



**6863**  
**FRIARS RD**  
SAN DIEGO  
CALIFORNIA  
92108

## PRIME MISSION VALLEY OFFICE AVAILABLE FOR LEASE

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**PIT**  
Commercial Real Estate

**PACIFIC COAST  
COMMERCIAL  
SALES - MANAGEMENT - LEASING**

## PROPERTY FEATURES



### PRIME MISSION VALLEY LOCATION

Centrally positioned with excellent access to major freeways, transit, and San Diego's top shopping, dining, and entertainment destinations.



### HIGH VISIBILITY & ACCESSIBILITY

Exceptional frontage along Friars Road with unmatched visibility counts convenient ingress/egress.



### SURROUNDED BY MAJOR DEVELOPMENTS

Minutes from Fashion Valley, Riverwalk Redevelopment, and major employment centers.



### STRONG DEMOGRAPHICS

Dense residential and daytime population with strong median household income within a 1-mile radius.



### PROXIMITY TO MAJOR FREEWAYS

Easy access to I-8, I-805, I-5, I-15 and SR-163 connecting all of San Diego County.



### FLEXIBLE USE POTENTIAL

Ideal for professional office, light-medical, financial services, tech/creative firms, startups, and other uses seeking a central, high demand corridor.



### PARKING

Covered and secured onsite parking with ample neighborhood parking available.



### PROPERTY UPDATES

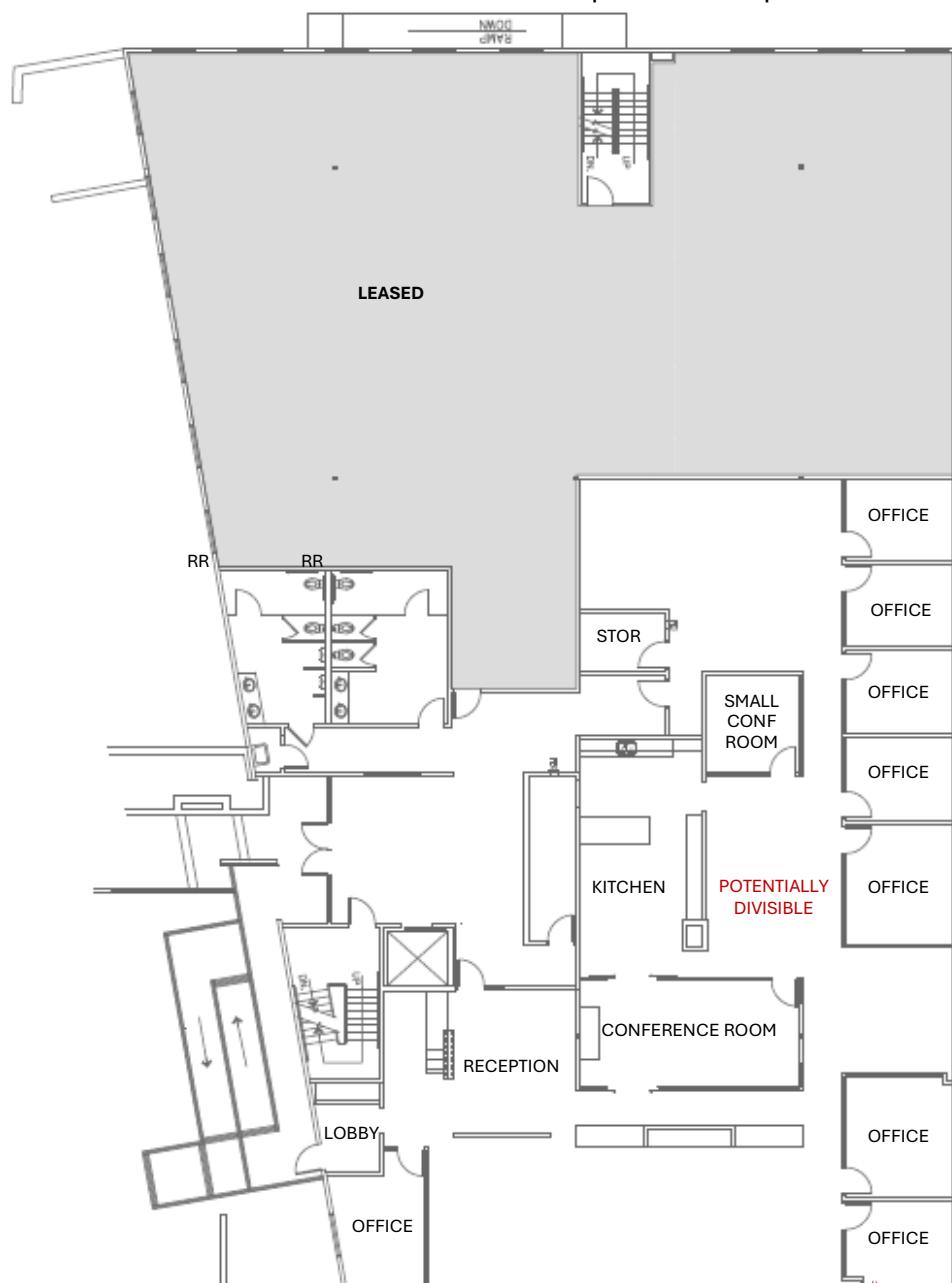
New elevator and new HVAC equipment. Stylish office interiors featuring a classic brick exterior.



## AVAILABILITY

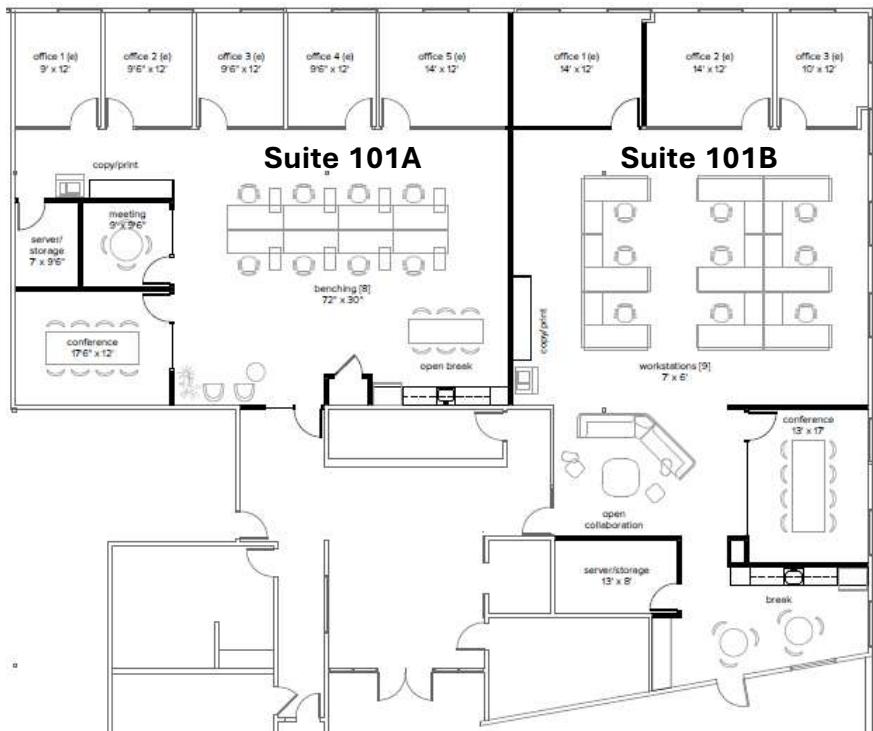
<b>Size</b>	$\pm 2,747 \text{ SF} - \pm 5,813 \text{ SF}$
<b>Lease Rate</b>	\$1.95/SF - \$2.25/SF + Electric
<b>Signage</b>	Contact Agent to discuss potential signage opportunities on Friars Road (40,658 VPD)

**As-Built** | Suite 101 |  $\pm 5,813 \text{ SF}$



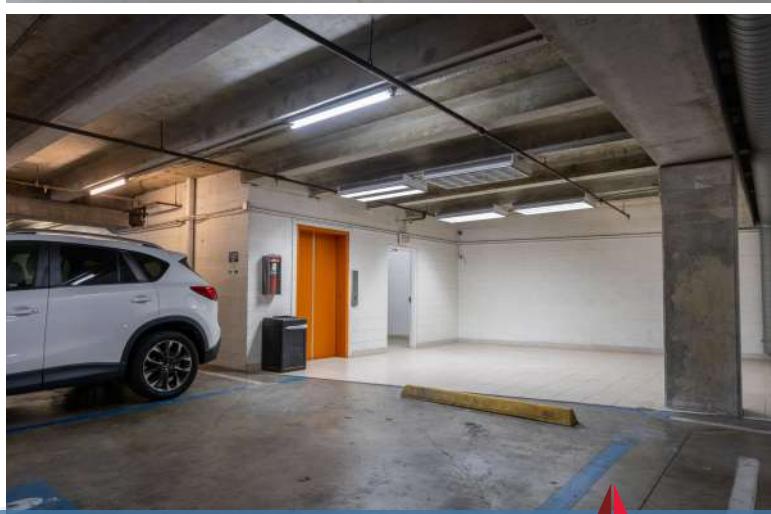
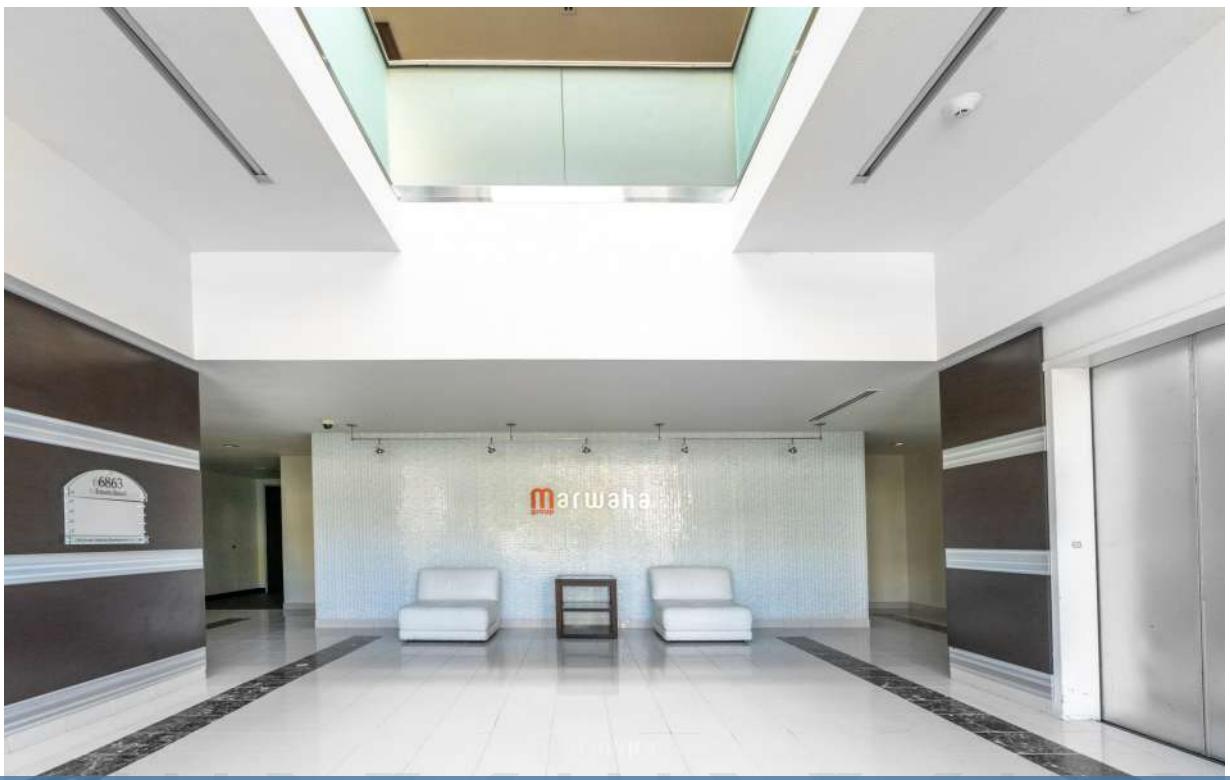
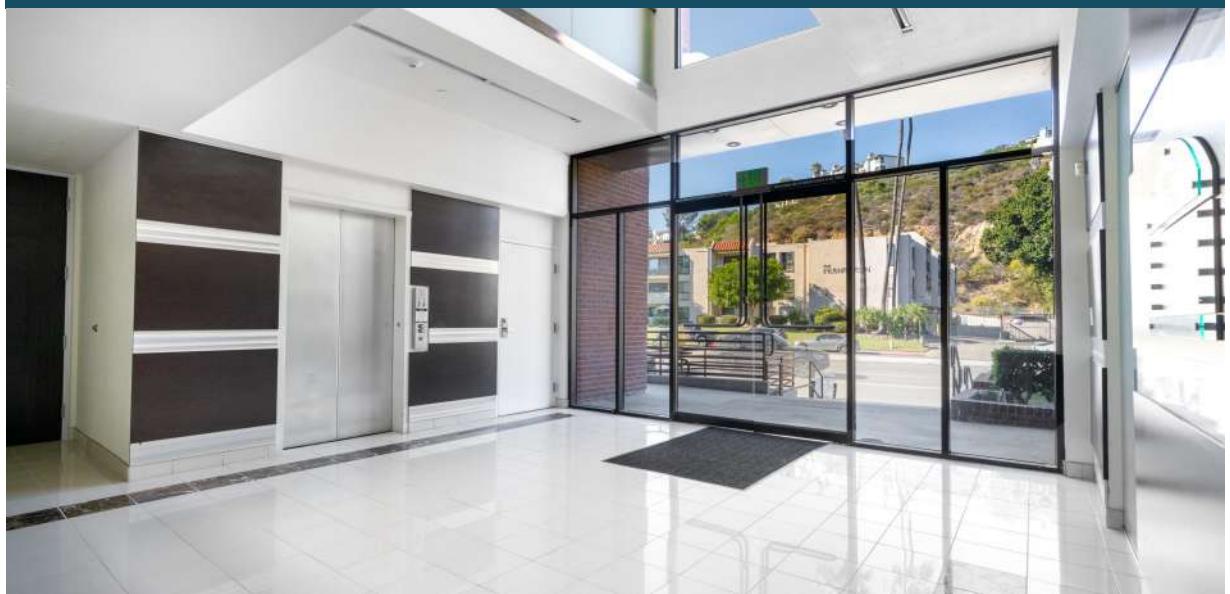
## Hypothetical Demising Plan

Suites 101A & 101B |  $\pm 2,747 \text{ SF} & \pm 3,066 \text{ SF}$



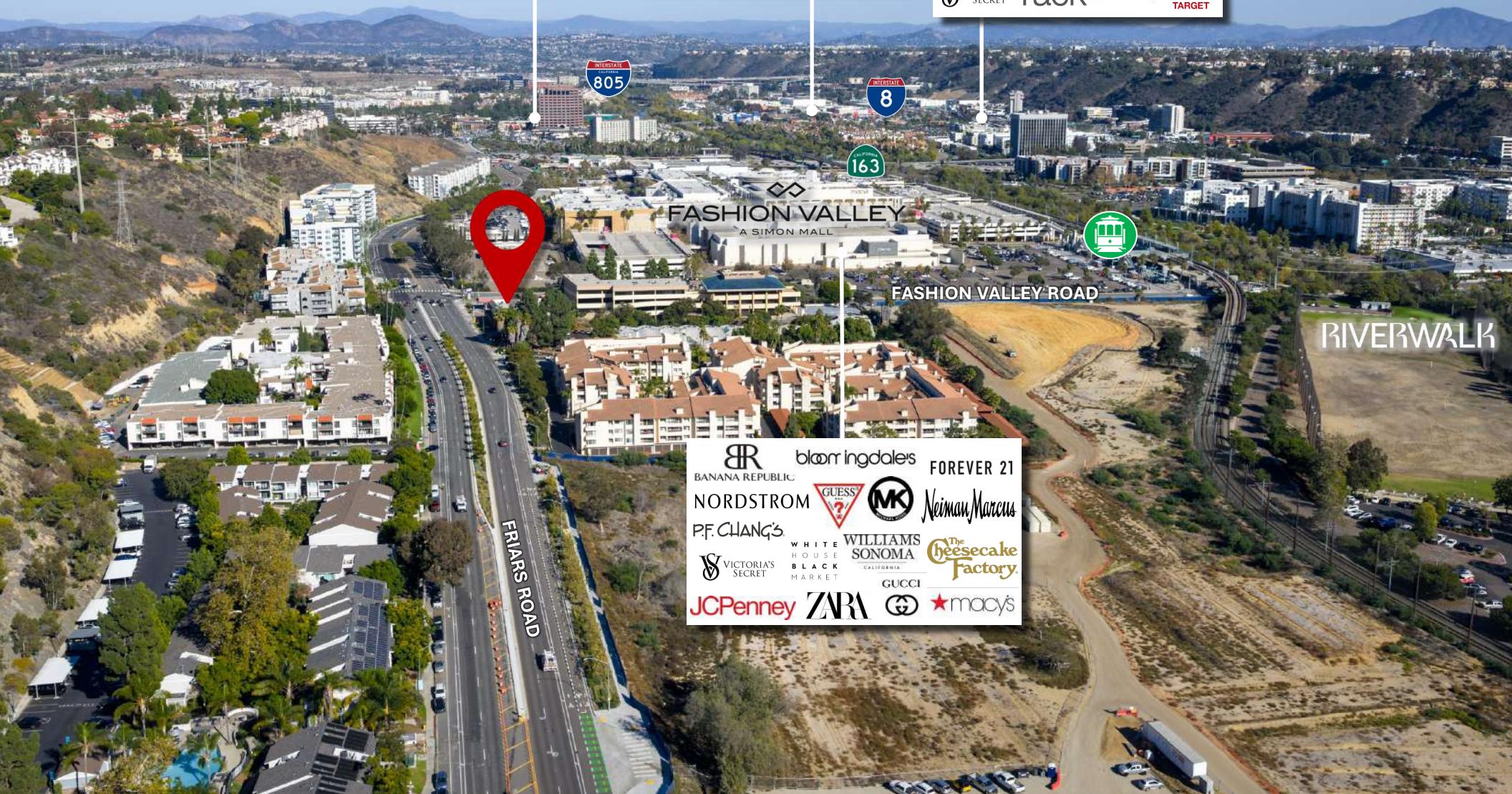
Floor plans are not to scale; for reference purposes only.

## PROPERTY PHOTOS



6863 Friars Road

# LOCATION MAP



6863 Friars Road

## NEARBY AMENITIES



## NOTEABLE MISSION VALLEY DEVELOPMENTS

### RIVERWALK SAN DIEGO

A mixed-use development in Mission Valley, offering a blend of retail, residential, and outdoor recreation along the San Diego River. ([Link](#))



**4,300 Residential Units** 10% on-site affordable housing



**97 Acres Open Space** (50% site) 80% passive park, 20% active park



**150,000 SF Neighborhood-Serving Retail**



**1,000,000 SF Class-A Office** Close to transit and the I-8 to Reduce traffic on surface streets



**New Transit Stop**



**Safety** homeless Outreach Team will Partner with Riverwalk to help with homelessness and safety



### SDSU WEST - MISSION VALLEY EXTENSION

This mixed-use development, with its emphasis on transit-oriented design and various amenities, will be a valuable addition to the San Diego State University (SDSU) campus and the surrounding area. ([Link](#))



**4,600** residences, including affordable homes



**1.6M+** square feet of research, office, technology, laboratory, and innovation space



**95,000** square feet of neighborhood-serving commercial/retail, including a grocery and restaurants



**35,000** capacity multi-purpose stadium



**1** hotel with conference space



**80+** acres of parks, recreation, and open space, including a River Park



**4+** miles of pedestrian + bike trails and pathways



## DEMOGRAPHICS (10 MILE RADIUS)



**1,190,823**  
POPULATION



**457,984**  
HOUSEHOLDS



**36.6**  
MEDIAN AGE



**\$772,036**  
MEDIAN HOME VALUE



**\$15.7B**  
CONSUMER SPENDING



**\$108,830**  
AVG HOUSEHOLD INCOME

Source: Costar.com

## DRIVE TIMES

San Diego Intl. Airport	12 Mins
Downtown San Diego	12 Mins
San Diego State University	14 Mins
La Jolla UTC	16 Mins
Sorrento Mesa	16 Mins
East County	20 Mins
Del Mar	22 Mins
U.S-Mexico Border	28 Mins

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## CONTACT INFORMATION

**6863**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

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