

FOR LEASE

9672-9692 Via Excelencia, San Diego, CA 92126



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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

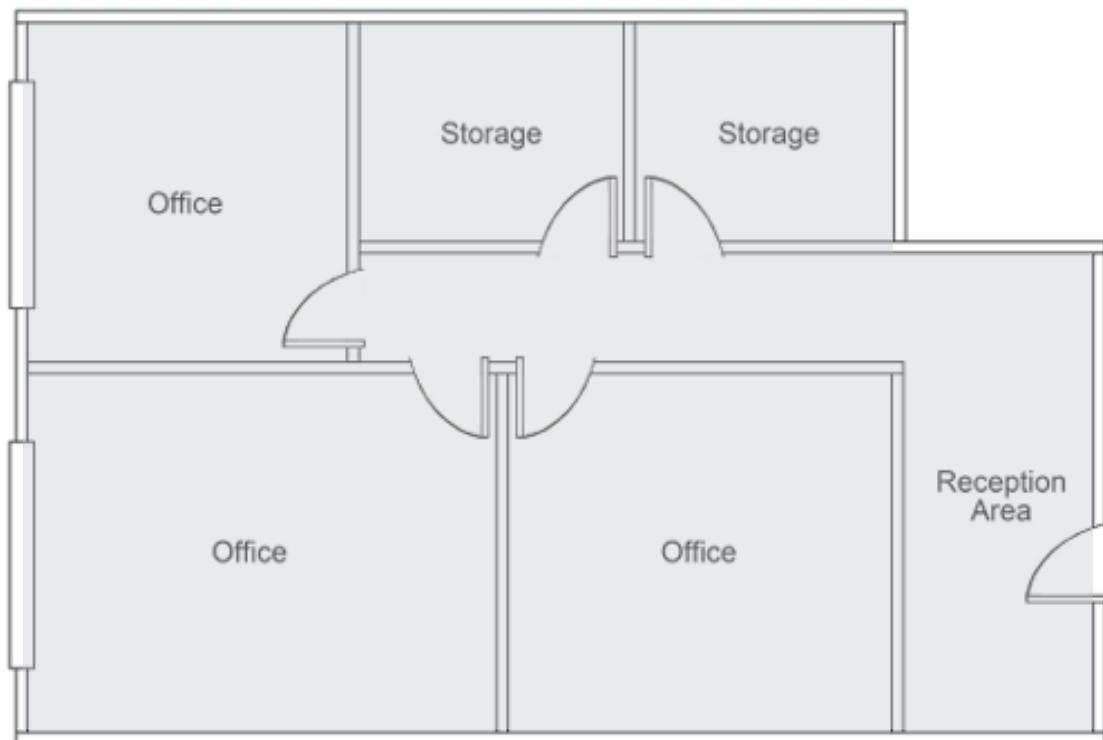
SPACE(S) AVAILABLE

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

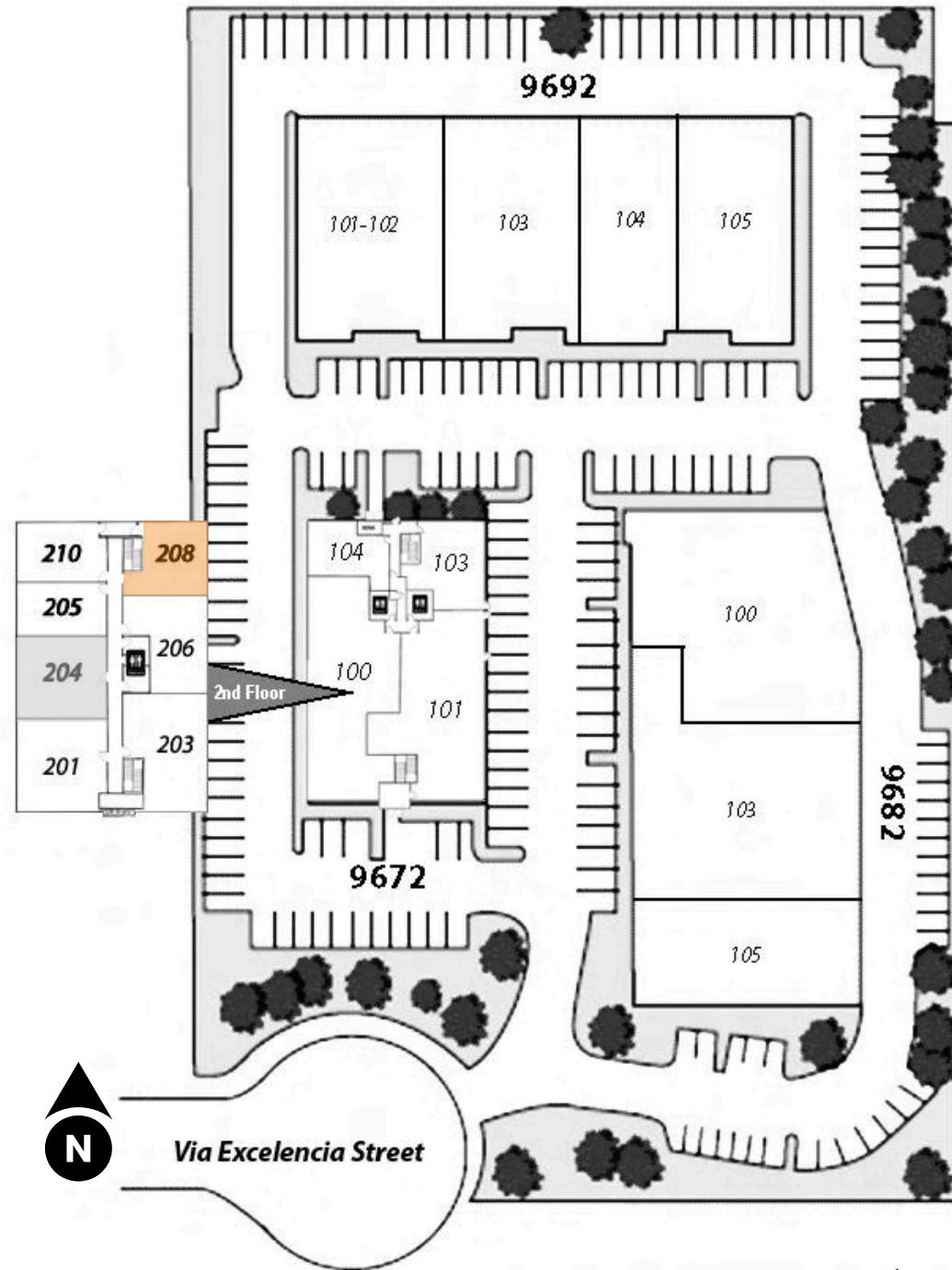


FLOOR PLAN

SPACE(S) AVAILABLE | SUITE 208



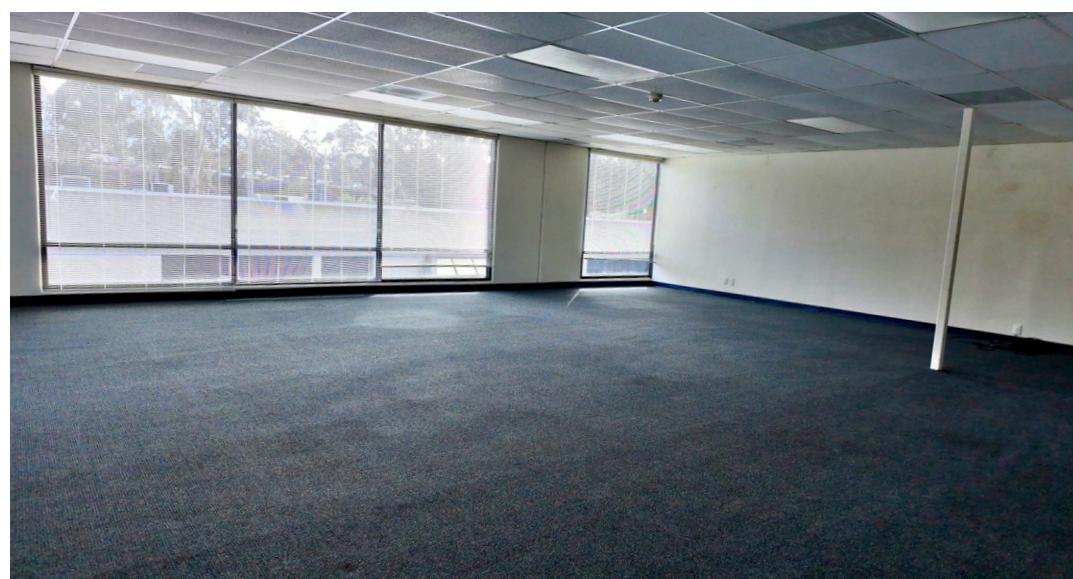
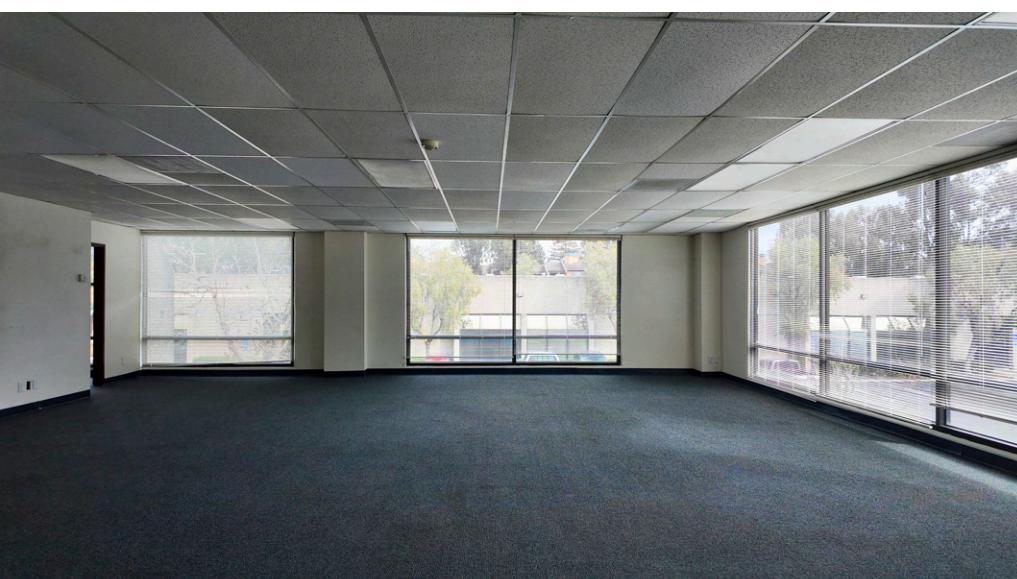
SITE PLAN



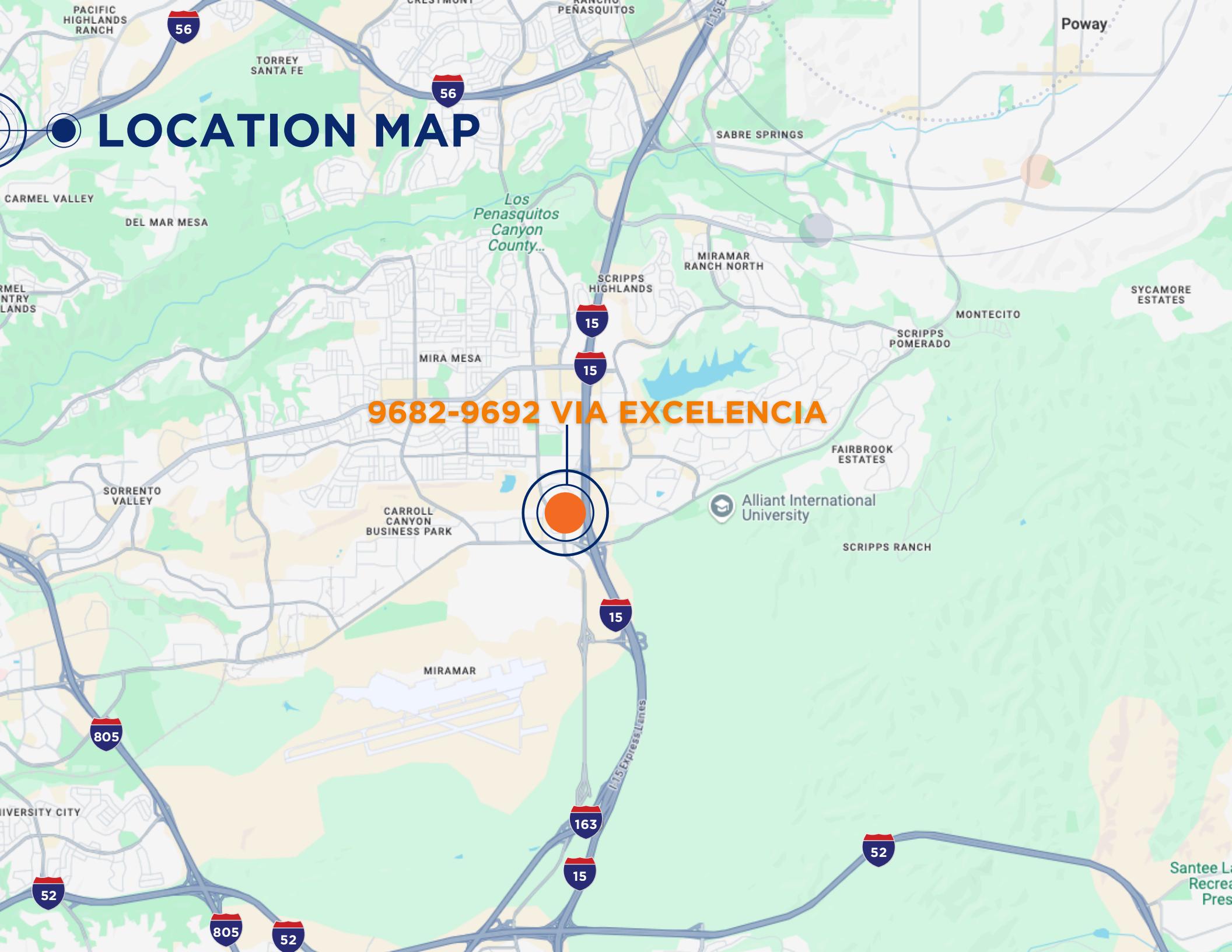


SPACE PHOTOS

SUITE 208



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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



- White Collar
- Blue Collar

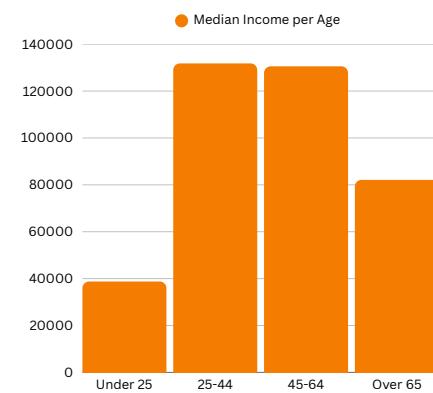
HOUSEHOLDS



- Self Employed
- Private Companies
- Government Employees
- Non-profit Companies

- Family Households
- Non-family 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

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DISCLAIMER STATEMENT:

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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.

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