

FOR SALE OR LEASE

±0.40 - ±2.35 Acres | Lay Down Yard

Central San Diego | 9685 Via Excelencia



**NORTH PALISADE
PARTNERS**

Colliers



287,000  
Vehicles Per Day

CONTACT

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Property Highlights



I-15 FRONTAGE



±0.40 - ±2.35 ACRES



SDR-10 ZONING

[Link to SDR-10 Zoning Page](#)



EASTERN MIRAMAR LOCATION



SITE EQUIPPED WITH POWER



LOCATED IN THE
NEW MIRA MESA
COMMUNITY PLAN

[Link to Mira Mesa Community Plan](#)

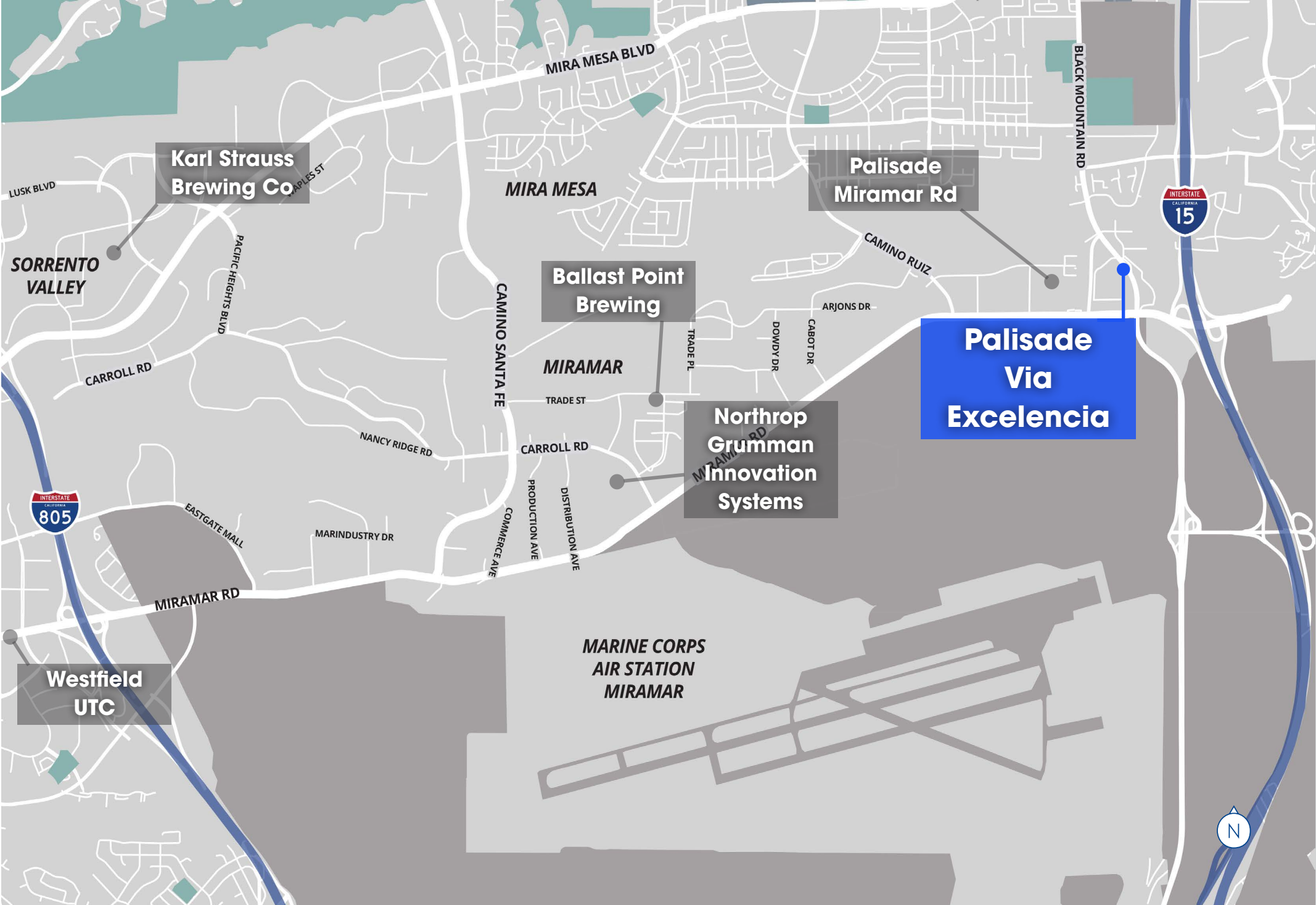


FENCED, SECURED & PERMIT READY
FOR CONCRETE PAVING






EQUIPMENT & MATERIALS STORAGE
YARD PERMITTED

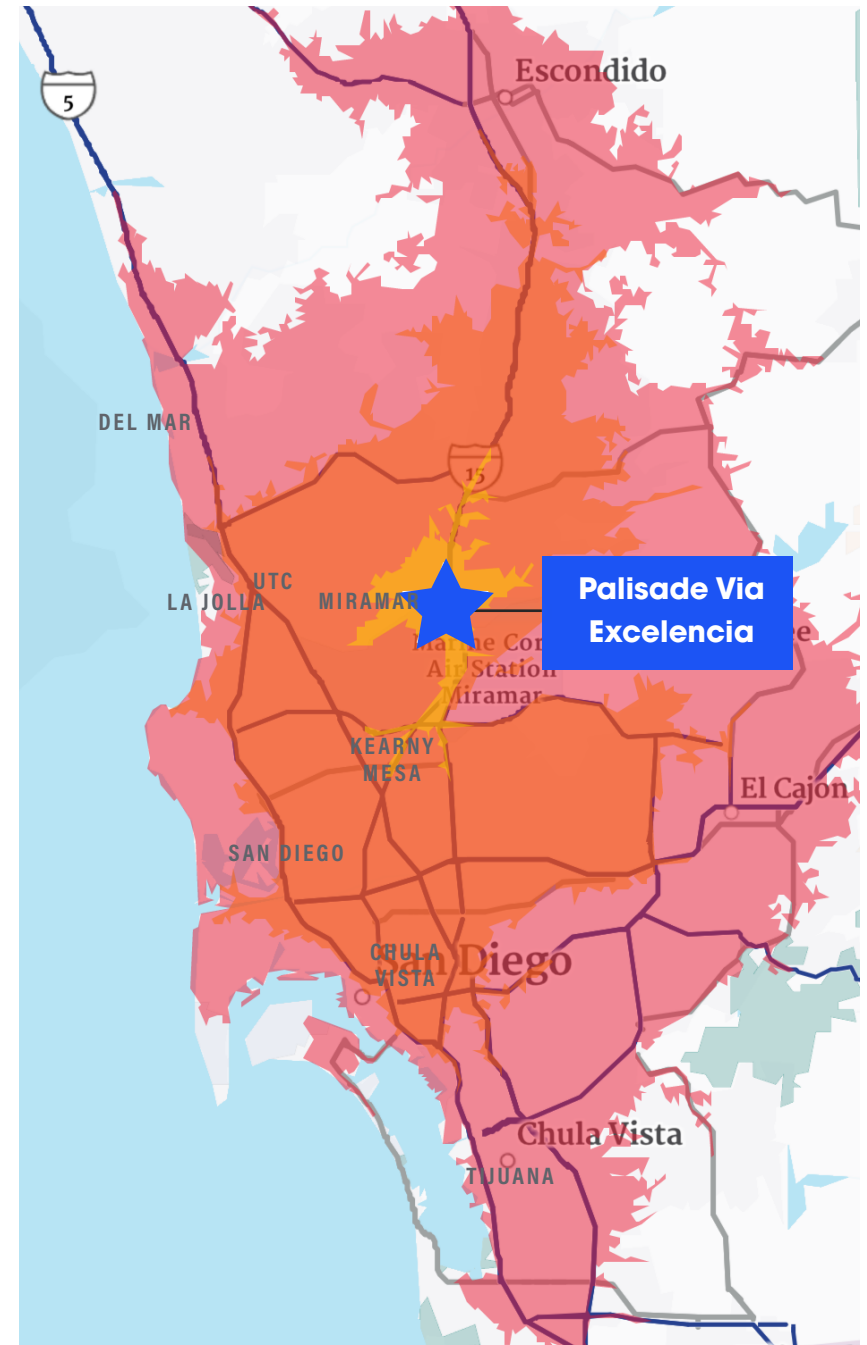
AVAILABLE IMMEDIATELY



DRIVE TIMES

| Drive Times | |
|---|------------|
|  | 10 Minutes |
|  | 20 Minutes |
|  | 30 Minutes |

| | |
|--|-----|
| Minutes to Downtown San Diego | 20 |
| Minutes to Otay Mesa | 30 |
| Minutes to United States - Mexico Border | 35 |
| Minutes to Port of Long Beach | 120 |
| Minutes to Oceanside | 40 |
| Minutes to Yuma, AZ | 180 |



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