

VISTA VIEW PLAZA

Real People. Real Solutions.®



6725 MESA RIDGE ROAD, SAN DIEGO, CA 92121

Voit

REAL ESTATE SERVICES

Presented By:

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Mesa Ridge Road
San Diego, CA 92121

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PROPERTY HIGHLIGHTS

- » Highly Desirable Sorrento Mesa Location
- » Professional Corporate Office Building
- » Tranquil Canyon Setting
- » Hotels, Restaurants, and Banking in Close Proximity
- » Two Delis in Walking Distance
- » Excellent Access to I-805, I-5, I-15 and Hwy-56
- » On-Site Building Management
- » Flexible Floor Plans
- » Great Window Line and Views
- » Wide Range of Allowable Uses
- » Downstairs bathrooms recently remodeled
- » 24/7 access and HVAC (package units)
- » High security cameras throughout

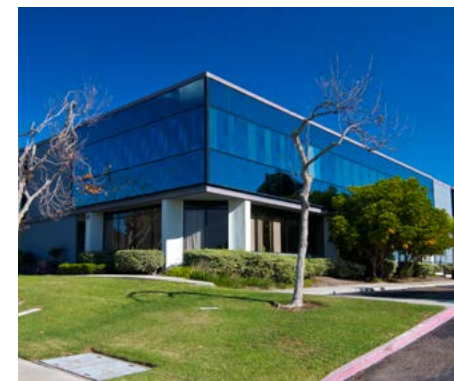
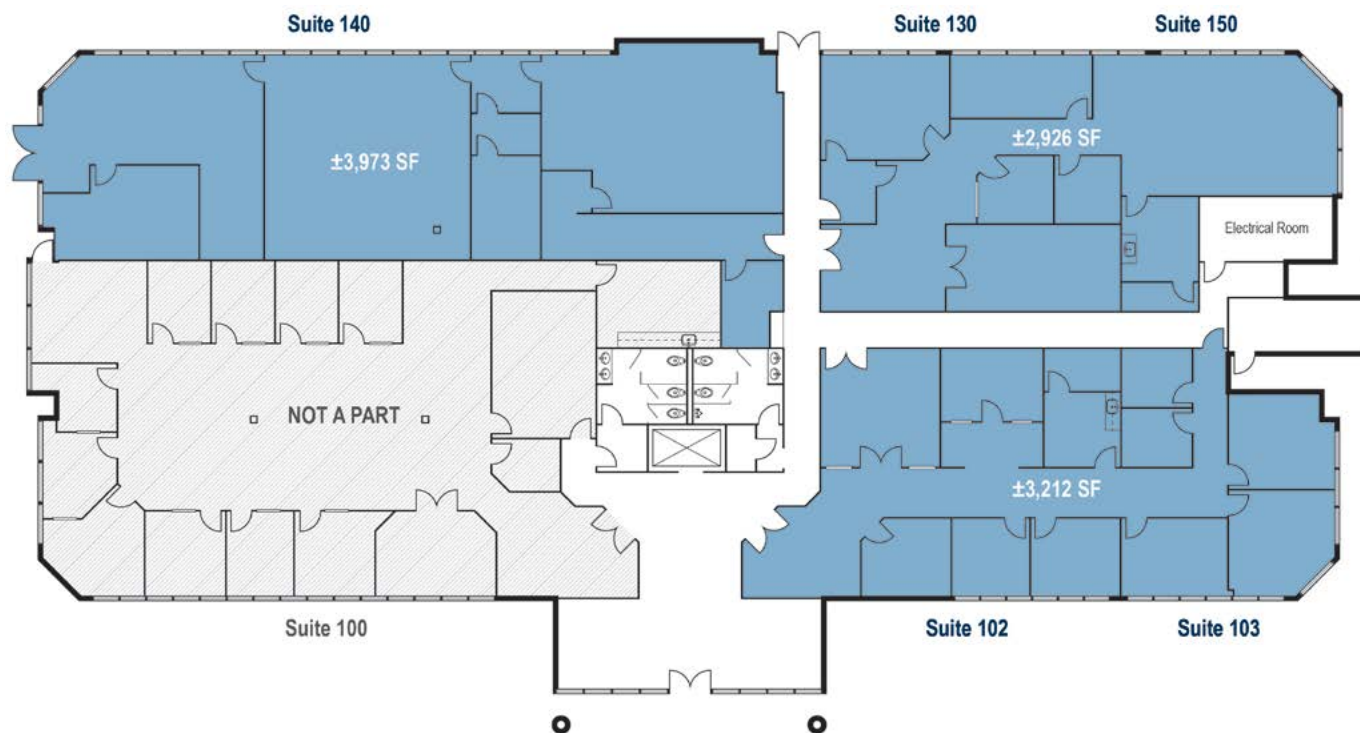
BUILDING SPECIFICATIONS

Building SF	32,570 RSF
Year Built	1986
HVAC	Package Units
Elevators	One Hydraulic Elevator
Total Land Area	1.52 Gross Acres
Parking	102 surface parking spaces on grade; Parking ratio of ±3.61/1,000 USF
Zoning	IL-2-1: City of San Diego



FLOOR PLANS

1ST FLOOR AVAILABILITY

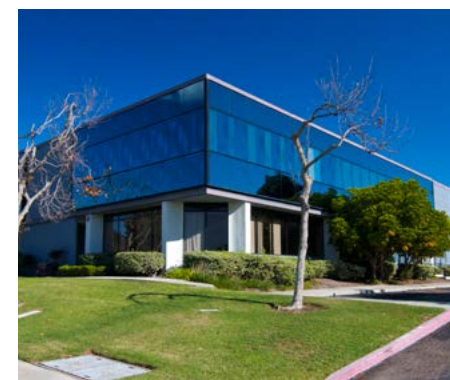
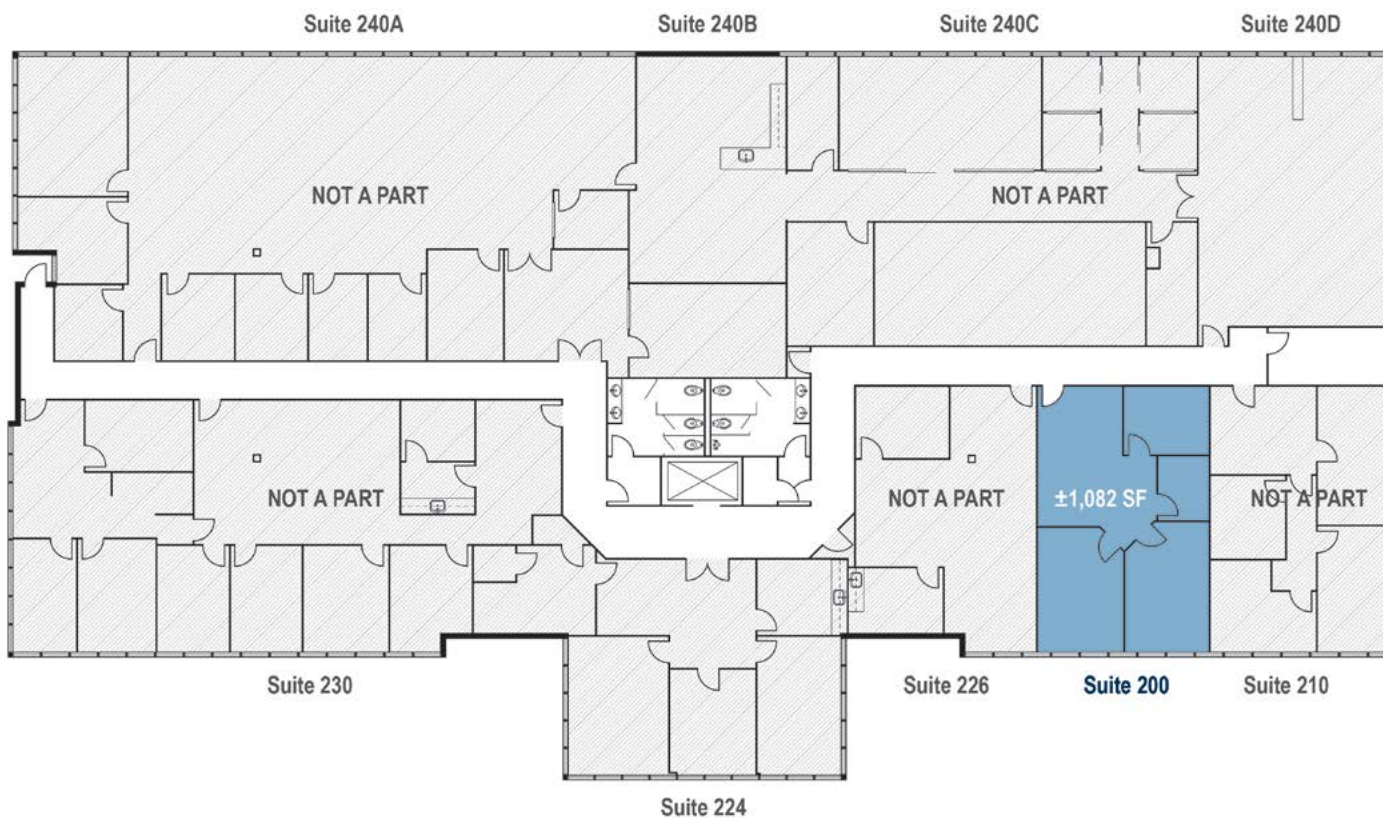


AVAILABLE SUITES

Suite No.	Size	Rate	Availability
102	±3,212 RSF	\$2.50 + Electric PSF/Mo	January 1, 2026
140	±3,973 RSF	\$2.50 + Electric PSF/Mo	January 1, 2026
150	±2,926 RSF	\$2.50 + Electric PSF/Mo	Now



2ND FLOOR AVAILABILITY

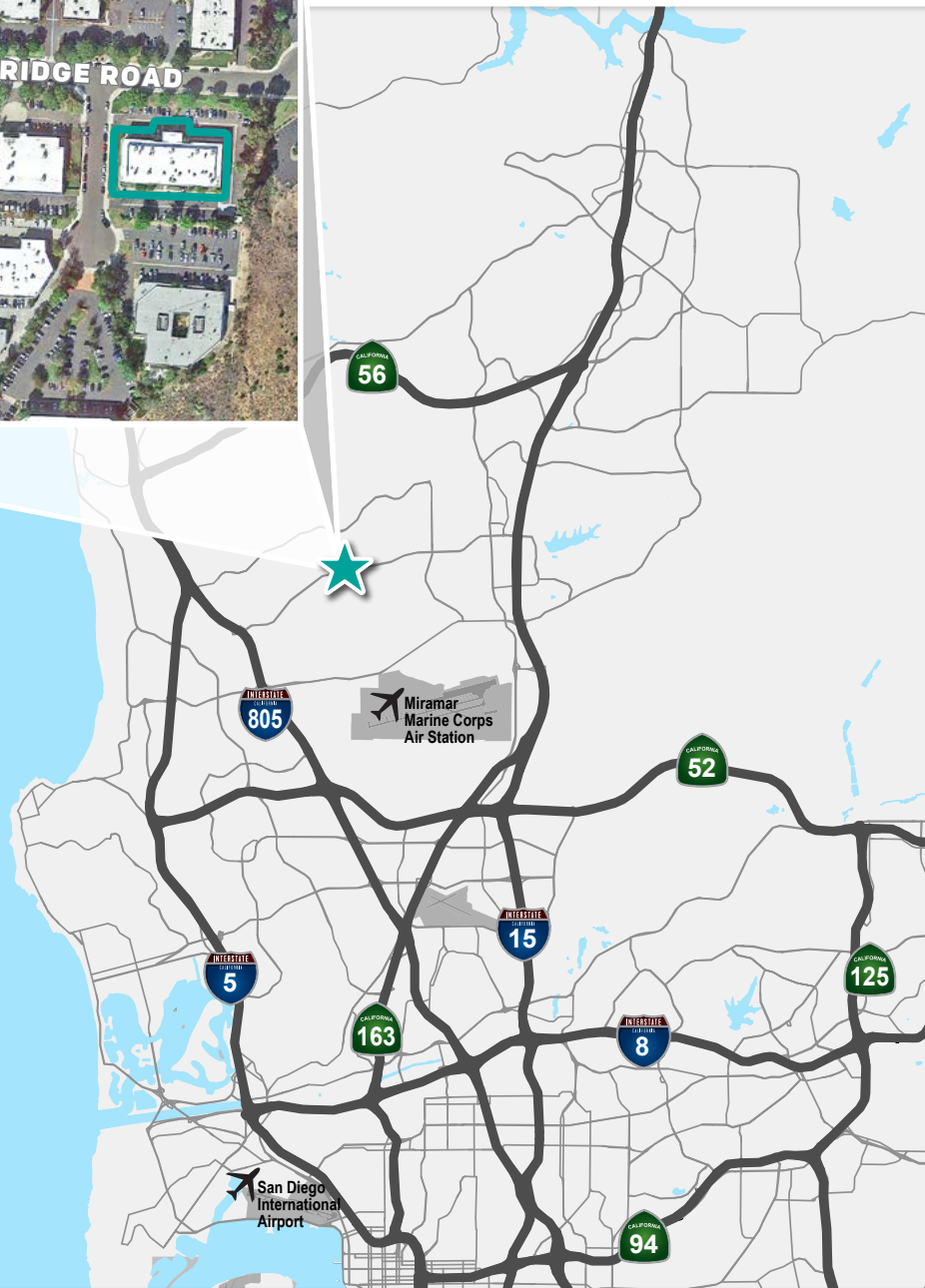


AVAILABLE SUITES

Suite No.	Size	Rate	Availability
200	±1,082 RSF	\$2.50 + Electric PSF/Mo	October 1, 2025

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REAL ESTATE SERVICES

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