

8305 VICKERS ST

San Diego, CA 92111

OFFICE SUITES FOR LEASE
VICKERS BUSINESS CENTER
± 310 - 1,594 RSF AVAILABLE



Lee Suryani

Senior Advisor - Sales & Leasing
Lee@PacificCoastCommercial.com
Lic. 013848473

Bo Gibbons

Senior Director - Sales & Leasing
Bo@PacificCoastCommercial.com
Lic. 01367936

Office 619.469.3600 | 10721 Treana St, Suite 200 | San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930



THE PROPERTY



AVAILABILITY - FOR LEASE

- ± 310 - 1,594 RSF Office Suites Available
- Lease Rates: \$1.75/RSF - \$2.00/RSF + Elec and Janitorial



LOCATION

- 8305 Vickers Street, San Diego, CA 92111
- Within Minutes from The Convoy District



ACCESSIBILITY

- Excellent Access to the 15 and 805 Freeways and 163 & 52 Highways



ZONING

- IL-2-1 San Diego



FLEXIBLE LEASE TERMS

- Contact Agent for Details



PARKING

- 45 Surface Spaces



THE PROPERTY

1ST FLOOR

Suite 106

± 895 RSF Office Suite

- Three Offices
- Double Door Entry Direct From Parking Lot
- **Lease Rate: \$1.95/RSF + E & J**

Suite 108

± 389 RSF Office Suite

- Two Offices
- **Lease Rate: \$2.00/RSF + E & J**

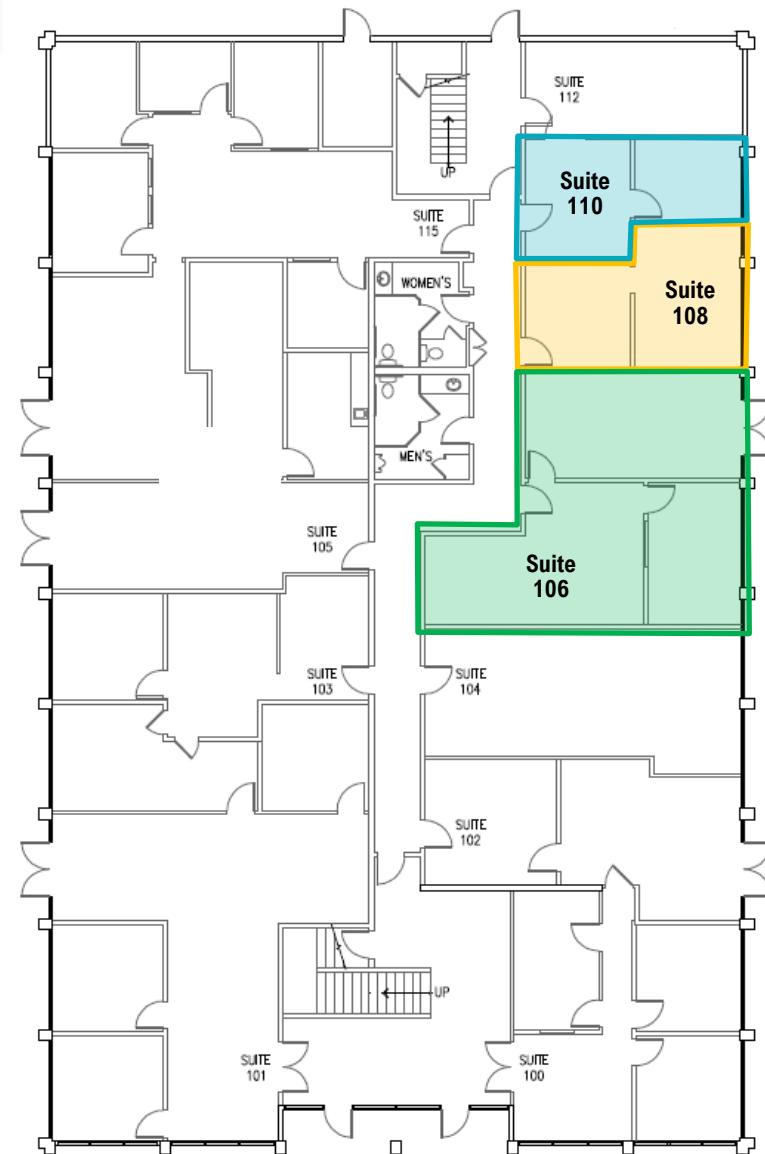
Suite 110

± 310 RSF Office Suite

- Two Offices
- **Lease Rate: \$2.00/RSF + E & J**

Suite 106-110

Total Contiguous ± 1,594 RSF Office Suite



THE PROPERTY

2ND FLOOR

Suite 200

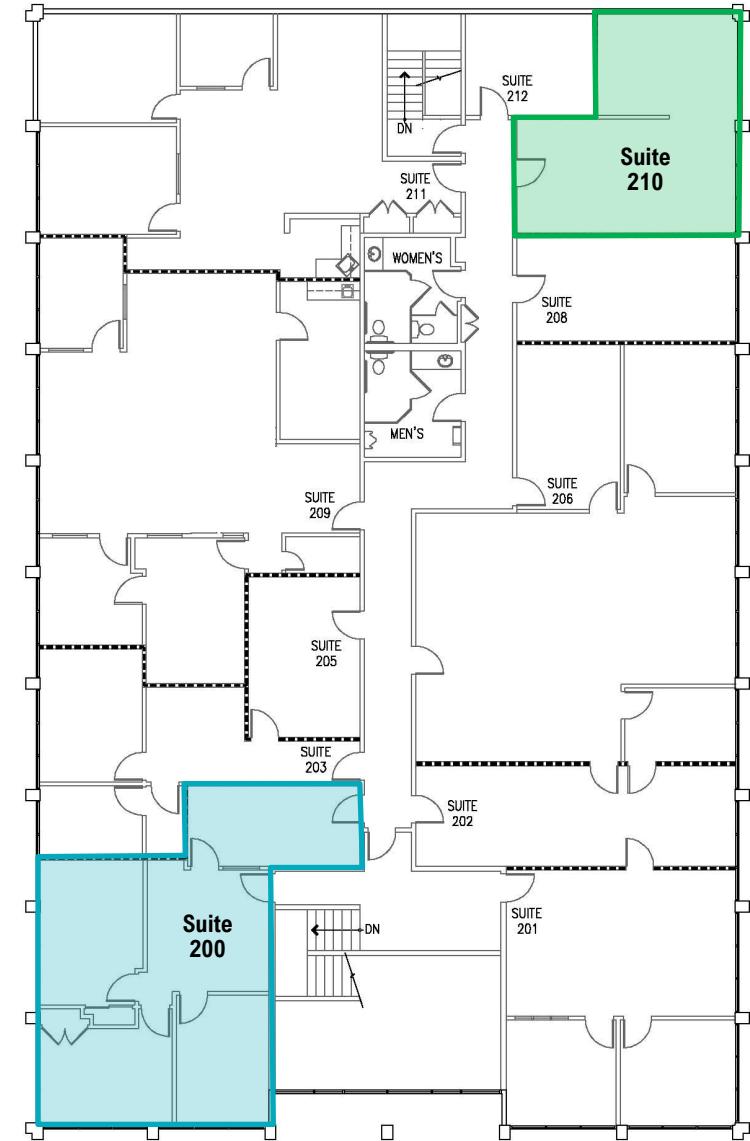
± 1,025 RSF Office Suite

- Three Large Windowed Offices
- Conference Room
- **Lease Rate: \$1.75/RSF + E & J**

Suite 210

± 415 RSF Office Suite

- Open Floor Plan
- Available March 1, 2026
- **Lease Rate: \$1.80/RSF + E & J**





TRAFFIC COUNTS

- 7,200 Cars/Day



POPULATION

- 294,720 (Within 5 Miles)



DAYTIME EMPLOYMENT

- 277,071 (Within 5 Miles)



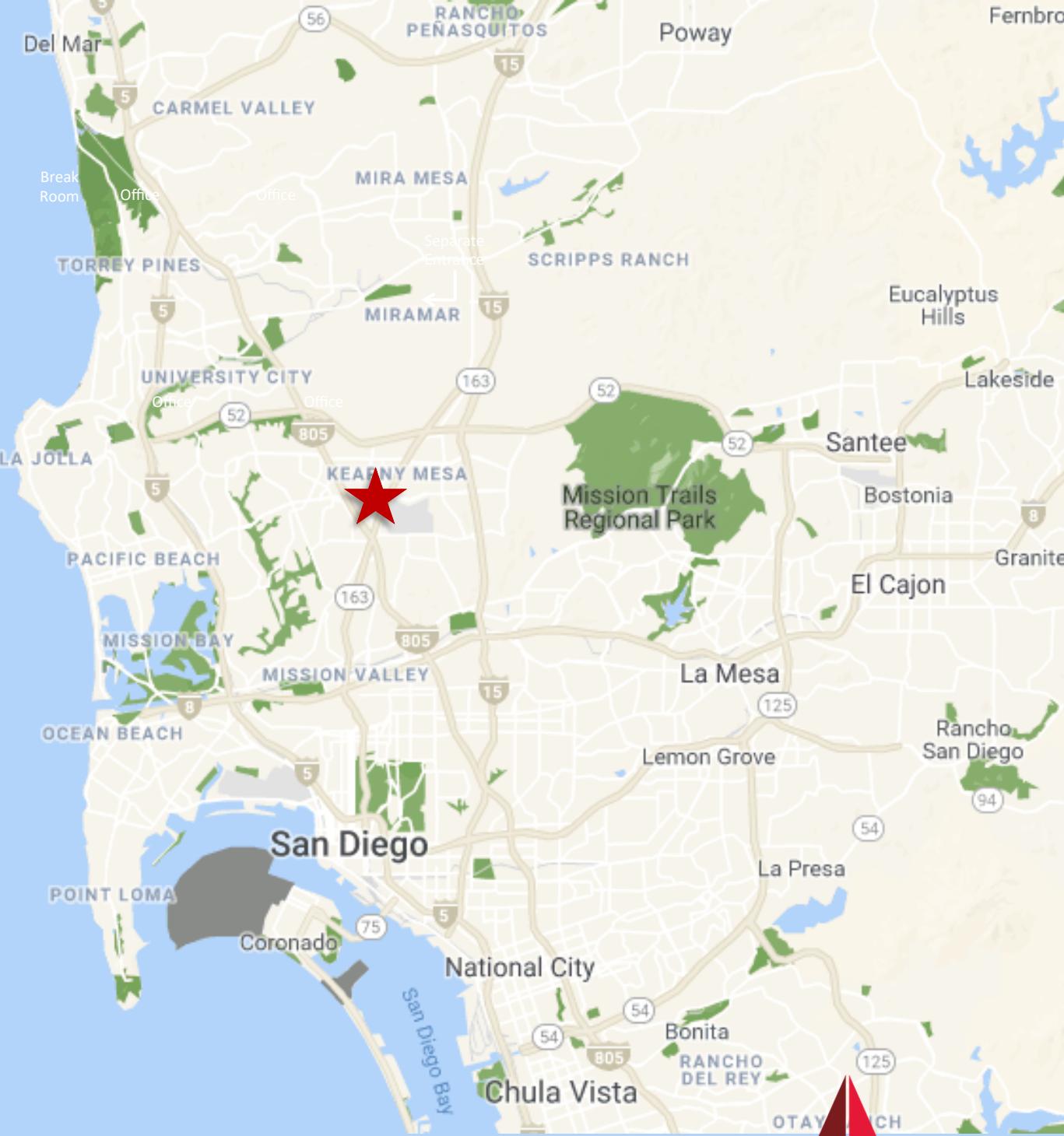
CONSUMER SPENDING

- \$3,462,428 (Within 5 Miles)



PUBLIC TRANSPORTATION

- 10.3 Miles from the San Diego International Airport



CONVOY DISTRICT RESTAURANT OVERVIEW



Convoy Street and the surrounding areas serve as the economic and cultural center of the Asian & Pacific American communities in San Diego. This bustling 2-sq. mile area – conveniently located in the Pacific Triangle bounded by the 805, 52, and 163 freeways – consists of hundreds of shops specializing in Asian products and services, including supermarkets, tea houses, cafes, karaoke bars, entertainment venues, community centers, worship halls, as well as an abundance of day-to day professional and service-related shops. What makes the area stand out is that this is where San Diegans and travelers come when craving for authentic Asian eats. Dedicated foodies, adventurous locals, hungry tourists, on-the-go professionals, budget-minded college students, and weekend families alike all converge here to find the region's best spots for Chinese Dim Sum, Vietnamese Pho, Korean BBQ, and Japanese Sushi. Its Chinatown, Thai Town, Koreatown... all rolled into one – SD style. Almost nowhere else in America would you find a such diverse collection of Pan-Asian shops & services, which adds to the unique experience. The goal is to create and capture the vibrancy found elsewhere in local destinations such as Gaslamp, Little Italy, North Park and Hillcrest – with a 21st century flair – focusing on neighborhood innovation, community investment, urban planning, global partnerships and a vision to transform the area into San Diego's next great neighborhood.

San Diego
MAGAZINE



PRIME CENTRAL LOCATION



The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.