

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



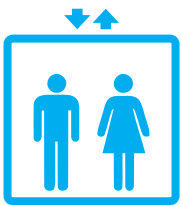
FIBER PROVIDERS

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



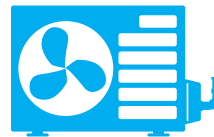
BUILDING FLEXIBILITY

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)

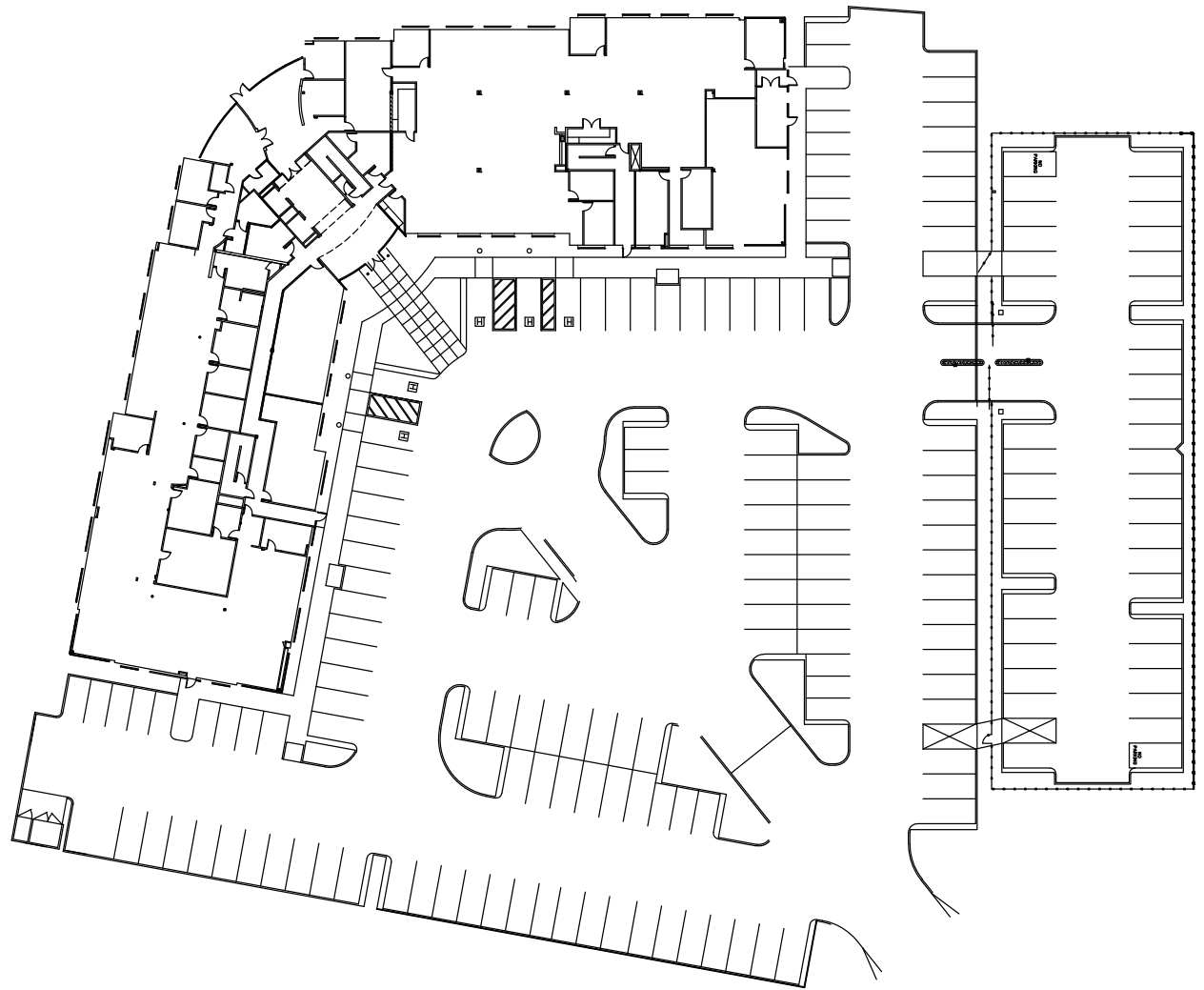
BUILDING CONDITION:	100% Concrete Tilt-Up; Built Out With Office
FLOOR-TO-FLOOR HEIGHT:	±9' on ground floor, ±9' on 2nd floor
ZONING:	IL-2-1 (Industrial Light Zone) AIA (Airport Influence Overlay) Community Plan Implementation Overlay
POWER:	±1,000 Amps at 277/480 Volt
FIBER PROVIDERS:	Cox Communications
SPRINKLER SYSTEM:	Sprinklered throughout with Light Hazard Rating
BUILDING FLEXIBILITY:	Corporate HQ, Multi-Tenant
ELEVATORS:	Two (2) Otis Elevators with 2,500 Lbs or 15 people Capacity for each
HVAC/MECHANICAL:	59 Units (200 Tons) Heat Pump Split System & Packaged AC Heat Pump Units
ADDITIONAL POWER SOURCE:	Functioning Kohler 100 REOZ & 100 KW Backup Generator to Power Building in a Blackout/Power Outage
ROOF:	Rolled Asphalt Composition; Original roof from 2005 construction 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

SALE PRICE: \$7,999,999

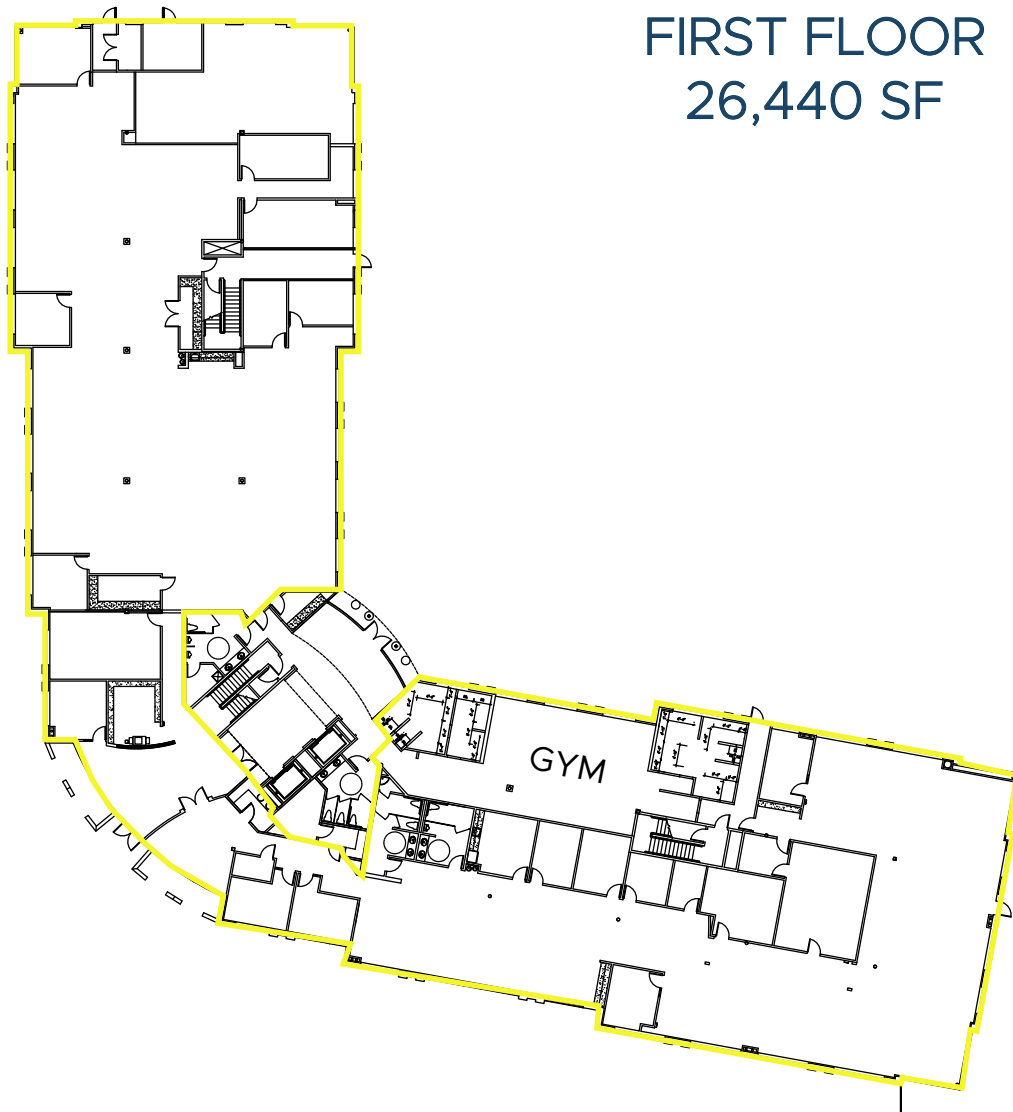
LEASE RATE: \$2.50/SF - ±1,538 SF - 40,485 SF DIVISIBLE



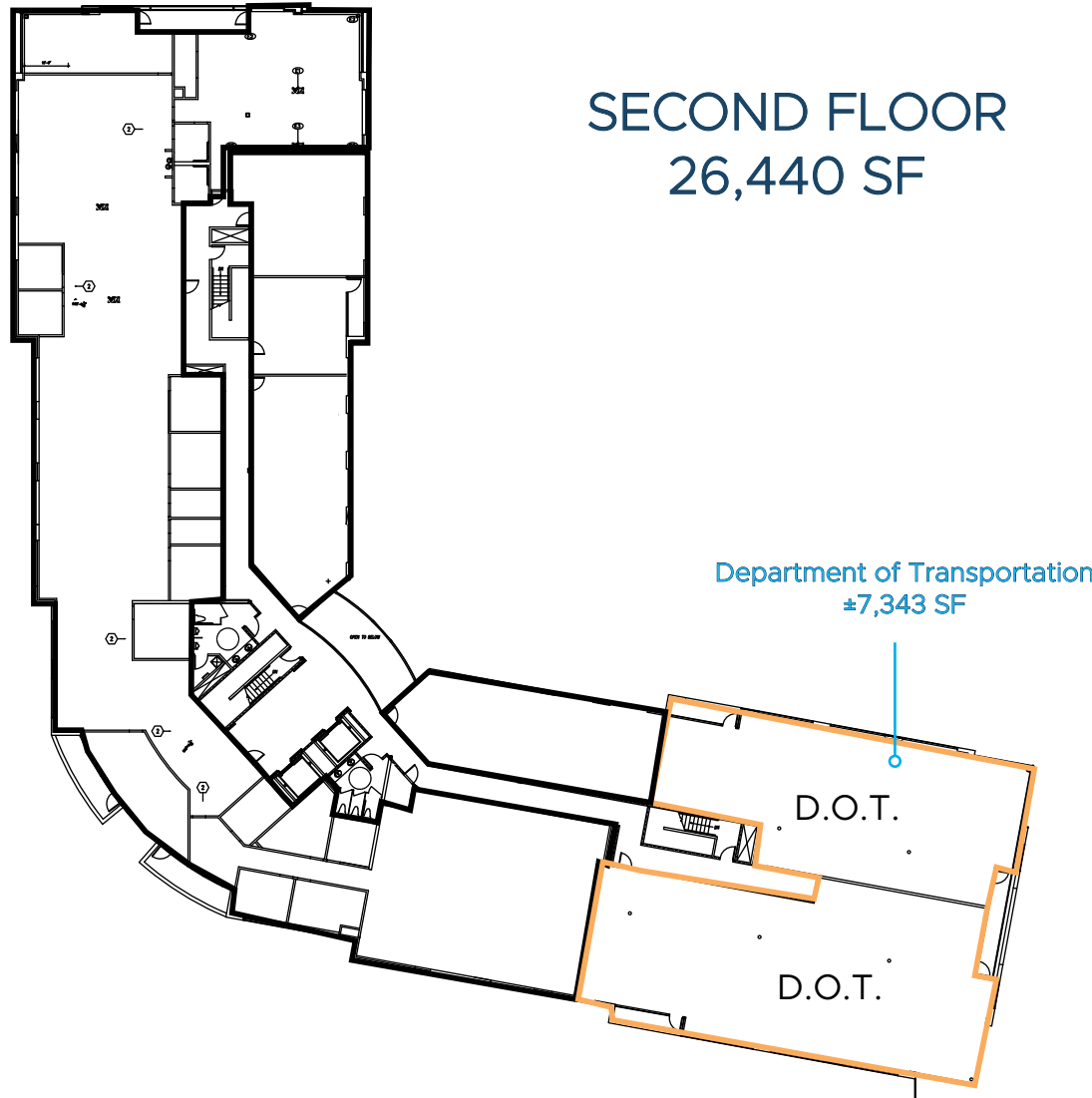
Site Plan



Floor Plans



Floor Plans







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

CALIFORNIA
905

CALIFORNIA
905



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



MEDIAN HOUSEHOLD INCOME

1 MILE.....664

3 MILE.....3,829

12,750
EMPLOYEES



\$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

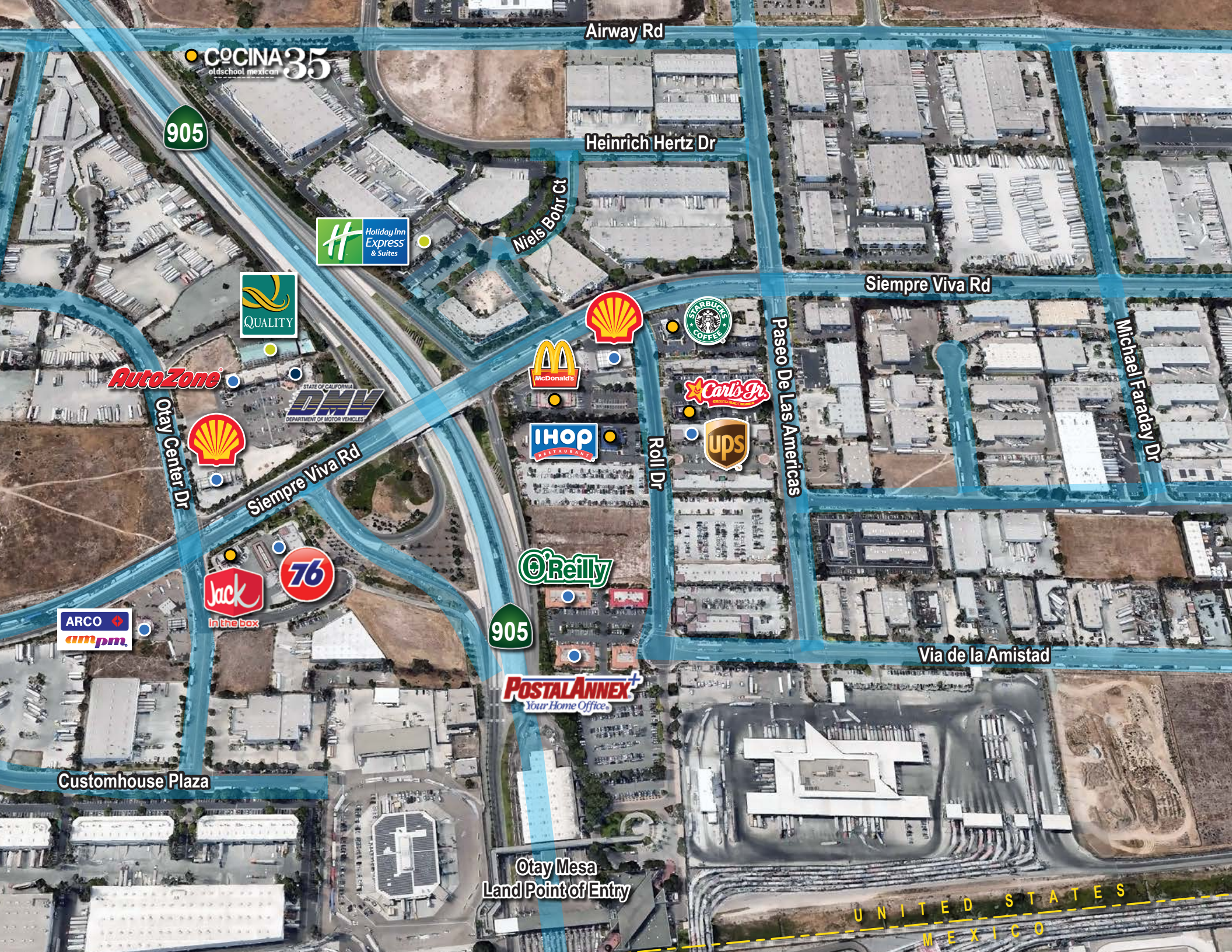
5 MILE.....38,843



35,922 SR-905 +
Siempre Viva Road

21,415 Siempre Viva Road +
Paseo de Las Americas

35,922 Niels Bohr Court +
Heinrich Hertz Drive



COCINA 35
oldschool mexican

905

Airway Rd

Heinrich Hertz Dr

Holiday Inn
Express
& Suites

Niels Bohr Ct

QUALITY

Siempre Viva Rd

AutoZone

Otay Center Dr

STATE OF CALIFORNIA
DMV
DEPARTMENT OF MOTOR VEHICLES

Siempre Viva Rd

Shell

McDonald's

STARBUCKS
COFFEE

Carl's Jr.

IHop
RESTAURANT

ups

Roll Dr

Paseo De Las Americas

Michael Faraday Dr

Shell

Jack
in the box

76

O'Reilly

905

POSTALANNEX
Your Home Office

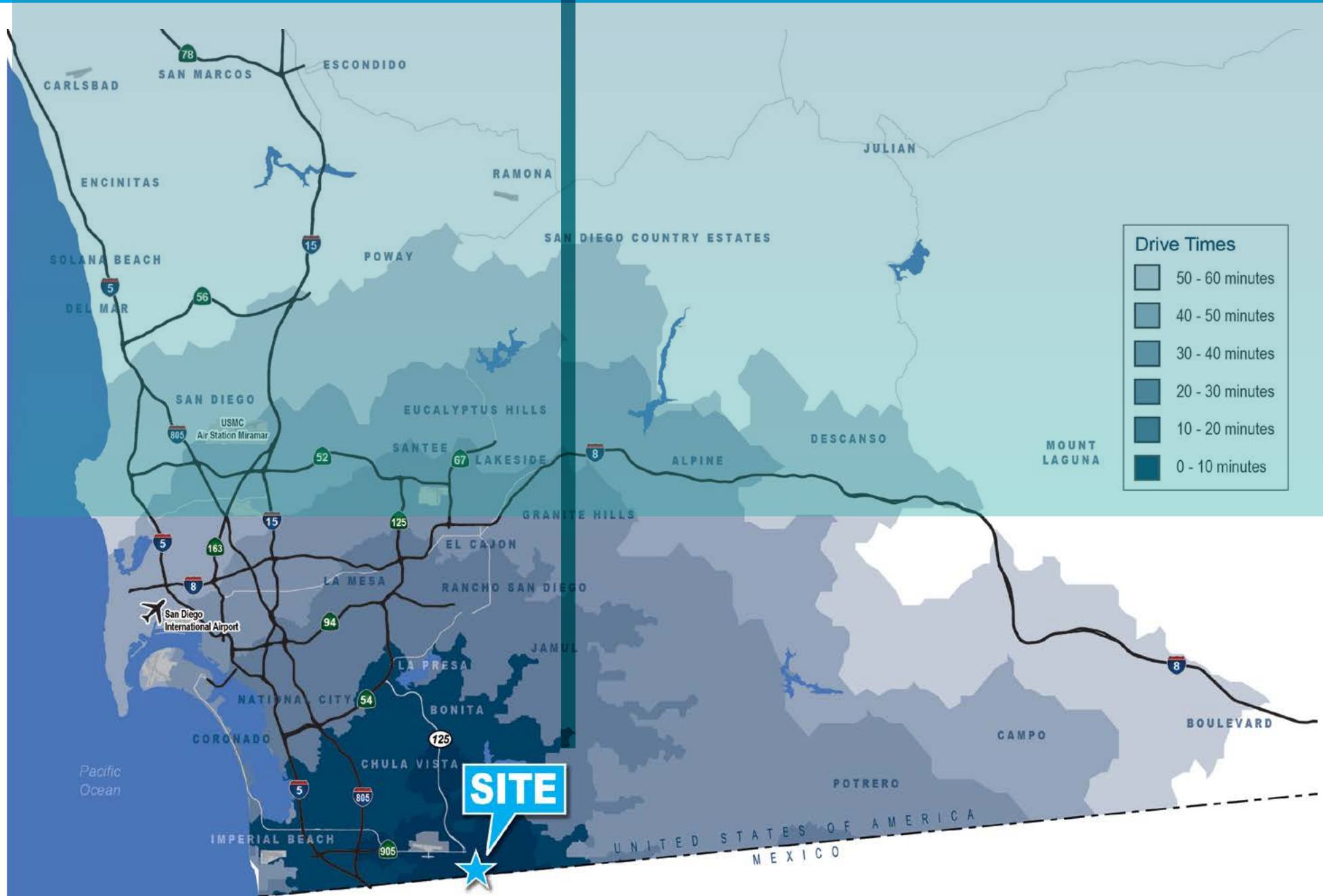
Via de la Amistad

Customhouse Plaza

Otay Mesa
Land Point of Entry

UNITED STATES
MEXICO

Drive Time Map



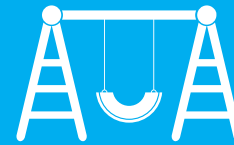


2297 Niels Bohr is just minutes from Las Americas Premium Outlets, a 560,000 SF outlet mall in San Ysidro, located directly on the Mexico-US border, just west of the San Ysidro Port of Entry at the new PedWest crossing from Tijuana to Virginia Avenue on the U.S. side.



LAS AMERICAS PREMIUM OUTLETS®

A SIMON CENTER



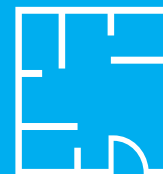
1
CHILDREN'S PLAY AREA



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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