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.

PROXIMITY TO MAJOR FREEWAYS

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

HIGH VISIBILITY & ACCESSIBILITY

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

FLEXIBLE USE POTENTIAL

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

SURROUNDED BY MAJOR DEVELOPMENTS

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

PARKING

Covered and secured onsite parking with ample neighborhood parking available.

STRONG DEMOGRAPHICS

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

PROPERTY UPGRADES

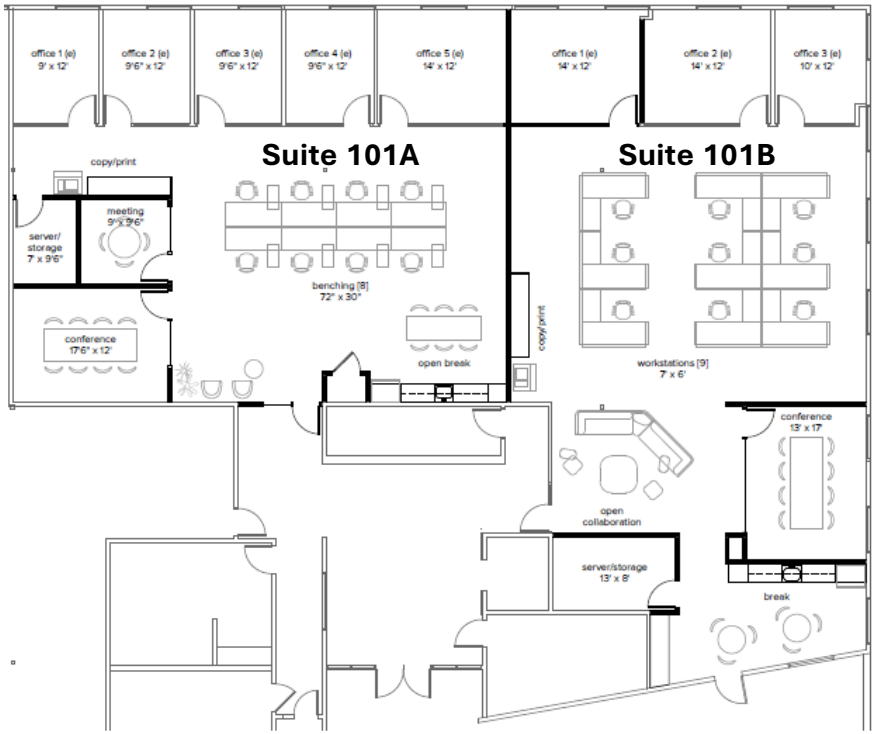
New elevator and new HVAC equipment. Stylish office interiors featuring a classic brick exterior. Shared conference facility onsite.

AVAILABILITY | Suite 101 A & B

Size	± 2,747 SF - ± 5,813 SF
Lease Rate	$1.95/SF - $2.25/SF + Electric
Signage	Contact Agent to discuss potential signage opportunities on Friars Road (40,658 VPD)
Highlight	Onsite Shared Conference Facility

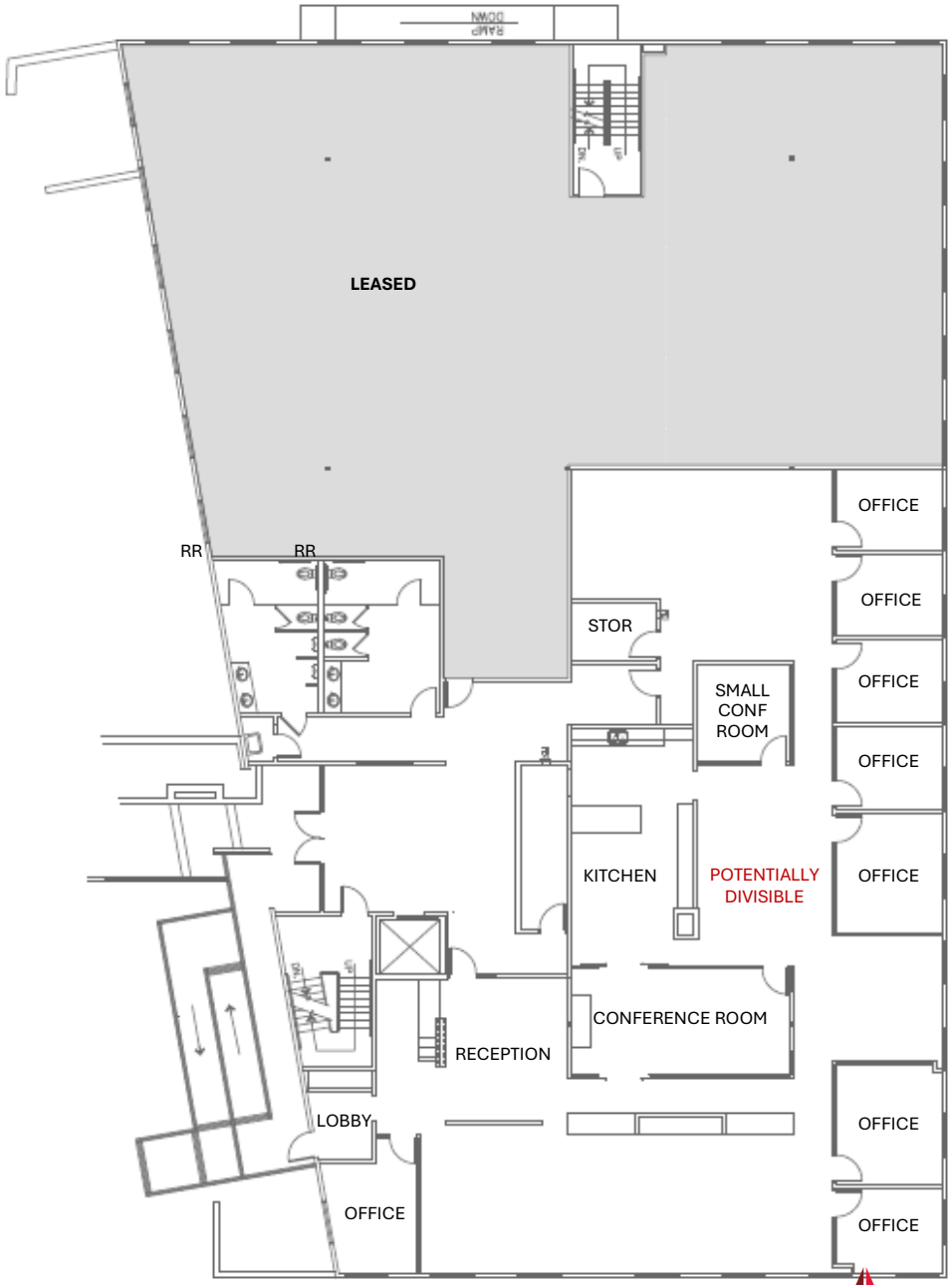
Hypothetical Demising Plan

Suites 101A & 101B | ± 2,747 SF & ± 3,066 SF



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

As-Built | Suite 101 | ± 5,813 SF



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AVAILABILITY | Suite 200

Size	± 2,298 SF
Lease Rate	$2.25/SF + Electric
Highlight	Access to shared terrace

Hypothetical Floor Plan*

Suite 200 | ± 2,298 SF

*Hypothetical Floor Plan is open to customization.
Floor Plan is not currently built out as depicted.

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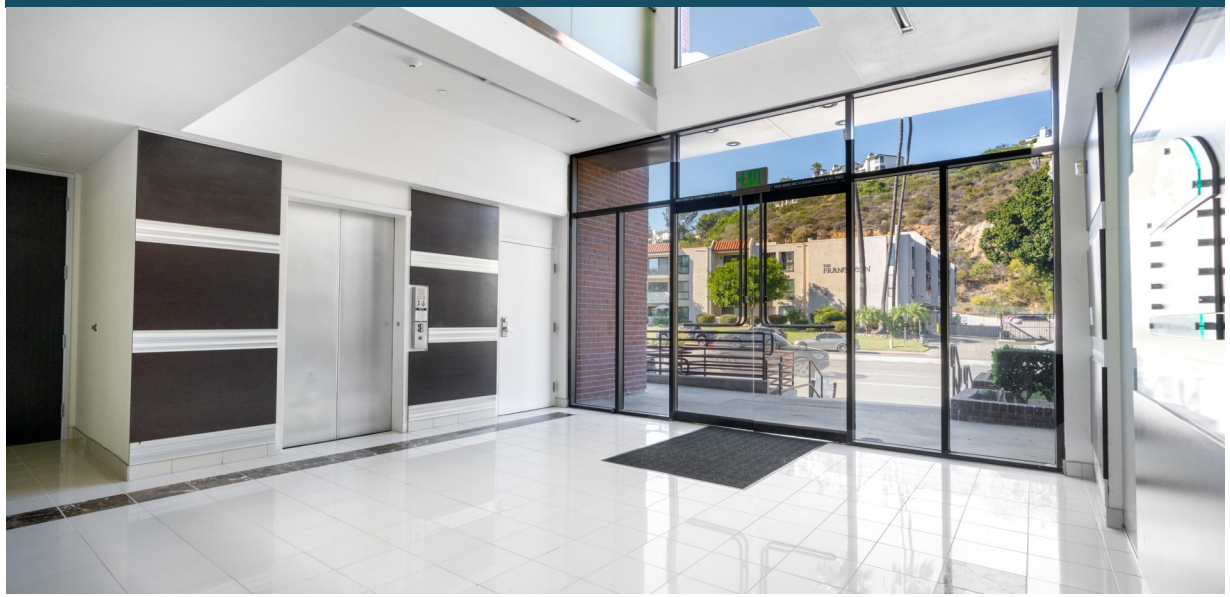
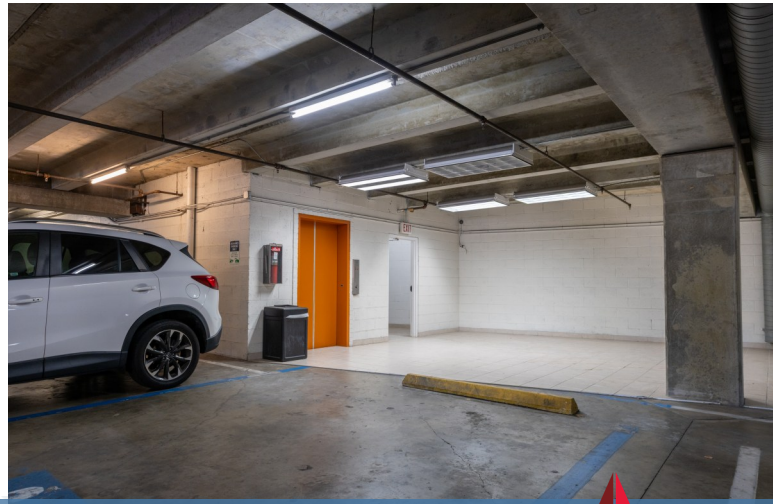
PROPERTY PHOTOS





LOCATION MAP

Pacific Coast Commercial
Sales - Management - Leasing

NEARBY AMENITIES

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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

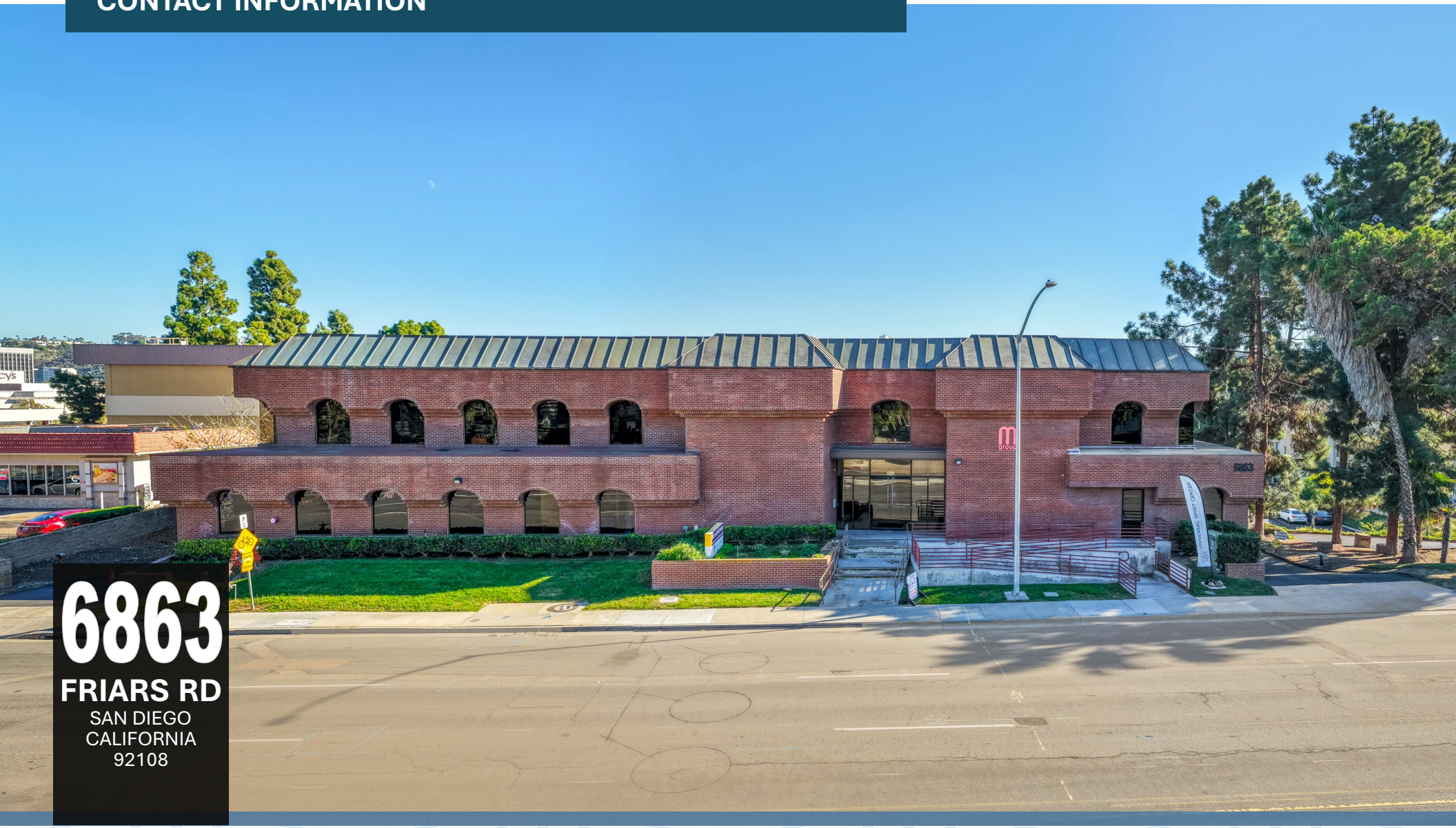
$108,830
AVG HOUSEHOLD INCOME

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

CONTACT INFORMATION



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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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