



6863

FRIARS RD

SAN DIEGO
CALIFORNIA
92108

PRIME MISSION VALLEY OFFICE AVAILABLE FOR LEASE

COLTON SPEAS
Lic. 02062812

TOMMAS GOLIA
Lic. 01890744

JASON VIEIRA
Lic. 01896589

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.



HIGH VISIBILITY & ACCESSIBILITY

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



SURROUNDED BY MAJOR DEVELOPMENTS

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



STRONG DEMOGRAPHICS

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



PROXIMITY TO MAJOR FREEWAYS

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



FLEXIBLE USE POTENTIAL

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



PARKING

Covered and secured onsite parking with ample neighborhood parking available.



PROPERTY UPGRADES

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



FASHION VALLEY
A SIMON MALL

FASHION VALLEY ROAD

RIVERWALK

FRIARS ROAD

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

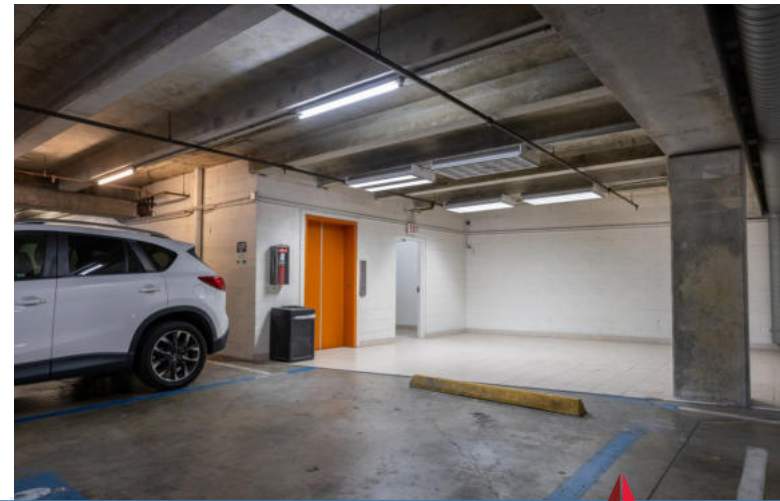


*Hypothetical Floor Plan is open to customization.
Floor Plan is not currently built out as depicted.

PROPERTY PHOTOS



Shared Conference Facility



6863 Friars Road

LOCATION MAP



WOOD RANCH
YOGURTLAND
WHICH WICH? SMASHBURGER
BARNES & NOBLE

TRADER JOE'S LAZY DOG
MARSHALLS BEVMO!
WEST ELM DSW
KINGS FISH HOUSE GOLF GALAXY

PAINT BOX BUFFALO WILD WINGS
GAMESTOP YARD HOUSE
VICTORIA'S SECRET RACK MACYS TARGET
ZALES THE DIAMOND STORE OUTBACK STEAKHOUSE
PAPAYA CLOTHING MICHAEL'S TILLYS

FASHION VALLEY
A SIMON MALL

FASHION VALLEY ROAD

RIVERWALK

FRIARS ROAD

BR BLOOMINGDALES FOREVER 21
BANANA REPUBLIC GUESS MK Neiman Marcus
NORDSTROM P.F. CHANG'S WHITE HOUSE BLACK MARKET WILLIAMS SONOMA THE CHEESECAKE FACTORY
VICTORIA'S SECRET JCPenney ZARA GUCCI MACYS

6863 Friars Road

NEARBY AMENITIES



6863

FRIARS ROAD

sears outlet
petco
Jerome's Furniture
7 ELEVEN
Jamba Juice
FedEx
Pita Pit

SeaWorld
PECHANGA ARENA

SPROUTS
Smart & Final
Michael's
TJ-maxx
CVS Health
DOLLAR TREE
HomeGoods
ULTA BEAUTY
corepower YOGA
GameStop

University of San Diego

Round Table PIZZA
Ralphs
DICK'S SPORTING GOODS
petco
ROSS DRESS FOR LESS
CVS Health
Walgreens
STARBUCKS COFFEE
CHIPOTE MEXICAN
THE HOME DEPOT
TARGET
TACO BELL

SAN DIEGO INTERNATIONAL AIRPORT
LET'S GO.

bloomingdales
FOREVER 21
BANANA REPUBLIC
NORDSTROM
GUESS
MK
Neiman Marcus
P.F. CHANG'S
WHITE HOUSE BLACK MARKET
WILLIAMS SONOMA CALIFORNIA
The Cheesecake Factory
VICTORIA'S SECRET
GUCCI
JCPenney
ZARA
macy's

TRADER JOE'S
Lazy DOG
KING'S FISH HOUSE
GOLF GALAXY
Marshalls
BevMo!
west elm
DSW
G.B.

WOOD RANCH
WHICH WICH? SUPERIOR SANDWICHES
Yogurtland get real.
smashburger
BARNES & NOBLE
RESTAURANT BREWHOUSE

BAHAMA BUNS
BUFFALO WILD WINGS
GameStop
Yard House
ZALES THE DIAMOND STORE
OUTBACK STEAKHOUSE
Papaya Clothing
Michaels
TILLYS
VICTORIA'S SECRET
rack
macy's
TARGET

WHOLE FOODS MARKET
COMMUNAL COFFEE
GREAT MAPLE
RAM Dilly's
HILL REST
SPROUTS FARMHOUSE MARKET

SDSU CAMPUS WEST

SAN DIEGO 20

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



6863

FRIARS RD

SAN DIEGO
CALIFORNIA
92108

COLTON SPEAS

D: (858) 598-2873

Colton@PacificCoastCommercial.com

Lic. 02062812

TOMMAS GOLIA, CCIM

D: (858) 598-2891

Tommas@PacificCoastCommercial.com

Lic. 01890744

JASON VIEIRA

D: (858) 300-0375

Jason@PacificCoastCommercial.com

Lic. 01896589

OFFICE (619) 469-3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

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