



FOR LEASE

9627 Via Excelencia, San Diego, CA 92126



DISCLAIMER



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San Diego, CA 92126

Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

PROPERTY INFORMATION



Suite 205

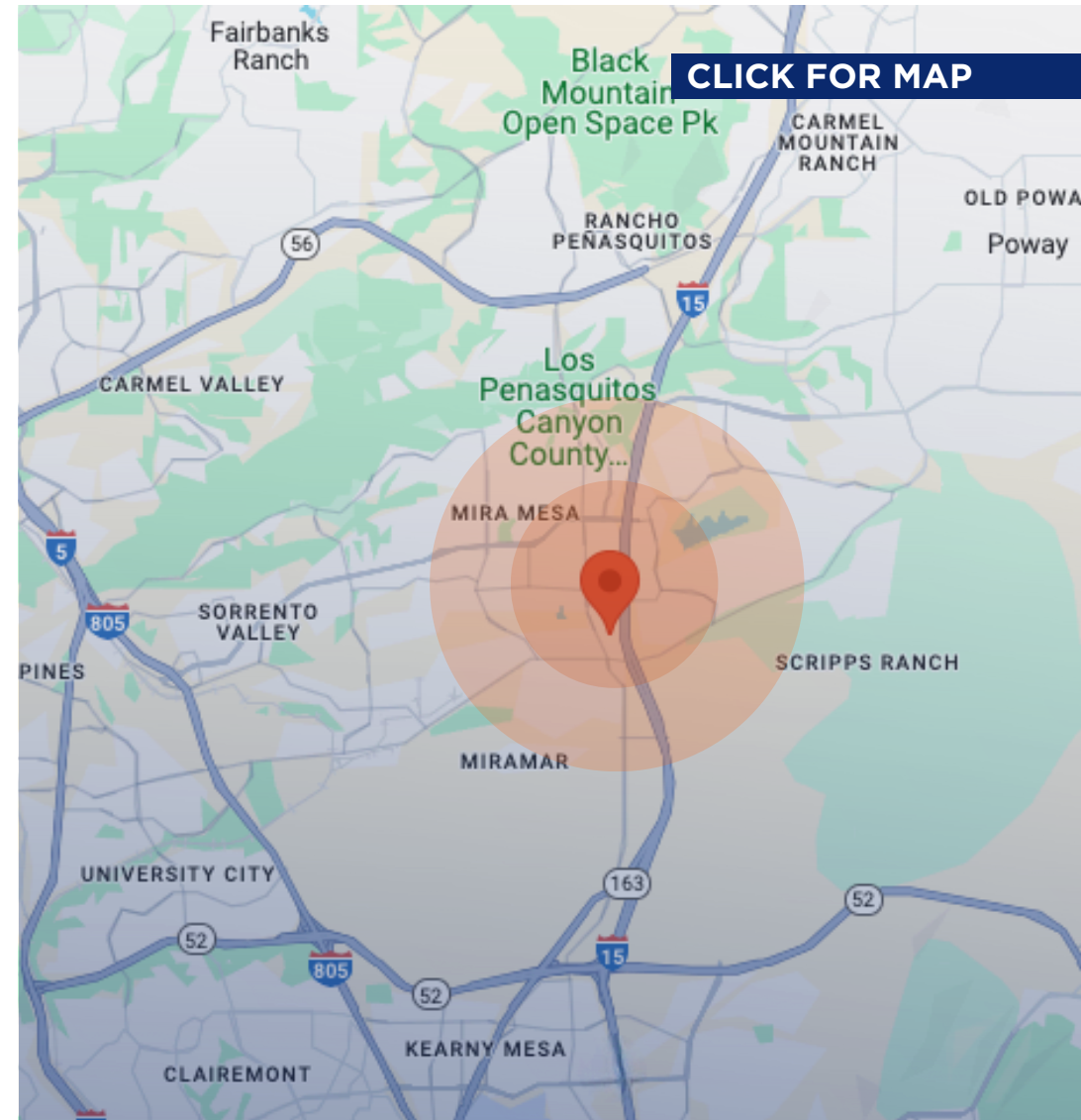
- ±967 SF Available
- Centrally located, off I-15 and Miramar Road with access to Mira Mesa and Scripps Ranch
- Professional office building with ample parking
- Excellent access to I-15 via Miramar Road and Black Mountain/Carroll Canyon Road

Lease Rate: \$1.70/SF MG

****For More Information Contact Our Advisors***

JAMIE CACHUELA
Advisor | 619.323.2864
jaime.cachuela@svn.com
DRE # 02068445

PATRICK MILLAY
Managing Director PM
pat.millay@svn.com
DRE # 02038104

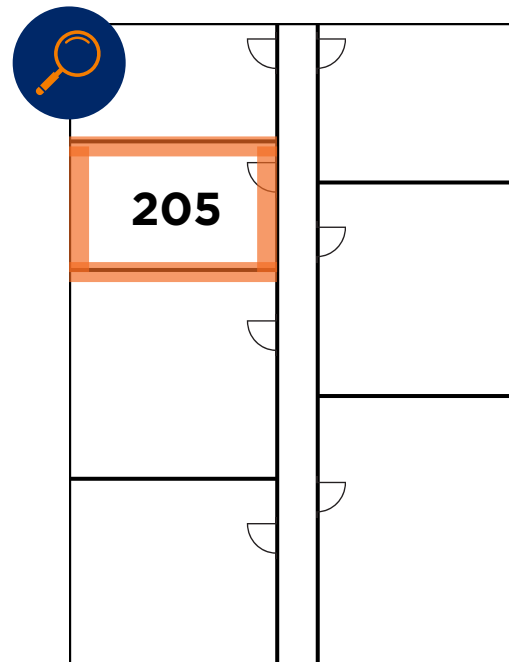


SITE PLAN



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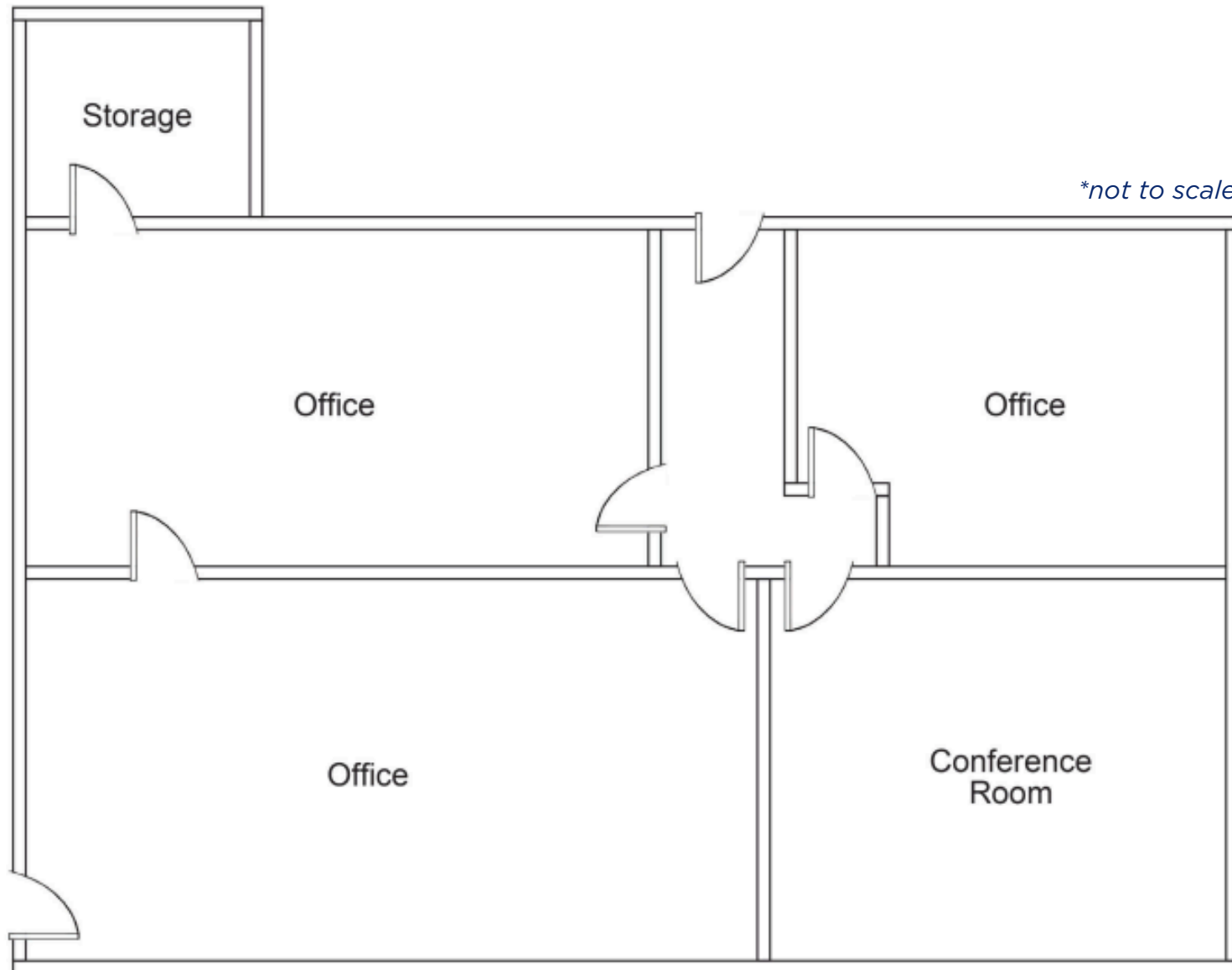
SUITE	205
SIZE	±967 SF
RATE	\$1.70 psf MG
AVAILABILITY	Available Now



FLOOR PLAN



SUITE 205



DEMOGRAPHICS



DEMOGRAPHICS OF MIRA MESA

In 2021:

- Population is approx. 80,478 people with a median age of 35.8 and median HH Income of \$124,459
- Median Property Value at \$739,100
- Employed population at 40,000

**Sourced from [point2homes](#) and [niche](#)*





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