



**8580**

**Avenida  
De La  
Fuente**

San Diego  
CA 92154

**±1,250 to 2,500 SF INDUSTRIAL SUITES FOR LEASE**  
**SOUTH OTAY MESA BUSINESS PARK**

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**PACIFIC COAST  
COMMERCIAL**  
SALES · MANAGEMENT · LEASING

## SOUTH OTAY MESA BUSINESS PARK | AVAILABLE SUITES

### SUITE G: ± 2,500 SF

1 Private Office, Restroom, Warehouse w/ GL Roll-Up Door

Shared Dock-High Loading Ramp

200 AMPS of Power

 LEASE RATE: \$5,000 Per Month + \$50 Trash/Mo.

Available Now

### SUITE H: ± 1,250 SF

1 Private Office, Restroom, Kitchenette, Warehouse w/ GL Roll-Up Door

200 AMPS of Power

 LEASE RATE: Contact Agent for Availability and Rate

### PROPERTY HIGHLIGHTS

 Grade -Level Loading Doors

 Sprinklered

 18' - 20' Min. Clear Height

 Off the 905 Freeway



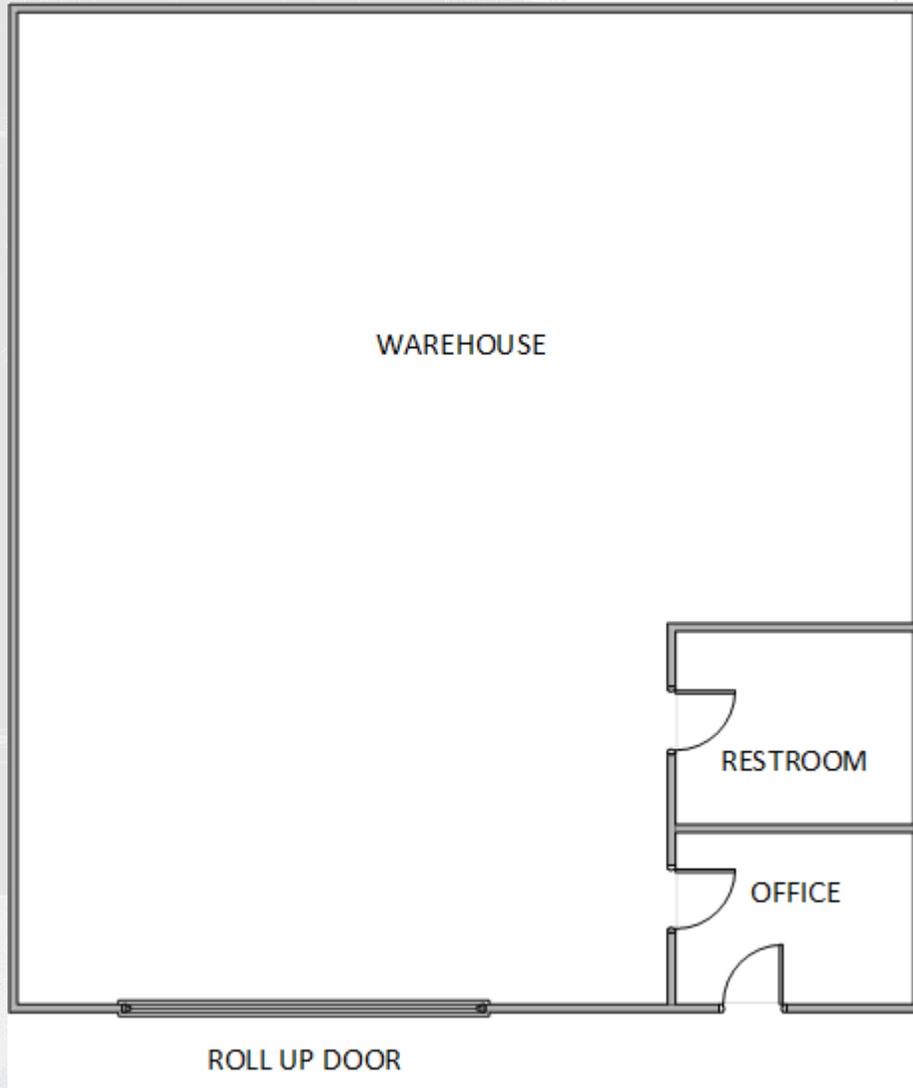
# 8580

## AVENIDA DE LA FUENTE

# SOUTH OTAY MESA BUSINESS PARK | FLOOR PLANS

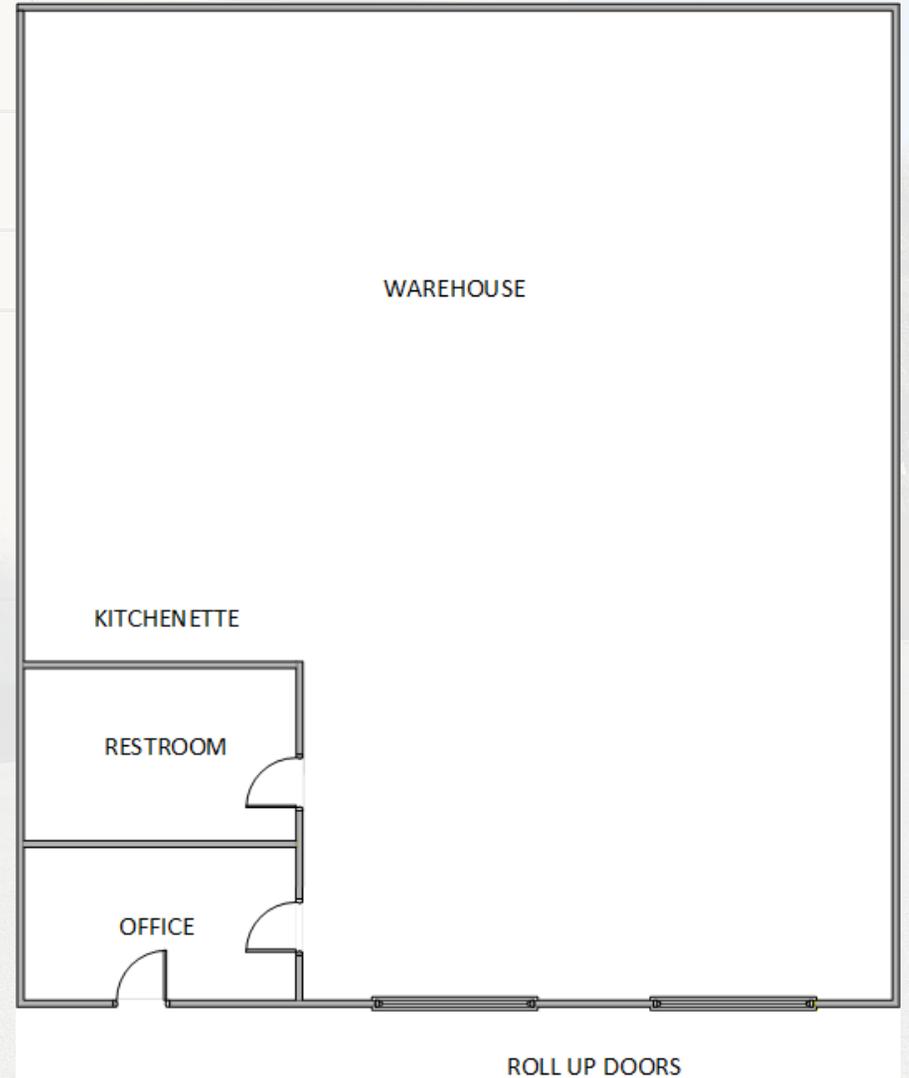
## SUITE G: ± 2,500 SF

1 Private Office, Restroom, Warehouse w/ GL Roll-Up Door



## SUITE H: ± 1,250 SF

1 Private Office, Restroom, Kitchenette, Warehouse w/ GL Roll-Up Door



## THE LOCATION

Otay Mesa, California is a dynamic industrial and logistics hub located in the southernmost portion of San Diego, directly north of the U.S.–Mexico border and east of San Ysidro. Known for its concentration of industrial parks, distribution centers, and manufacturing facilities, Otay Mesa plays a critical role in cross-border trade and international commerce between the United States and Mexico.

The community offers excellent access to major transportation corridors, including Interstate 805, State Route 905, and State Route 125, providing direct connectivity to Interstate 5, Downtown San Diego, and the Otay Mesa Port of Entry. The Otay Mesa Port of Entry, one of the busiest commercial border crossings in the region, supports significant freight movement and supports the area's strong industrial demand.

Otay Mesa is also in close proximity to Brown Field Municipal Airport, regional business parks, and expanding residential communities in South San Diego and Chula Vista. With a growing workforce, strategic border location, and strong infrastructure, Otay Mesa is an ideal location for logistics, warehousing, manufacturing, and distribution users seeking efficient access to both U.S. and Mexican markets within the greater San Diego Metropolitan Statistical Area.





## DEMOGRAPHICS (10 MILE RADIUS)



**434,434**  
2024 POPULATION



**128,341**  
2024 HOUSEHOLDS



**37.2**  
2024 MEDIAN AGE



**\$664,662**  
2024 MEDIAN HOME VALUE



**1982**  
2024 MEDIAN YEAR BUILT



**\$109,337**  
2024 AVG HOUSEHOLD INCOME

Source: Costar.com

## DRIVE TIMES

Interstate 125	6 Min
San Ysidro Border	17 Mins
Chula Vista Bayfront Park	20 Mins
San Diego State University	28 Mins
Downtown San Diego	31 Mins
Mission Valley	33 Mins
San Diego Intl Airport	35 Mins
Del Mar	48 Mins

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