

RATE REDUCED!

1 YEAR LEASE TERM AVAILABLE

8662

View Listing Video
VIEW VIDEO



**Avenida
De La
Fuente**

San Diego
CA 92154

±1,238 SF to 2,191 SF INDUSTRIAL SUITES FOR LEASE
SOUTH OTAY MESA BUSINESS PARK

NICK MANE | Lic. 01939391
(760) 840-7140
Nick@PacificCoastCommercial.com

JASMINE GOLIA | Lic. 012131001
(619) 469-3600
Jasmine@PacificCoastCommercial.com

KEN ROBAK | Lic. 01236527
(619) 469-3600
Ken@PacificCoastCommercial.com


**PACIFIC COAST
COMMERCIAL**
SALES · MANAGEMENT · LEASING


Floorplan is not to scale; for reference purposes only.

**SHARED
LOADING
DOCK**

PROPERTY HIGHLIGHTS

- Grade-Level Loading Door Per Suite
- Shared Dock-High Loading Ramp
- Sprinklered
- 18' - 20' Min. Clear Height
- 100 AMPS of Power
- **1 Year Lease Term Available**

SUITE 9 & 10 : ± 2,191 SF

 LEASE RATE: ~~\$4,382~~ \$3,943.80 Per Month + \$50 Trash/Mo.

Available July 1, 2026

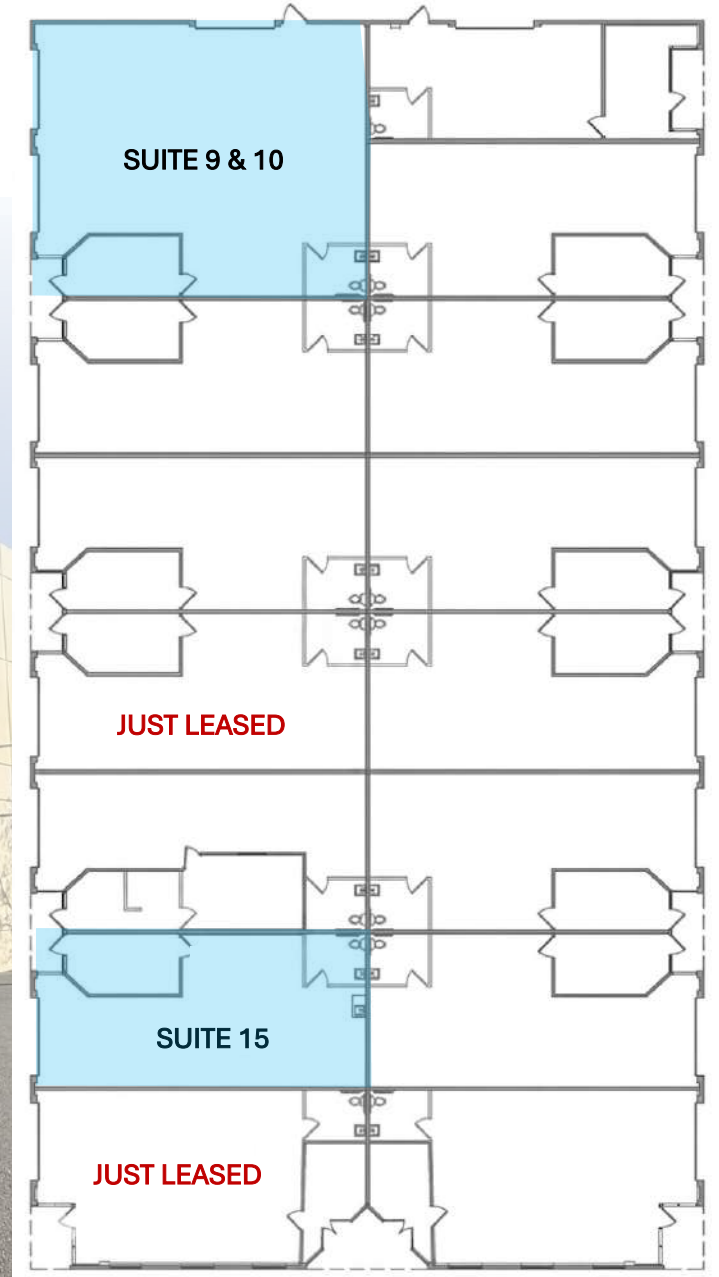
SUITE 15: ± 1,238 SF

 VIRTUAL TOUR

1 Private Office, Restroom, Warehouse w/Sink and GL Roll-Up Door

 LEASE RATE: ~~\$2,476~~ \$2,228 Per Month + \$50 Trash/Mo.

Available Now



Avenida de La Fuente

THE LOCATION

Otay Mesa, California is a dynamic industrial and logistics hub located in the southernmost portion of San Diego, directly north of the U.S.–Mexico border and east of San Ysidro. Known for its concentration of industrial parks, distribution centers, and manufacturing facilities, Otay Mesa plays a critical role in cross-border trade and international commerce between the United States and Mexico.

The community offers excellent access to major transportation corridors, including Interstate 805, State Route 905, and State Route 125, providing direct connectivity to Interstate 5, Downtown San Diego, and the Otay Mesa Port of Entry. The Otay Mesa Port of Entry, one of the busiest commercial border crossings in the region, supports significant freight movement and supports the area's strong industrial demand.

Otay Mesa is also in close proximity to Brown Field Municipal Airport, regional business parks, and expanding residential communities in South San Diego and Chula Vista. With a growing workforce, strategic border location, and strong infrastructure, **Otay Mesa is an ideal location for logistics, warehousing, manufacturing, and distribution users** seeking efficient access to both U.S. and Mexican markets within the greater San Diego Metropolitan Statistical Area.





DEMOGRAPHICS (10 MILE RADIUS)



434,434

2024 POPULATION



128,341

2024 HOUSEHOLDS



37.2

2024 MEDIAN AGE



\$664,662

2024 MEDIAN HOME VALUE



1982

2024 MEDIAN YEAR BUILT



\$109,337

2024 AVG HOUSEHOLD INCOME

Source: Costar.com

DRIVE TIMES

Interstate 125	6 Min
San Ysidro Border	17 Mins
Chula Vista Bayfront Park	20 Mins
San Diego State University	28 Mins
Downtown San Diego	31 Mins
Mission Valley	33 Mins
San Diego Intl Airport	35 Mins
Del Mar	48 Mins

SOUTH OTAY MESA BUSINESS PARK

±1,238 SF to 2,191 SF INDUSTRIAL SUITES FOR LEASE

8664 Avenida De La Fuente, San Diego, CA 92154

NICK MANE

Director - Sales & Leasing

(760) 840-7140

Nick@PacificCoastCommercial.com

Lic. 01939391

JASMINE GOLIA

Sales & Leasing Associate

(619) 469-3600

Jasmine@PacificCoastCommercial.com

Lic. 012131001

KEN ROBAK

Executive Director | Brokerage

(619) 469-3600

Ken@PacificCoastCommercial.com

Lic. 01236527


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

Office (619) 469-3600 | 10721 Trenea Street, Suite 200, San Diego, CA 92131
www.PacificCoastCommercial.com | Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.