

FOR LEASE

9513 Black Mountain Rd, San Diego, CA 92126

9513
BLACK MOUNTAIN ROAD
AUTO CENTER
MIRA MESA
AUTOMOTIVE
BLACK MOUNTAIN
COLLISION
BLACK MOUNTAIN EUROPEAN
D&T AUTO REPAIR



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DRE # 02068445

LEASE SUMMARY

THE PROPERTY

9513 Black Mountain Rd offers versatile industrial/warehouse space within an established auto center in the heart of Mira Mesa. Zoned for light industrial use, the suite features open warehouse space with roll-up door access, ideal for automotive services, light manufacturing, or general industrial operations. Located within a multi-tenant complex, this property caters to a variety of trade and service businesses.

For more details and leasing options, contact advisor.



LEASE SUMMARY

PROPERTY DETAILS

PROPERTY TYPE	Industrial/Warehouse	LOCATION	Mira Mesa, CA
BUILDING SIZE	±12,000 SF	TENANCY	Multiple
LOT SIZE	±43,124 SF	PARKING	3.79/1,000 SF



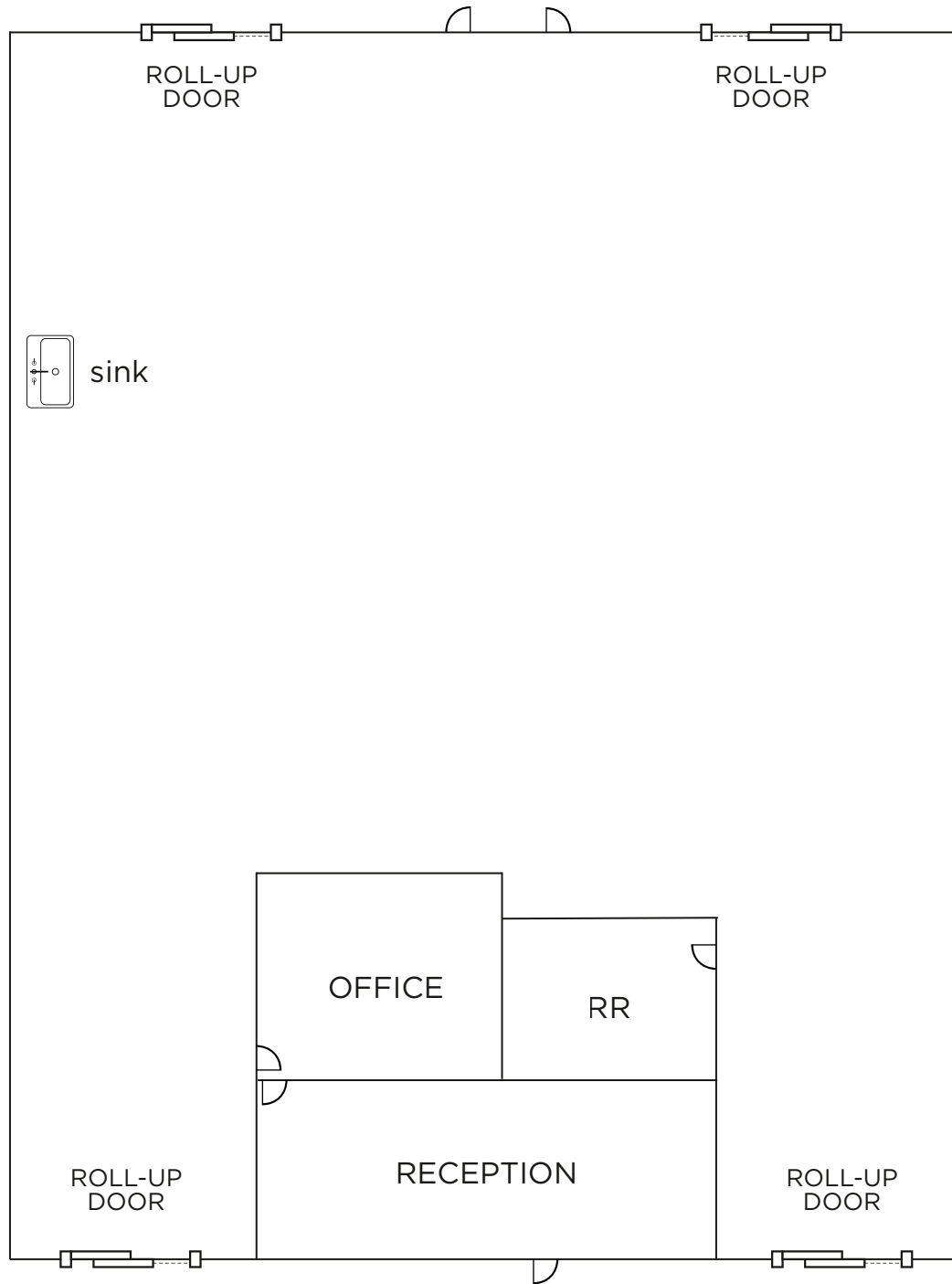
LEASE SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
9513 STE D	±3,000 SF	Industrial/Warehouse/Auto Repair	Contact Advisor



FLOOR PLAN



PROPERTY IMAGES | 9513 SUITE D

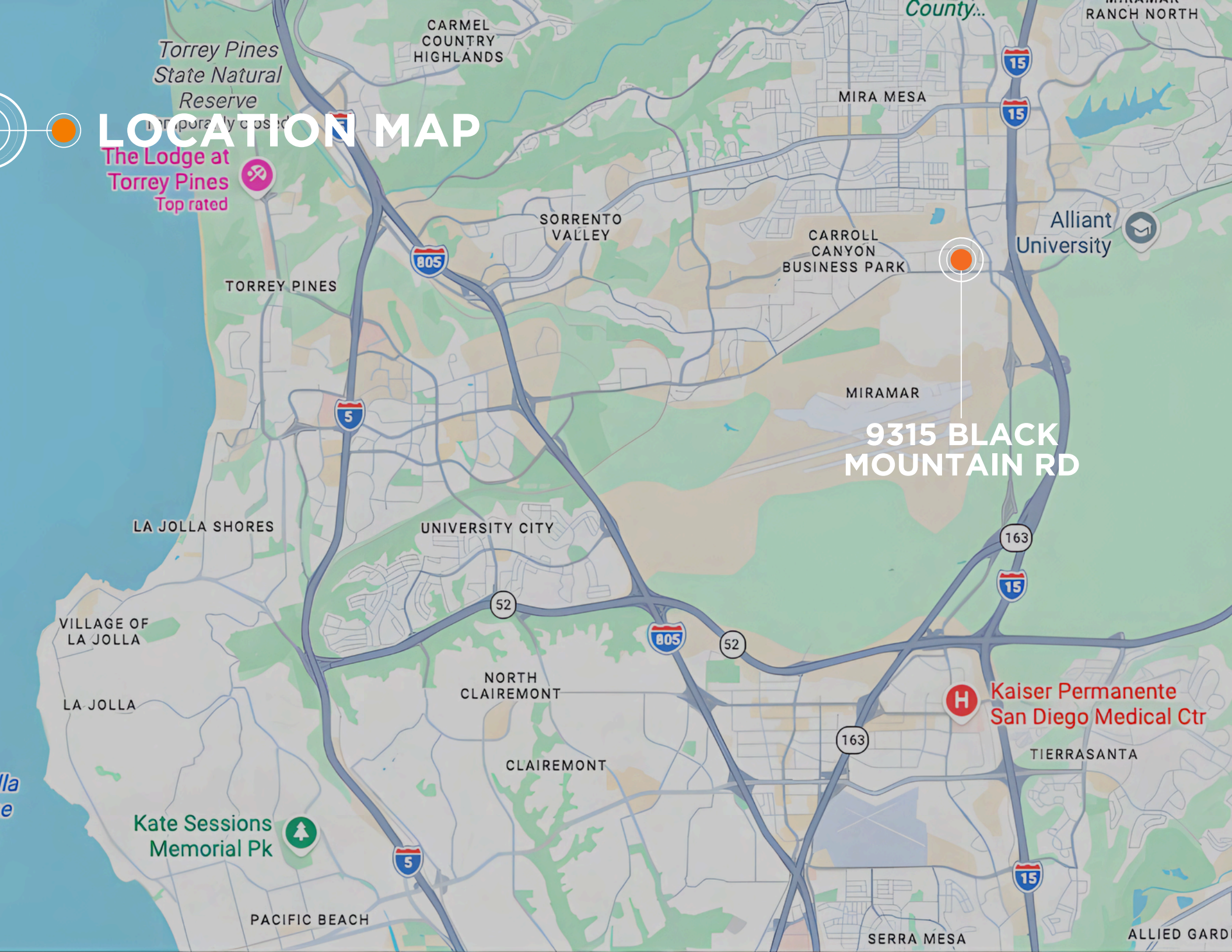


LOCATION MAP

**The Lodge at
Torrey Pines**
Top rated

**9315 BLACK
MOUNTAIN RD**

**Kaiser Permanente
San Diego Medical Ctr**



LOCATION SUMMARY



MIRA MESA, CALIFORNIA

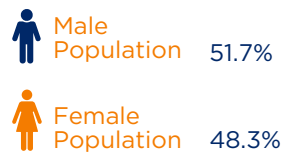
Located in San Diego's Mira Mesa submarket, this property benefits from direct access to I-15 and proximity to major commercial corridors like Miramar Rd and Camino Ruiz. The area is home to a strong base of industrial, automotive, and service-oriented businesses, with a high daytime population and dense residential communities nearby. Its strategic central location provides easy access to customers across North County, UTC, and Downtown San Diego.

DEMOGRAPHICS

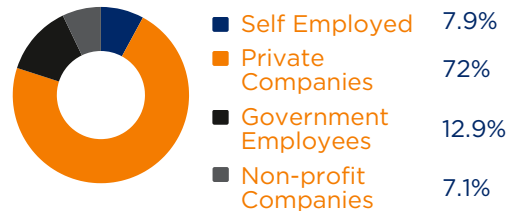
MIRA MESA, CA

Mira Mesa offers a strong workforce and customer base for industrial and service users, with 50,611 residents and 16,532 households (avg. household size 3). The area’s working-age profile (median age 36) and diverse labor pool that supports a wide range of light industrial and warehouse operations. With a median household income of \$123,232, this submarket aligns well with businesses seeking stable demand.

POPULATION



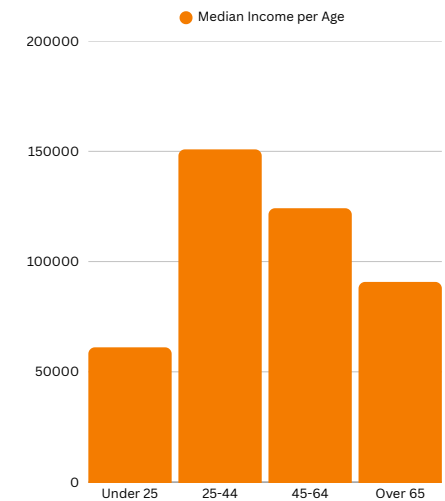
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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