

MISSION CORPORATE CENTER

SHORT TERM LEASES AVAILABLE



DRONE TOUR



±1,551 - 11,123 SF OFFICE SUITES FOR LEASE
6160 Mission Gorge Road, San Diego, CA 92120

COLTON SPEAS | JASON VIEIRA | TOMMAS GOLIA, CCIM

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PROPERTY FEATURES

Address:	6160 Mission Gorge Road, San Diego, CA 92120
Building Size:	± 57,729 SF
Land Area:	± 2.82 Acres
# Of Floors:	Four (4)
Elevators:	Two Passenger Elevators
HVAC:	60 Ton & 80 Ton Condensing Units (Installed 2017)
Telecomm:	Cox Communications
Connectivity:	Fiber

AVAILABILITY

Availability:	Suite 300: Approx. 9,572 SF* Suite 303: Approx. 1,551 SF* *Contiguous to 11,123 SF
Lease Rate:	\$1.95/SF
Lease Type:	Full-Service Gross** **Landlord Provides Electricity & HVAC During Normal Business Hours

LOCATION

- > Walking Distance to the New Starbucks and In-N-Out
- > Central Location in the Heart of San Diego County
- > Freeway Access via Mission Gorge Rd./Fairmont Ave. or Friars Rd.
- > Surrounded by Numerous Restaurants, Retail, Healthcare Facilities, Universities and Business Service Providers



PROPERTY HIGHLIGHTS



RECENTLY COMPLETED IMPROVEMENTS – Enhanced Painting & Flooring in Lobby, Upgraded Restrooms, Facade & Entrance Re-Imaging



NATURAL LIGHT - Expansive Window Lined Office Suites



PUBLIC TRANSPORTATION - Walking Distance to Bus Stop and Greenline Grantville Trolley Station



ABUNDANT PARKING - Up to 4:1,000 SF Available



YEAR BUILDING/RENOVATED/RE-IMAGED - 1972 / 1999 / 2020

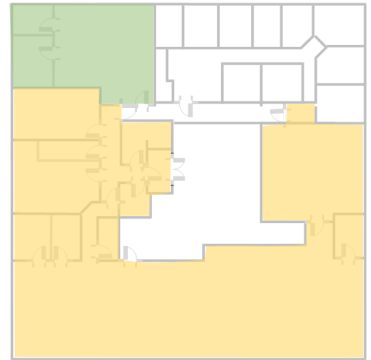
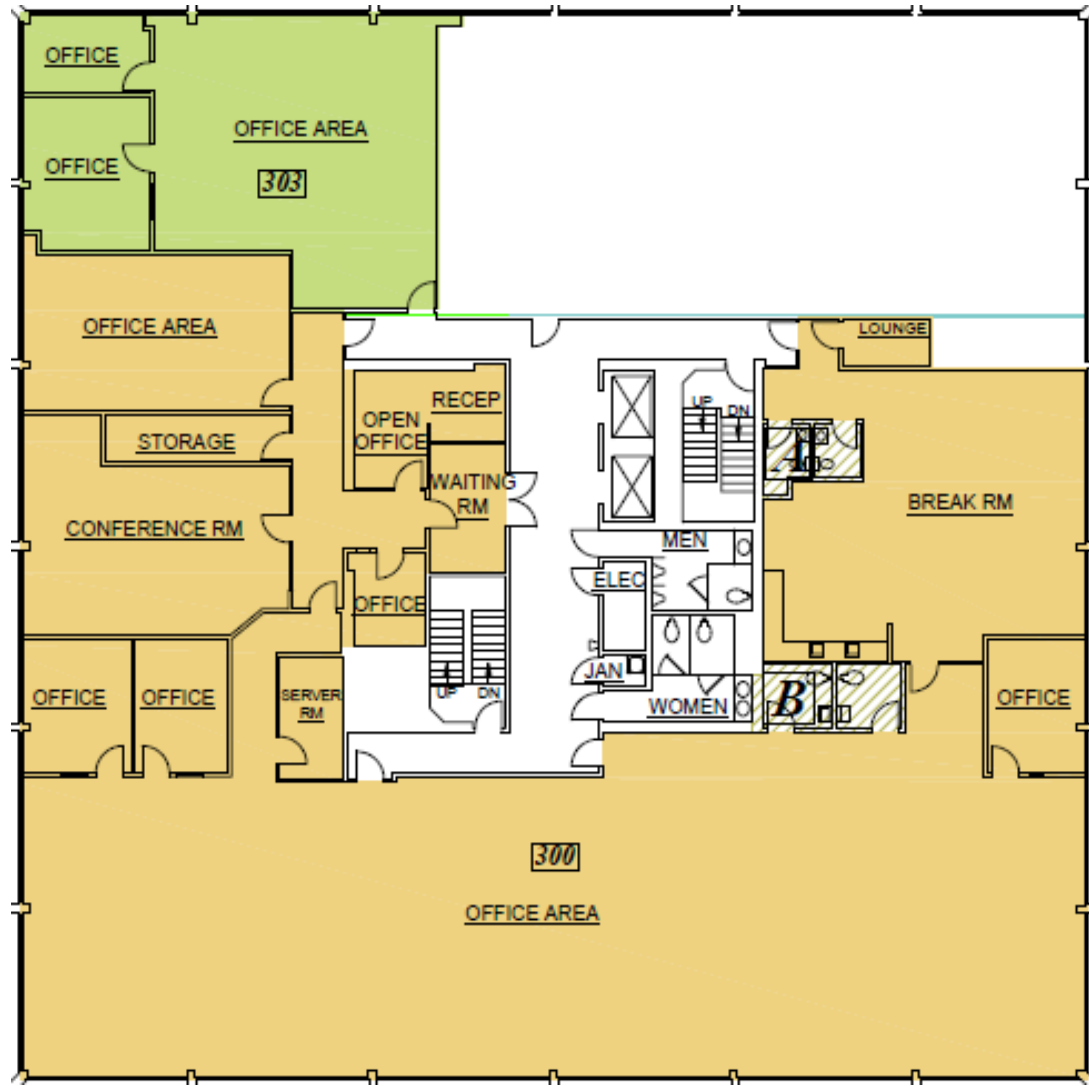




FLOOR 3

Suite 300: Approx. 9,572 RSF (Contiguous for 11,123 RSF)
Available: February 1, 2025
Private Offices, Conference Room, Break Room, Reception, Lounge, Storage, In-Suite Restrooms, and Server Room

Suite 303: Approx. 1,551 RSF (Contiguous for 11,123 RSF)
Available: February 1, 2025
Open Office, Private Offices

Flexible Ownership - Open to Short Term Leases and High Volume Uses



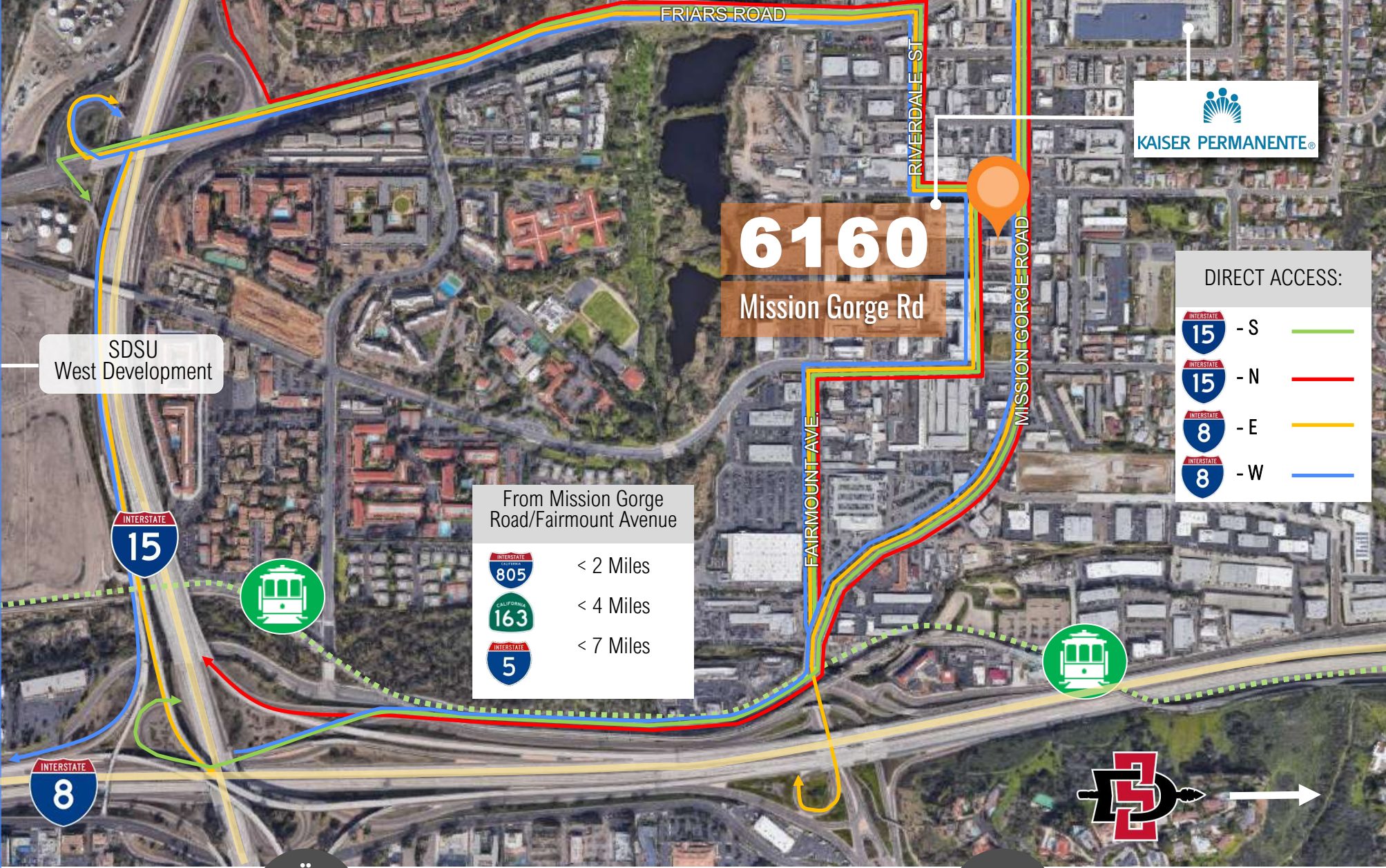
-  Suite 300: Approx. 9,572 RSF
-  Suite 303: Approx. 1,551 RSF

Floor Plan Not Fit to Scale; for Reference Purposes Only

Accessibility Map





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6160 Mission Gorge Road



6160
Mission Gorge Rd

DIRECT ACCESS:

-  - S —
-  - N —
-  - E —
-  - W —

From Mission Gorge Road/Fairmount Avenue


-  < 2 Miles
-  < 4 Miles
-  < 7 Miles

SDSU West Development



1

MINUTE WALK
BUS STOP




15

MINUTE WALK
GRANTVILLE TROLLEY STATION

4

MINUTE DRIVE
MISSION VALLEY



15

MINUTE DRIVE
DOWNTOWN



DOWNTOWN

MISSION VALLEY

SDSU West Development



25,300
Cars Per Day



6160
Mission Gorge Rd



MISSION GORGE RD



FAIRFIELD.
Gravity Apartments
325 Units

TWAIN AVE

The Commons
+/- 7,800 SF Retail





FRIARS RD

6160

Mission Gorge Rd



MISSION GORGE RD



TWAIN AVE



The Commons +/- 7,800 SF Retail

25,300 Cars Per Day



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Professionally Owned/Managed By:  **MONRO CAPITAL**



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