

8534 & 8536 SIEMPRE VIVA RD

SAN DIEGO, CA 92154

±13,845

SQUARE FEET PER UNIT
TWO INDUSTRIAL UNITS FOR SALE*

*CAN BE SOLD TOGETHER



FOR SALE &
FOR LEASE

CBRE

PROPERTY HIGHLIGHTS



PER UNIT SF
13,845 SF



ASKING PRICE
Negotiable



ACRES
2.24 AC Parcel



POWER
400a, 3-Phase



YEAR BUILT
2008



PARKING
1.44/1,000 SF



CLEAR HEIGHT
24'



DOCK-HIGH
3 per unit



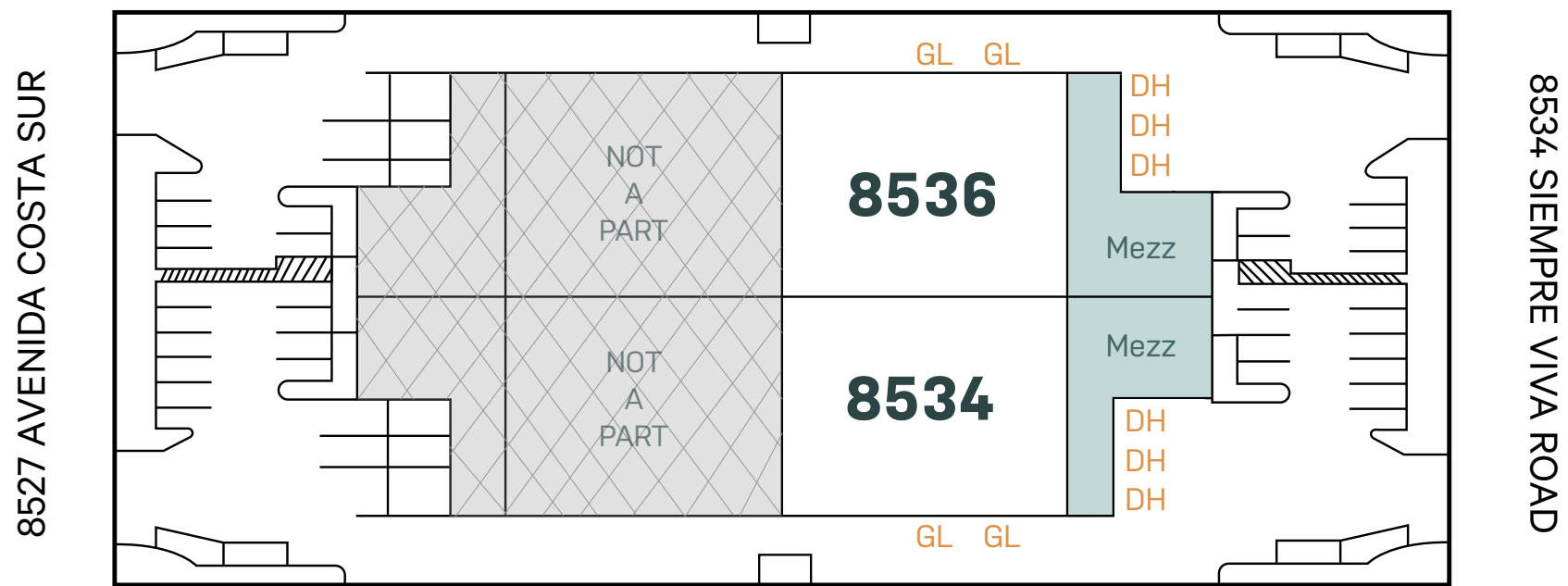
GRADE-LEVEL
2 per unit

ASKING PRICE: Negotiable
ASKING RATE: Contact Broker



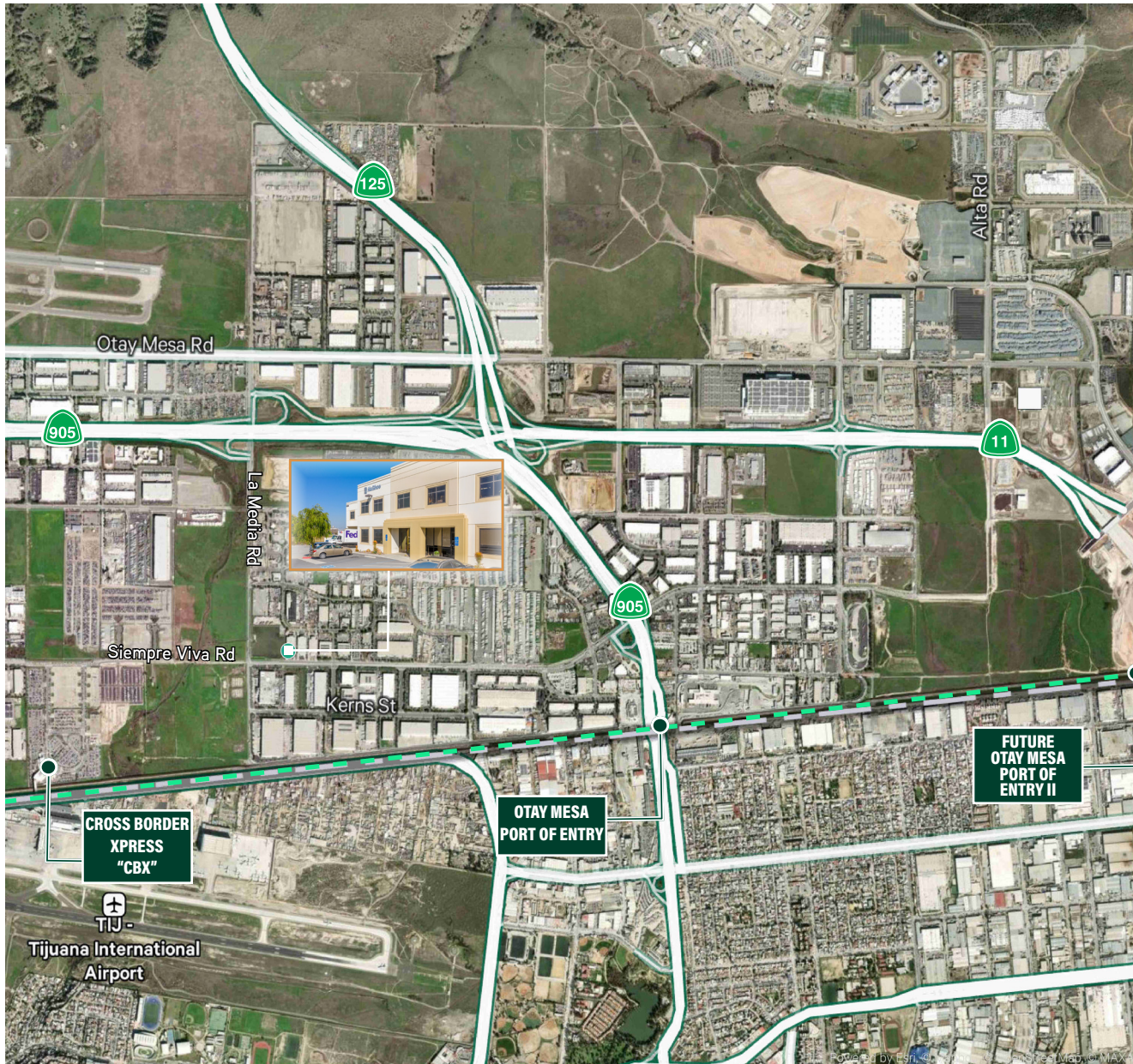
SITE PLAN

The properties located at 8534 and 8536 Siempre Viva Road are in a modern multi-unit industrial development located in the heart of San Diego's Otay Mesa submarket. These units were developed to meet the increasing demand for functional, high-capacity industrial space serving logistics, warehousing, manufacturing, and cross-border trade. Each condominium unit within this project consists of approximately 13,845 square feet, including a 2,000-square-foot mezzanine, providing flexible utility for a wide range of industrial users.



AVAILABILITY	SQUARE FOOTAGE	DOCK HIGH / GRADE LEVEL DOORS	ASKING PRICE/RATE
UNIT 1 / 8534	13,845 SF	3 DH / 2 GL	Negotiable
UNIT 2 / 8536	13,845 SF	3 DH / 2 GL	Negotiable

AERIAL OVERVIEW



Positioned along Siempre Viva Road, a critical industrial corridor within Otay Mesa — the project benefits from unbeatable regional connectivity. The site offers immediate access to Interstate 905 and State Route 125, facilitating efficient distribution channels throughout Southern California. Its proximity to the Otay Mesa Port of Entry, a major commercial border crossing, makes it especially attractive for binational manufacturing, logistics, and cross-border operators.

PRIME ACCESS TO

- State Route 905
- CA-125
- Otay Mesa Port of Entry
- Future Otay Mesa Port of Entry II
- Cross Border Xpress "CBX"
- Employment Nodes



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