

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

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

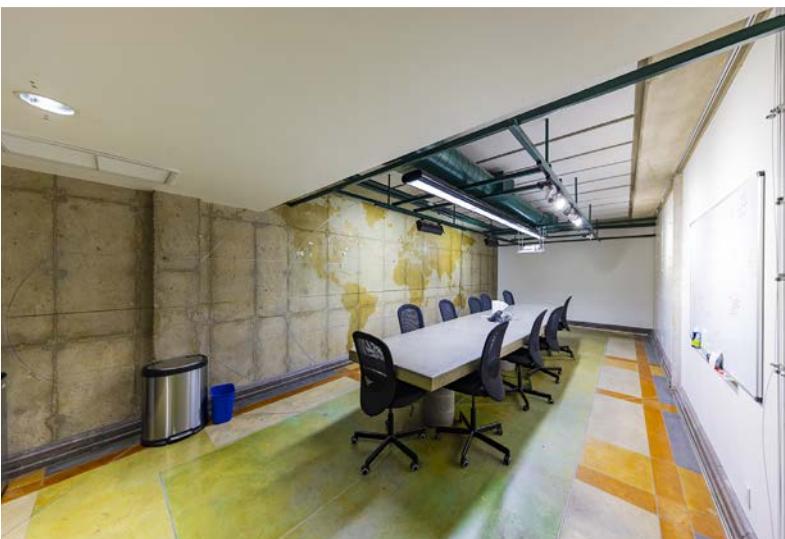
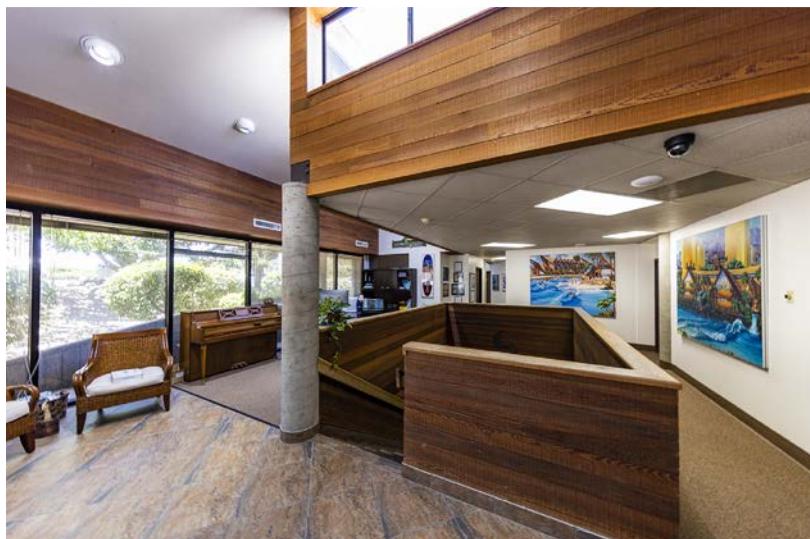
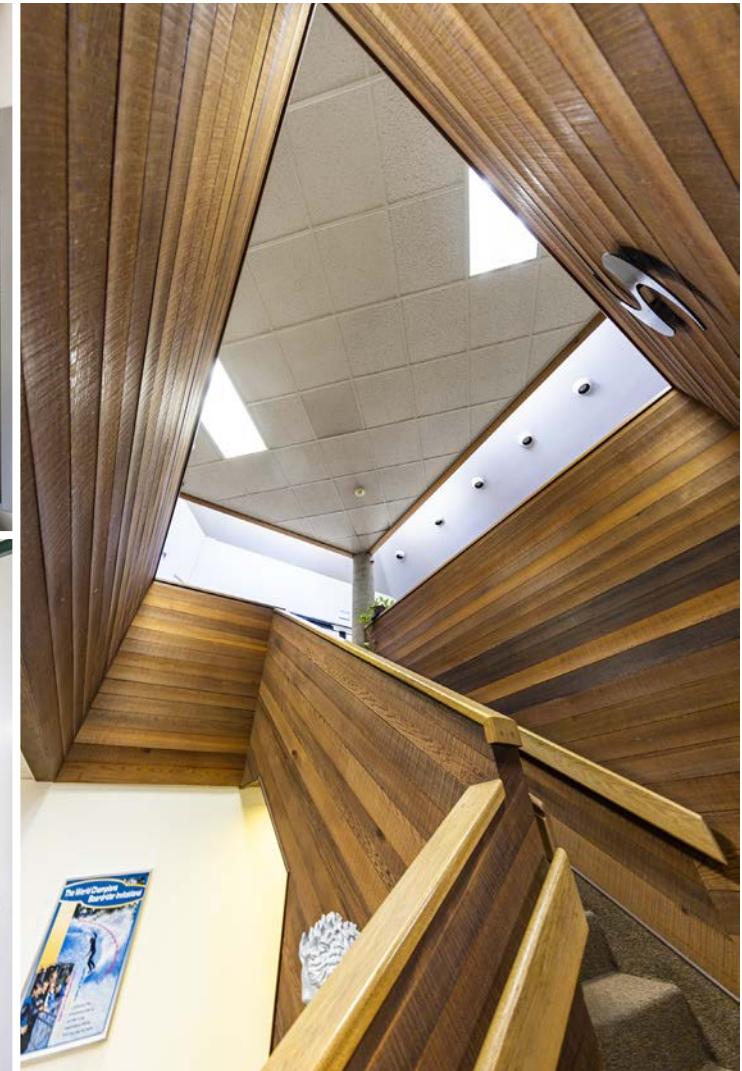


MIRAMAR

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

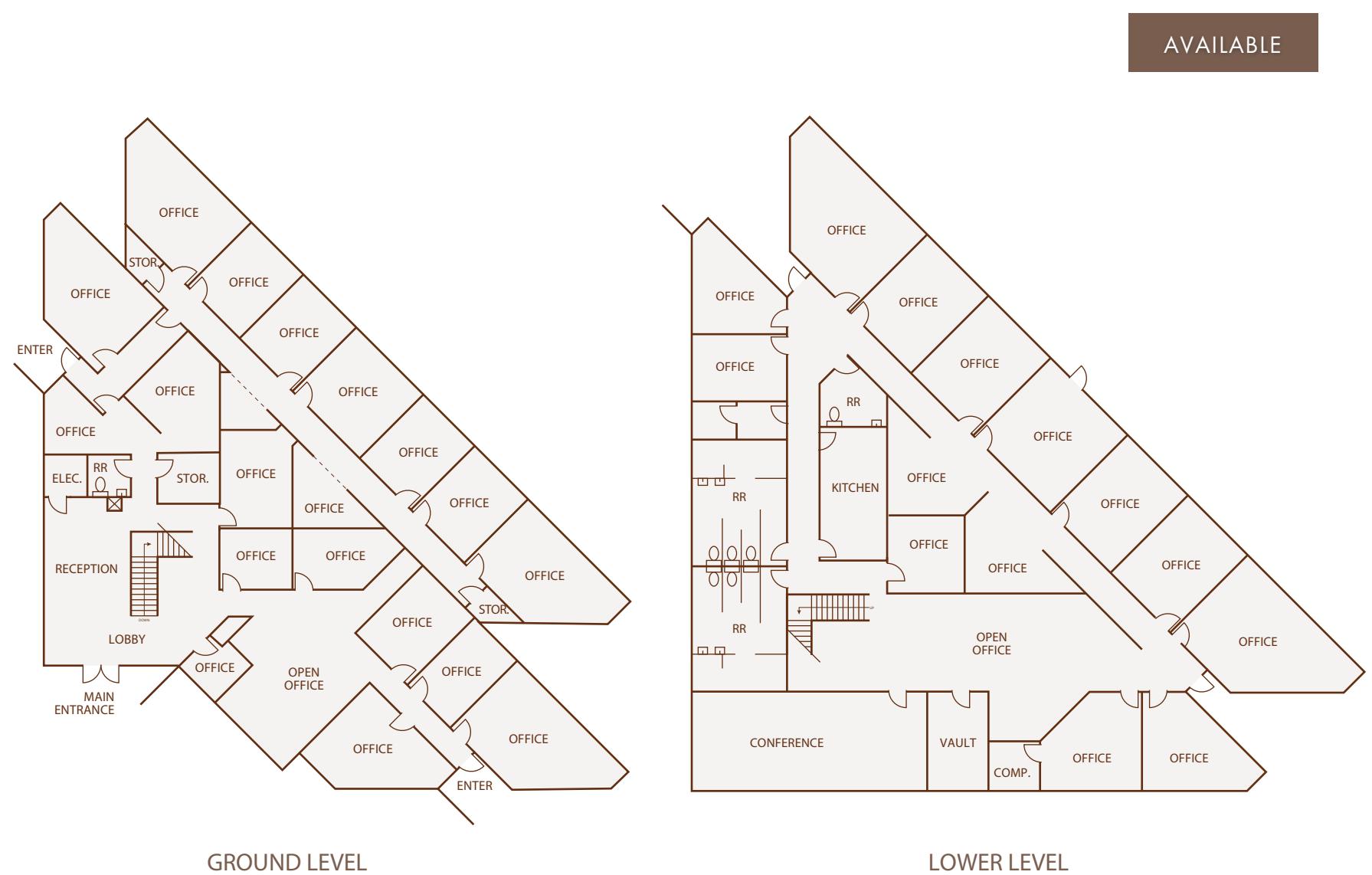
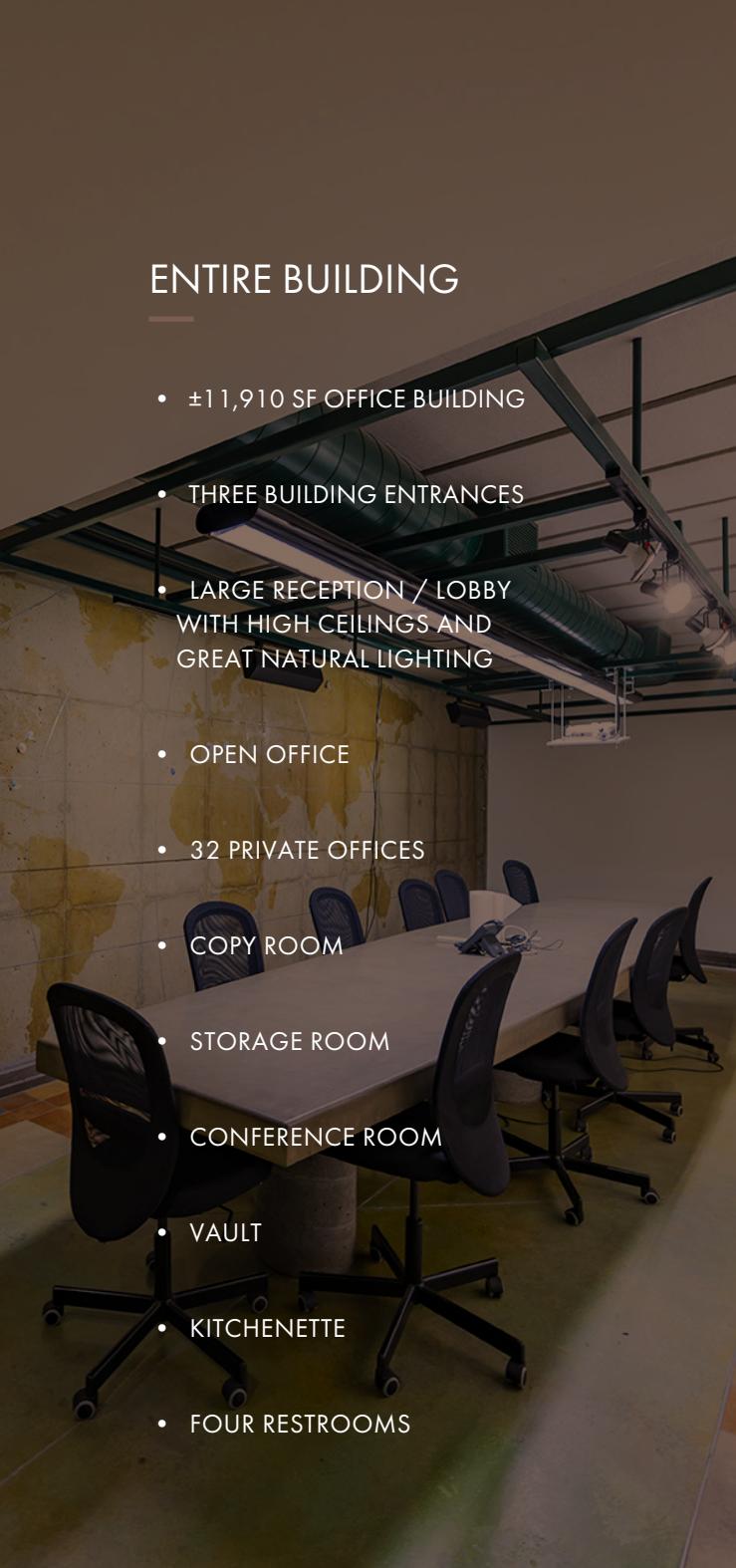
THF INTERIOR

## SITE PLAN

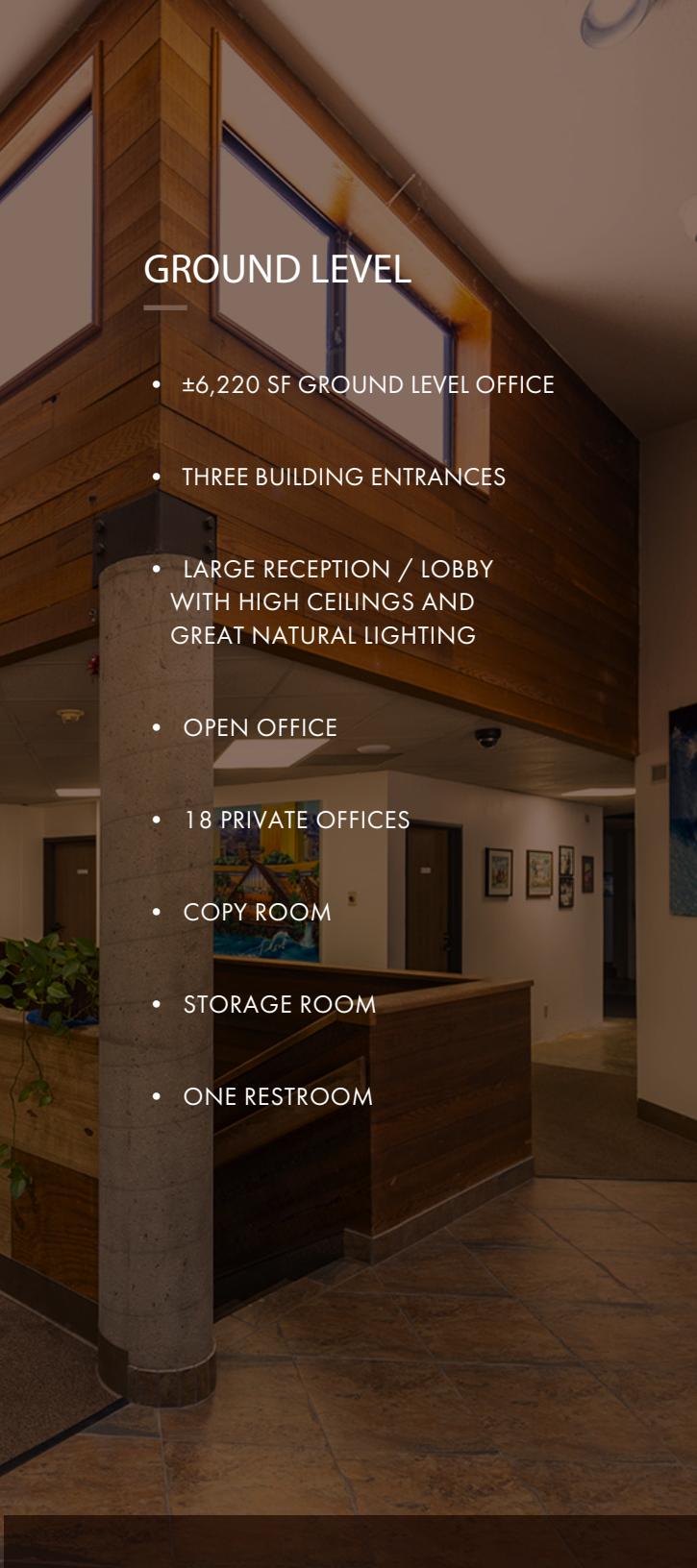


Site plan not to scale, for reference only.

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## 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.

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# 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%.

<b>90,512</b> 2023 POPULATION 3 MILE RADIUS	<b>54,835</b> DAYTIME EMPLOYEES 3 MILE RADIUS	<b>\$131,922</b> AVERAGE HH INCOME 3 MILE RADIUS
<b>38.3</b> MEDIAN AGE 3 MILE RADIUS	<b>\$1.23B+</b> CONSUMER SPENDING 3 MILE RADIUS	<b>\$691,383</b> MEDIAN HOME VALUE 3 MILE RADIUS

**1.4 MILES**  
TO UTC MALL

**06 MILES**  
TO KEARNY MESA

**07 MILES**  
TO LA JOLLA

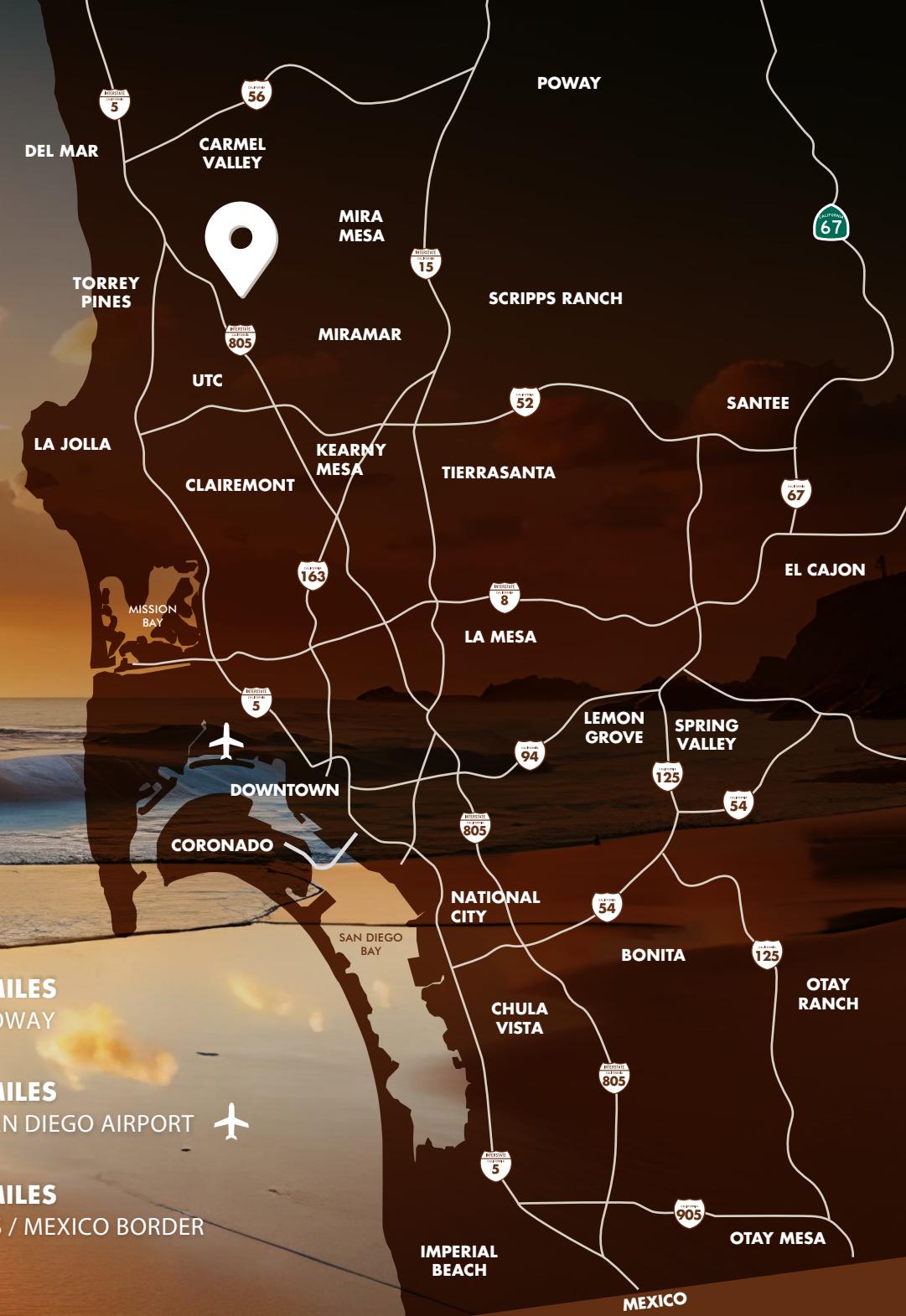
**10 MILES**  
TO DEL MAR

**13 MILES**  
TO DOWNTOWN

**15 MILES**  
TO POWAY

**15 MILES**  
TO SAN DIEGO AIRPORT

**28 MILES**  
TO US / MEXICO BORDER



MIRAMAR

9747



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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DRIVE  
SAN DIEGO, CA

±11,910 SF FREESTANDING  
OFFICE BUILDING WITH YARD

For more information or tours, please contact:

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