

For Lease

PACIFIC RIM COMMERCE CENTER

Colliers



PROJECT HIGHLIGHTS

- 2 Building - Multi-Tenant/Distribution and Manufacturing Facility
- Corporate image and visibility
- ESFR sprinkler system
- 2.2/1,000 SF parking ratio
- Abundant dock loading, concrete truck yard
- 24' Clear height
- 400 Amps, 480/277 volt, 3 phase power
- Excellent street frontage
- Directly off SR-905/Siempre Viva Rd on/off ramp
- ¼ Mile to border crossing
- Adjacent to Border & Customs/CHP Facilities
- Walking distance to numerous amenities

9654 Siempre Viva Rd, San Diego, CA 92154

MARK LEWKOWITZ, SIOR
Executive Vice President
Lic No 01785338
+1 858 922 8988
mark.lewkowitz@colliers.com

CHRIS HOLDER, SIOR
Executive Vice President
Lic No 00894854
+1 619 871 9028
chris.holder@colliers.com

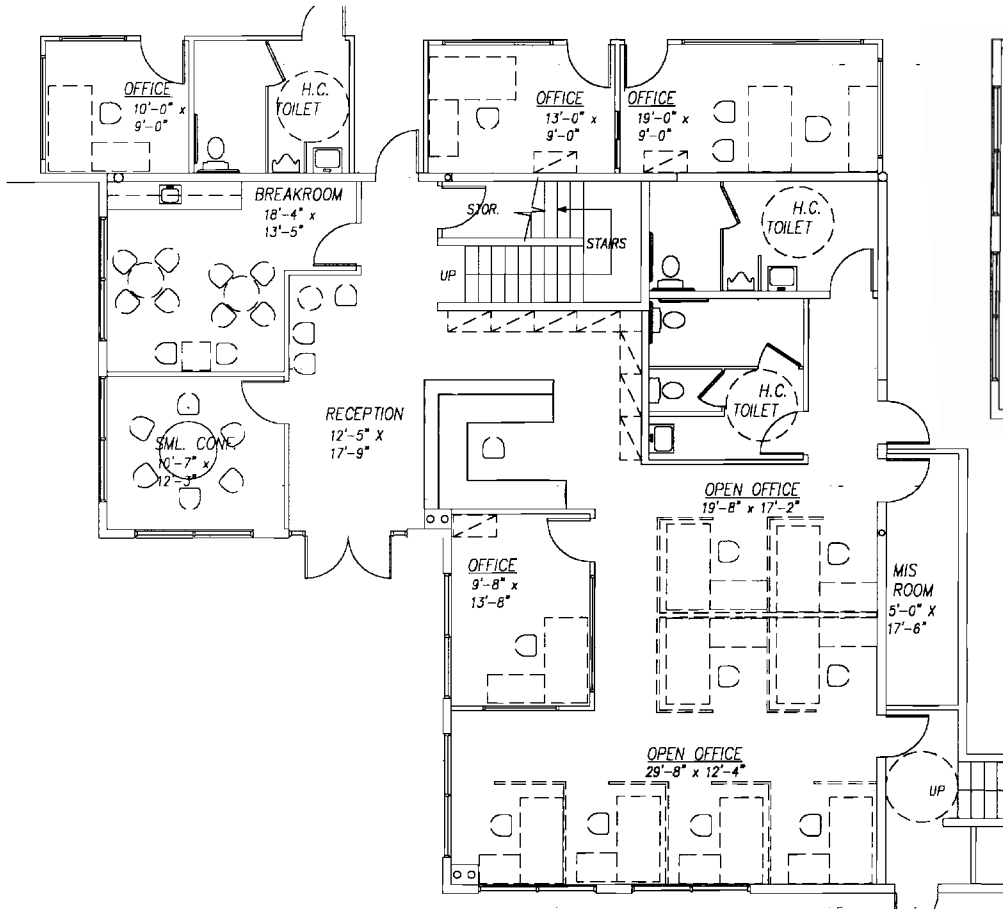
WILL HOLDER
Vice President
Lic No 02034306
+1 619 964 1307
will.holder@colliers.com

**BEST DOCK COUNT IN
OTAY MESA!**

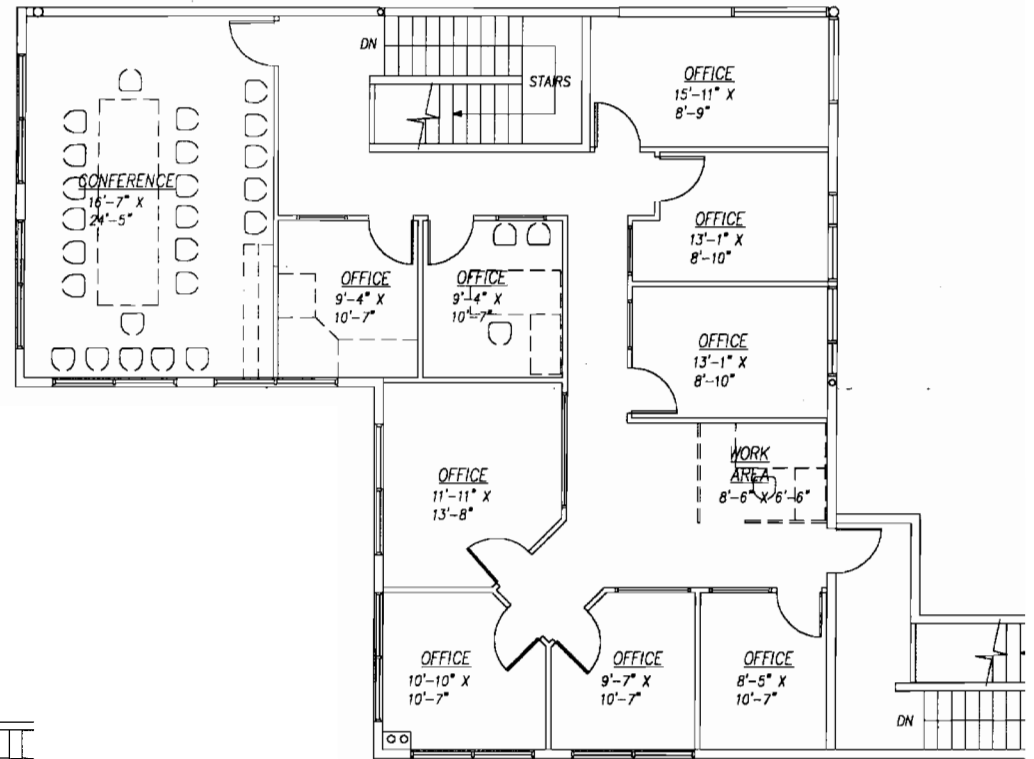
**For Lease: ±36,960 SF Available
Suite 5**

OFFICE LAYOUT | 9654 SIEMPRE VIVA RD, SUITE 5 | BLDG A

Office - 1st Floor



Office - 2nd Floor



PROPERTY PHOTOS | 9654 SIEMPRE VIVA RD, SUITE 5 | BLDG A



For Lease

PACIFIC RIM COMMERCE CENTER




**Pacific Rim
Commerce Center**



**Pacific Rim
Business Centre**



**Pacific Rim
Industrial Park**

**OTAY MESA
PORT OF ENTRY II
(2026)**





9654 Siempre Viva Rd, San Diego, CA 92154

MARK LEWKOWITZ, SIOR
Executive Vice President
Lic No 01785338
+1 858 922 8988
mark.lewkowitz@colliers.com

CHRIS HOLDER, SIOR
Executive Vice President
Lic No 00894854
+1 619 871 9028
chris.holder@colliers.com

WILL HOLDER
Vice President
Lic No 02034306
+1 619 964 1307
will.holder@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

