

FOR SALE / LEASE:

52,881 OFFICE BUILDING ON 2.79 ACRES WITH SECURED PARKING

2297 NIELS BOHR COURT, SAN DIEGO, CA 92154



KIMBERLY CHANELLE CLARK, ESQ.
Senior Vice President | Partner
858.458.3343 | Lic #01439305
kclark@voitco.com

Voit
REAL ESTATE SERVICES

THE CLARK TEAM

±52,881 SF
SQUARE FEET

±2.79 AC
LOT SIZE

3.5/1,000 SF
185 SPACES

TWO
OF STORIES

2001
YEAR BUILT

646-230-27
PARCEL NUMBER

Voit Real Estate Services, as exclusive advisor, is pleased to present to qualified investors, a unique San Diego investment opportunity to purchase Pacific Rim Professional Plaza, located at 2297 Niels Bohr Court, San Diego, CA 92154.

PACIFIC RIM PROFESSIONAL PLAZA is a multi-tenant office building located less than a half mile from the Otay Mesa Land Port of Entry. Out of all the Land Port of Entries in California, this border crossing is second in terms of total volume in the country and is the busiest truck crossing on the California/Mexico border. The building is well-appointed and is uniquely fitted with specialized security features for federal tenants executing highly important national security functions.





**BUILDING
CONDITION**

100% Concrete Tilt-Up;
Built Out With Office



**FLOOR-TO-FLOOR
HEIGHT**

±9' on ground floor,
±9' on 2nd floor



ZONING

IL-2-1 (Industrial Light)
AIA (Airport Influence
Overlay); Community Plan
Overlay



POWER

±1,000 Amps at
277/480 Volt



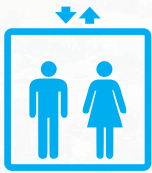
**FIBER
PROVIDERS**

Cox
Communications



**SPRINKLER
SYSTEM**

Sprinklered throughout
with Light Hazard Rating



ELEVATORS

Two (2) Otis Elevators
with 2,500 Lbs or
15 people Capacity for
each



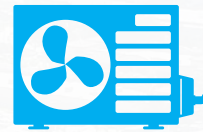
**BUILDING
FLEXIBILITY**

Corporate Headquarter
Multi-Tenant



**ADDITIONAL
POWER**

Functioning Kohler 100
REOZ & 100 KW Backup
Generator to Power
Building in a Blackout/
Power Outage



**HVAC/
MECHANICAL**

59 Units (200 Tons) Heat
Pump Split System &
Packaged AC Heat Pump
Units



ROOF

Rolled Asphalt
Composition; Original
2005 roof with major
repairs completed by
Landlord in August 2018



AMENITIES

Six (6) balconies located
throughout the 2nd floor
office suites; Full gym
with men's and women's
lockers and showers



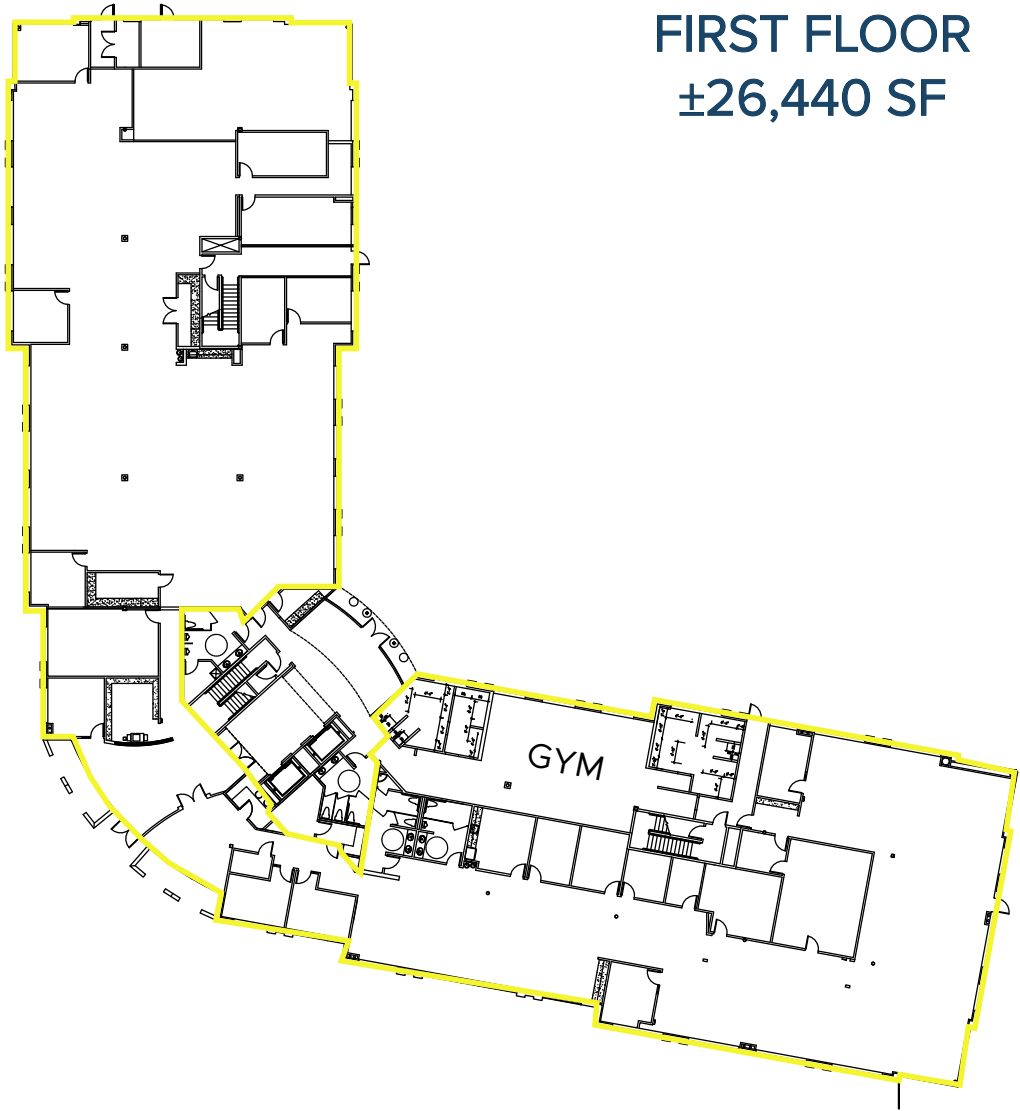
BUILDING CONDITION:	100% Concrete Tilt-Up; Built Out With Office
FLOOR-TO-FLOOR HEIGHT:	±9' on ground floor, ±9' on 2nd floor
ZONING:	IL-2-1 (Industrial Light Zone) - allows a mix of light industrial and office (including medical office) uses with limited commercial AIA (Airport Influence Overlay) Community Plan Implementation Overlay (CLICK HERE FOR ZONING INFORMATION)
POWER:	±1,000 Amps at 277/480 Volt
FIBER PROVIDERS:	Cox Communications
SPRINKLER SYSTEM:	Sprinklered throughout with Light Hazard Rating
BUILDING FLEXIBILITY:	Corporate HQ, Multi-Tenant
ELEVATORS:	Two (2) Otis Elevators with 2,500 Lbs or 15 people Capacity for each
HVAC/MECHANICAL:	59 Units (200 Tons) Heat Pump Split System & Packaged AC Heat Pump Units
ADDITIONAL POWER SOURCE:	Functioning Kohler 100 REOZ & 100 KW Backup Generator to Power Building in a Blackout/Power Outage
ROOF:	Rolled Asphalt Composition; Original roof from 2005 construction with major repairs completed by Landlord in August 2018
AMENITIES:	Six (6) balconies located throughout the 2nd floor office suites; Full gym with men's and women's lockers and showers
PARKING RATIO:	3.5/1,000 (185 Spaces)

SALE PRICE: \$7,999,999

LEASE RATE: \$2.50/SF



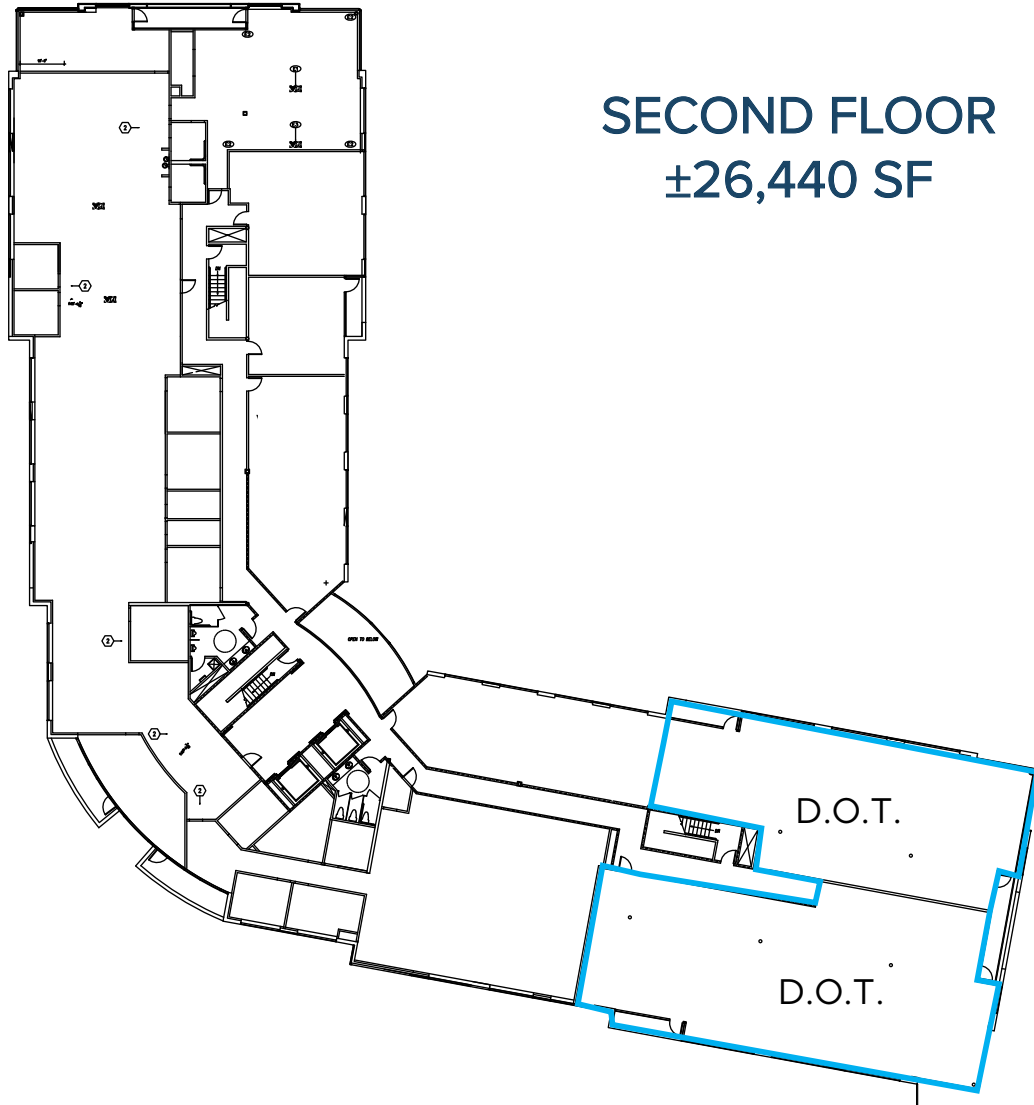
Floor Plans



FIRST FLOOR
±26,440 SF



Floor Plans



SECOND FLOOR
±26,440 SF



SECOND FLOOR AVAILABILITY

TENANT	SUITE	SIZE	RATE	EXPIRATION
Dept of Transportation	Suite 204	±7,434 SF	\$2.50/SF	June 2027





OPEN VISITOR PARKING

SECURED PARKING

SECURED PARKING

SIEMPRE VIVA ROAD



ABOUT OTAY MESA

Otay Mesa is a community in the southern section of the city of San Diego, just north of the U.S.–Mexico border. It is bordered by the Otay River Valley and the city of Chula Vista on the north; Interstate 805 and the neighborhoods of Ocean View Hills and San Ysidro on the west; unincorporated San Diego County on the north and east including East Otay Mesa and the San Ysidro Mountains; and the Otay Centenario borough of Tijuana, Mexico on the south.

Major thoroughfares include Otay Mesa Road/California State Route 905, Otay Valley Road/Heritage Road, Siempre Viva Road, and California State Route 125.

The Otay Mesa Port of Entry is one of two border crossings within the city of San Diego, the other being the San Ysidro Port of Entry six miles to the west. Trucks are generally instructed to use the border crossing in Otay Mesa instead of the San Ysidro one.

Two miles east of the Otay Mesa border crossing in the unincorporated area of East Otay Mesa, the new Otay Mesa East Port of Entry is planned to be in service as early as 2023.

The Cross Border Xpress (CBX) is a terminal serving and a pedestrian bridge crossing to the main terminal of Tijuana International Airport. This crossing has a 45,000-square-foot facility in Otay Mesa. It was established by Otay-Tijuana Ventures LLC and had a cost of \$78 million and opened in 2015. CBX makes Tijuana Airport the world's first geographically bi-national airport, because unlike the bi-national airports serving the Swiss cities of Basel (entirely on French territory) and Geneva (entirely on Swiss territory), the CBX terminal is physically located in the United States but serves an airport whose main terminal and runways are in Mexico.



OTAY II PORT OF ENTRY

OTAY MESA PORT OF ENTRY

CROSS BORDER XPRESS

BROWN FIELD



OTAY MESA DEMO'S



\$715,821
 MEDIAN HOME VALUE
 5 MILE RADIUS



1,237
 BUSINESSES

35.8
 MEDIAN AGE
 5 MILE RADIUS

9,918
 HOUSEHOLDS
 5 MILE RADIUS



12,750
 EMPLOYEES

MEDIAN HOUSEHOLD INCOME

1 MILE.....664

3 MILE.....3,829



\$4,529,597
 CONSUMER SPENDING



(3 MILE RADIUS)

OTAY MESA BORDER CROSSING



TRUCK CROSSINGS: Over 1 million incoming trucks in 2023

POPULATION

1 MILE.....664

3 MILE.....3,829

5 MILE.....38,843

THE OTAY MESA AND TECATE PORTS handled \$47.5 billion in total bilateral trade value via trucks

IMPORTS/EXPORTS: In FY 2021, the port processed \$13.5 billion in exports and \$37.4 billion in imports



35,922 SR-905 + Siempre Viva Road

21,415 Siempre Viva Road + Paseo de Las Americas

35,922 Niels Bohr Court + Heinrich Hertz Drive

Airway Rd

COCINA 35
oldschool mexican

905

Heinrich Hertz Dr

Niels Bohr Ct

Holiday Inn Express & Suites

QUALITY

Siempre Viva Rd

AutoZone

Otay Center Dr

STATE OF CALIFORNIA
DMV
DEPARTMENT OF MOTOR VEHICLES

Siempre Viva Rd



Paseo De Las Americas

Michell Faraday Dr



Roll Dr

O'Reilly



ARCO
ampm

905

Via de la Amistad

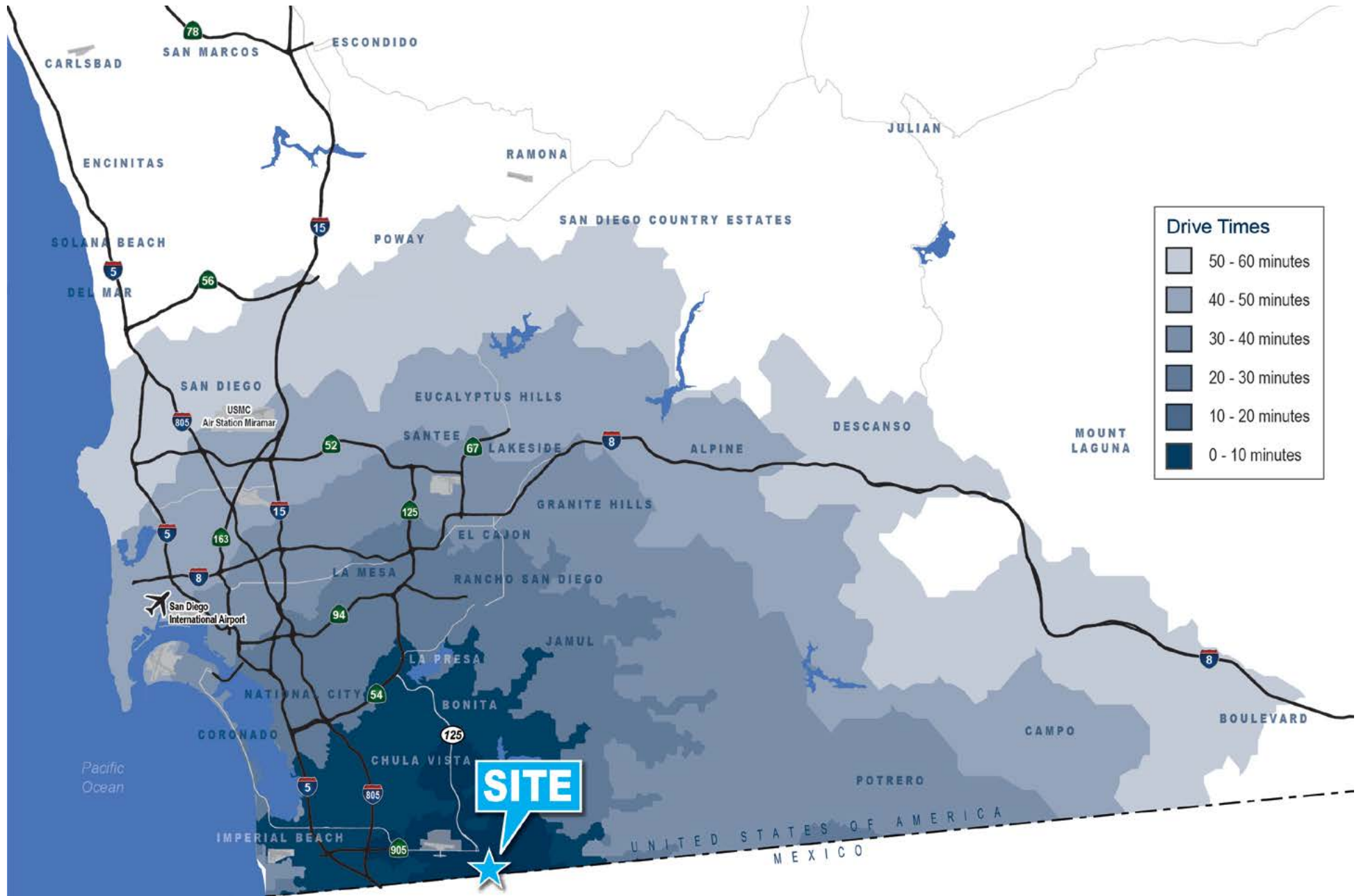
POSTALANNEX
Your Home Office

Customhouse Plaza

Otay Mesa
Land Point of Entry

UNITED STATES
MEXICO

Drive Time Map





KIMBERLY CHANELLE CLARK, ESQ.
Senior Vice President | Partner
858.458.3343 | Lic #01439305
kclark@voitco.com

Voit
REAL ESTATE SERVICES



4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.