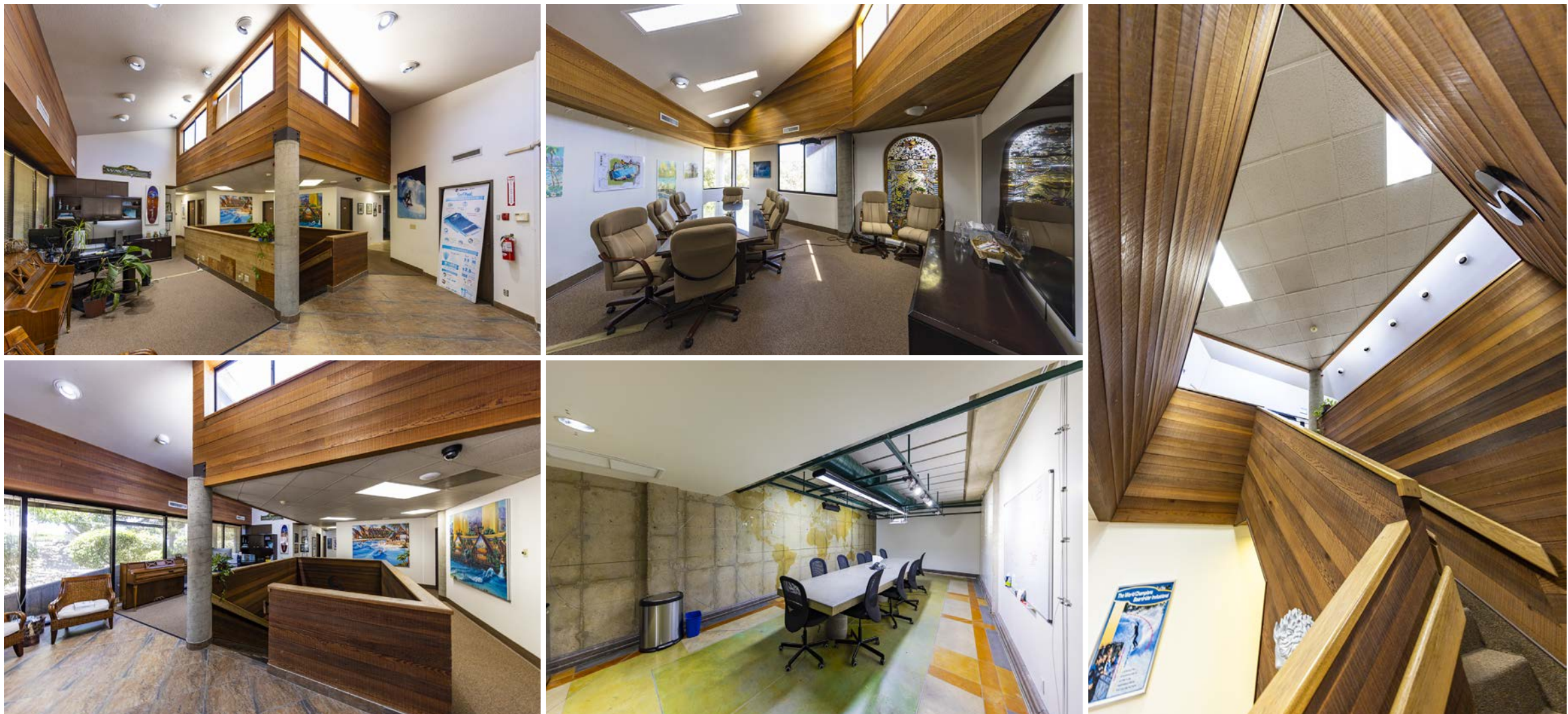
±11,910 SF FREESTANDING TWO-STORY OFFICE BUILDING
WITH APPROXIMATELY 70,000 SF OF FENCED IN YARD

MIRAMAR

9747 OLSON DRIVE
SAN DIEGO, CA 92121

- ±11,910 SF FREESTANDING TWO-STORY OFFICE BUILDING
- APPROXIMATELY 70,000 SF OF FENCED IN CONTRACTOR YARD
- ±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 | CONTACT BROKER



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

THE INTERIOR

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



GROUND LEVEL



LOWER LEVEL

AVAILABLE

Floorplan not to scale, for reference only.

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 OI SON DRIVE



LA JOLLA UTC

VA MEDICAL CENTER

SCRIPPS MEMORIAL
HOSPITAL

ABBOTT

APPLE
SAN DIEGO

MICROSOFT CORP

Interstate
805

ATLAS VAN LINES



9747 OLSON DRIVE
SAN DIEGO, CA 92121

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 OLSON DRIVE

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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