

FOR LEASE

9672-9692 Via Excelencia, San Diego, CA 92126

VIA EXCELENCIA
BUSINESS PARK

JAMIE CACHUELA

Advisor

D: (202) 280-3399

jamie.cachuela@svn.com

DRE # 02068445



LEASE SUMMARY

THE PROPERTY

Strategically located on Via Excelencia in San Diego, this business park offers versatile office and industrial spaces designed to accommodate a range of professional needs. The multi-tenant property features ample parking, office layouts, and convenient access to I-15 and Miramar Road, making it an ideal location for businesses seeking connectivity and visibility. This property also provides flexible leasing options in a thriving commercial area. Surrounded by established business hubs and key transportation routes, it presents an excellent opportunity for companies looking to grow in a dynamic and accessible location.

For more details and leasing options, contact advisor.



LEASE SUMMARY

PROPERTY DETAILS

PROPERTY TYPE	Office Building
BUILDING SIZE	±19,189 SF
LOT SIZE	±64,469 SF
YEAR BUILT	1984
ELEVATOR SERVED	No

LOCATION	Miramar, CA
ZONING	IL-2-1
HVAC	Yes
TENANCY	Multiple
PARKING	2.87/1,000 SF



LEASE SUMMARY

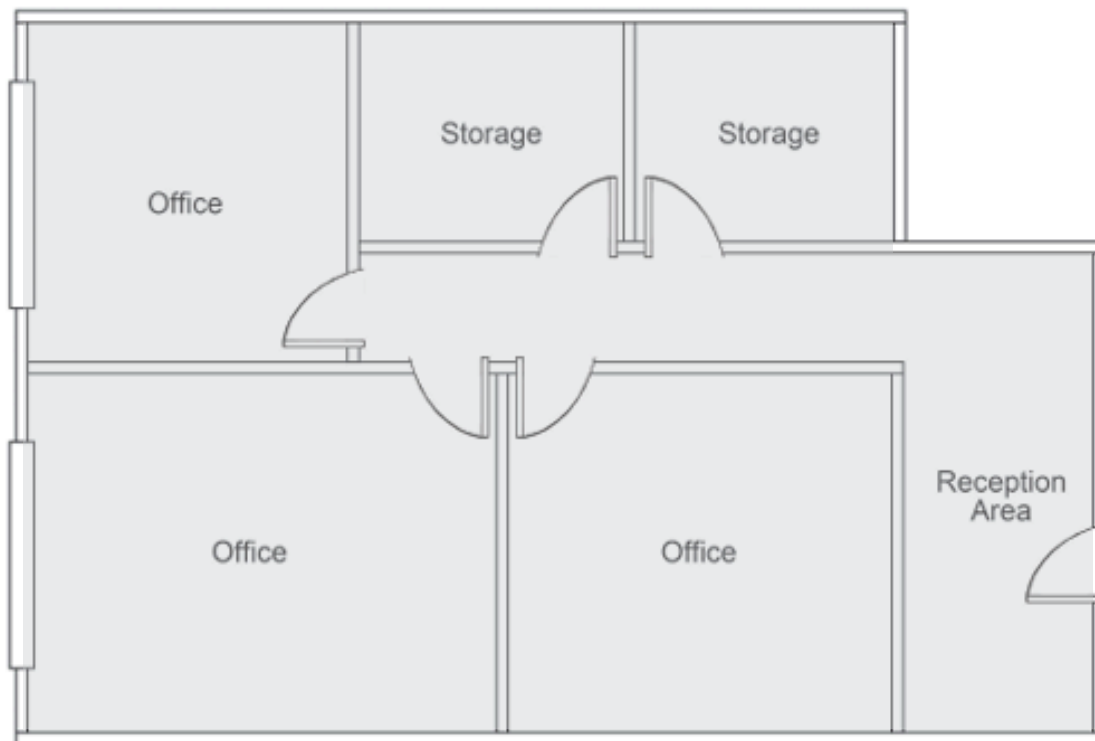
SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
204	±837 SF	Office	\$1.80 PSF MG
208	±1,559 SF	Office	\$1.80 PSF MG



FLOOR PLAN

SPACE(S) AVAILABLE | SUITE 204

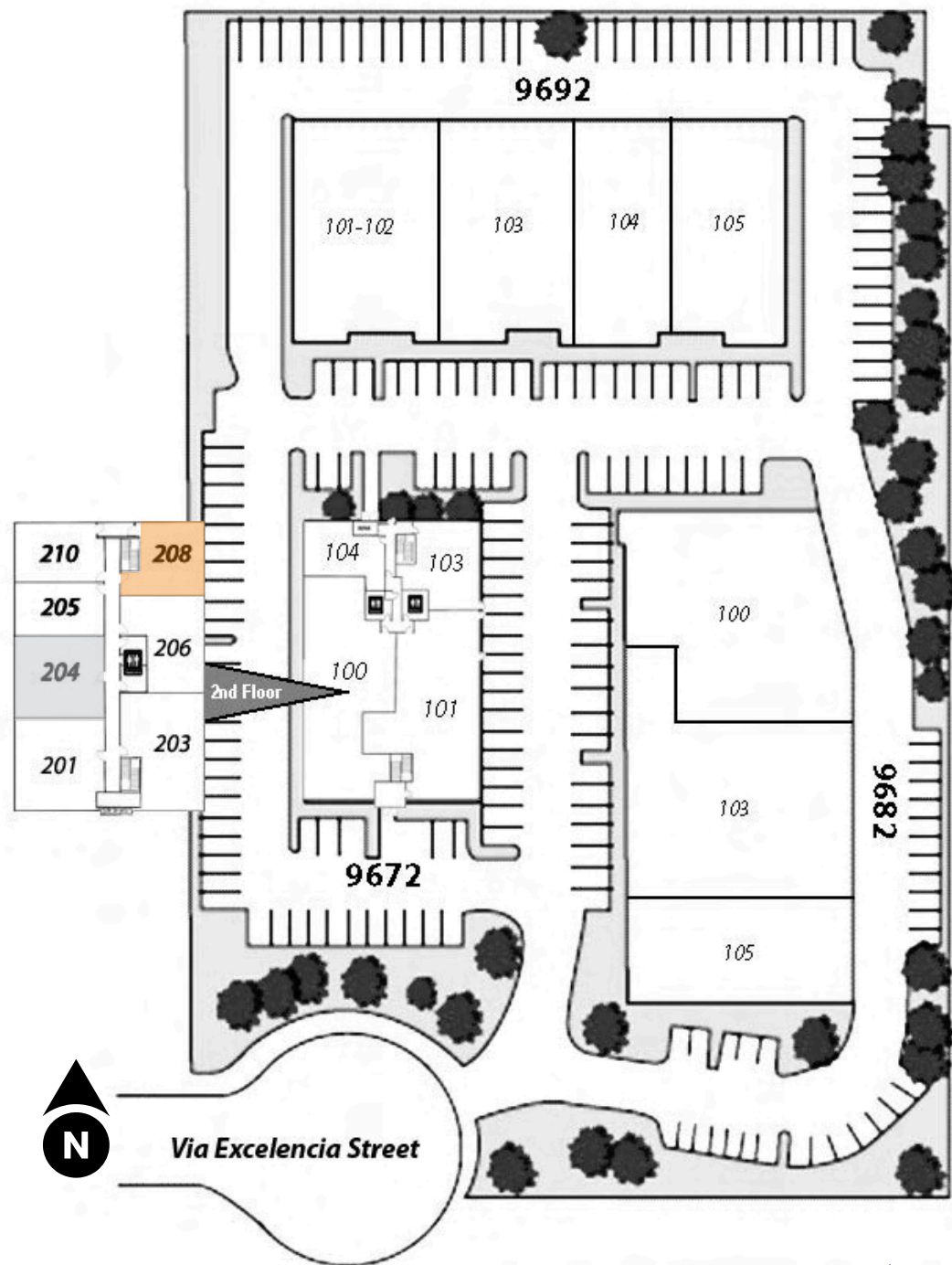


FLOOR PLAN

SPACE(S) AVAILABLE | SUITE 208



SITE PLAN

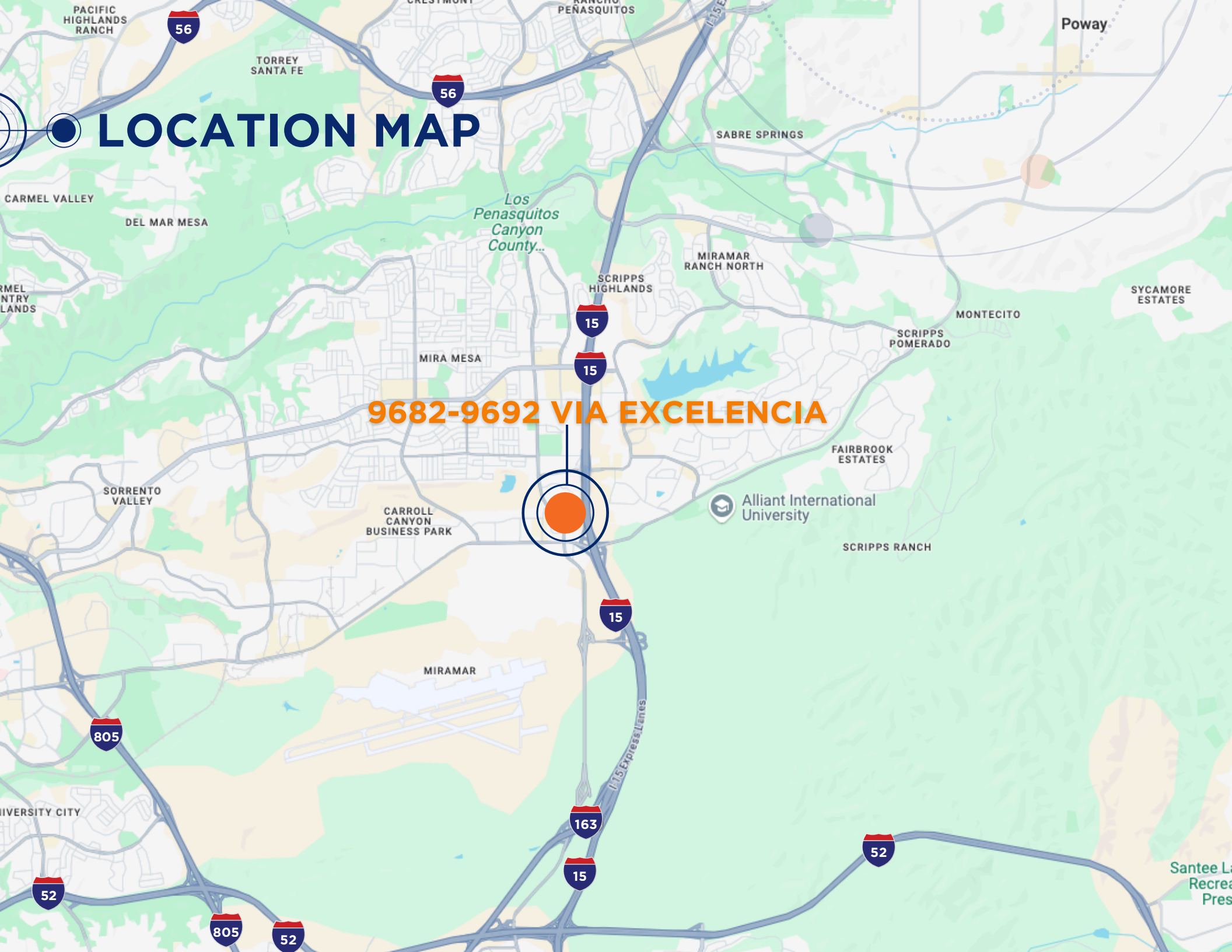




SPACE PHOTOS

SUITE 208





LOCATION MAP

9682-9692 VIA EXCELENCIA

LOCATION SUMMARY



MIRAMAR, CALIFORNIA

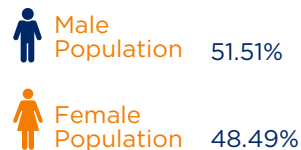
Miramar, San Diego, is a well-established commercial and industrial hub known for its strategic location and business-friendly environment. Situated just east of I-805 and west of I-15, Miramar offers excellent connectivity to key areas like Downtown San Diego, Sorrento Valley, and the greater North County region. The area is home to a diverse mix of office parks, industrial facilities, and retail centers, making it a prime destination for businesses in technology, manufacturing, and logistics. With its proximity to Miramar Road, a major commercial corridor, and the Marine Corps Air Station Miramar, the area benefits from high visibility, strong infrastructure, and a dynamic business community.

DEMOGRAPHICS

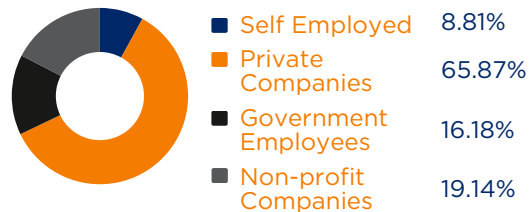
MIRAMAR, CA

There are 47,364 residents in Miramar, with a median age of 33. Of this, 51.51% are males and 48.49% are females. US-born citizens make up 60.89% of the resident pool in Miramar, while non-US-born citizens account for 20.08%. Additionally, 19.04% of the population is represented by non-citizens. A total of 35,742 people in Miramar currently live in the same house as they did last year.

POPULATION



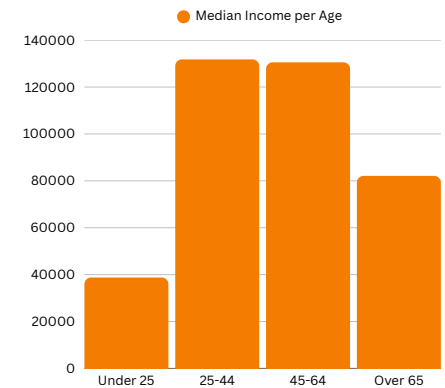
EMPLOYMENT



HOUSEHOLDS



INCOMES



[LEARN MORE](#)



These demographic and economic factors make Miramar a good location for commercial real estate investments.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

9672-9692 VIA EXCELENCIA, 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.

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd
San Diego, CA 92123

DRE# 01881593
svnvanguardsd.com



9672-9692 VIA EXCELENCIA, SAN DIEGO, CA 92126