

FOR LEASE

OTAY COMMERCE CENTER



2155, 2215, & 2295 PASEO DE LAS AMERICAS
9830, 9840 & 9850 SIEMPRE VIVA ROAD
SAN DIEGO (OTAY MESA), CALIFORNIA 92154



// BUILDING SPECS

TOTAL SPACE

285,950 SF

CLEAR HEIGHT

18'-24'

LOADING DOCKS

HIGH & GRADE LEVEL.
FULL RANGE OF SIZES
AVAILABLE

FIRE SPRINKLERS

YES. ALL BUILDINGS 100%
WET

PARKING

2.50/1,000 SF

SITE SIZE

4.11 ACRES

YEAR BUILT

1992

POWER

1,200A - 2,000A / HEAVY

TENANCY

MULTI

FEATURES

SKYLIGHTS

VERY RESPONSIVE OWNERSHIP

AMPLE VEHICLE PARKING

N.E. CORNER AT PASEO DE LAS
AMERICAS & SIEMPRE VIVA ROAD

WALKING DISTANCE TO EATERIES
AND RETAIL SERVICES

CLOSE PROXIMITY TO OTAY MESA
BORDER CROSSING

// AVAILABLE SPACE AS OF FEBRUARY 23, 2026

BUILDING "A" - 9850 SIEMPRE VIVA ROAD

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
1	LEASED	15,200	2,400	1	3	24'	X
2 & 3	LEASED	30,400	4,000	1	7	24'	X
4	LEASED	15,200	2,000	1	7	24'	X
5	LEASED	15,200	2,000	1	7	24'	X
6	LEASED	15,200	2,400	1	7	24'	X
X	WAREHOUSE	X	X			XX,XXX SF	

BUILDING "B" - 9840 SIEMPRE VIVA ROAD

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
7-9	SOLD	61,740	3,000	3	8	24'	X

BUILDING "C" - 9830 SIEMPRE VIVA ROAD

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
10	LEASED	2,400	1,200	1	0	18'	X
11	LEASED	1,920	600	1	0	18'	X
12	LEASED	2,160	600	1	0	18'	X
13	LEASED	2,160	600	1	0	18'	X
14	LEASED	2,160	600	1	0	18'	X
15	AVAILABLE	1,920	300	1	0	18'	\$1.70 GROSS
16	LEASED	1,965	600	1	0	18'	X
17	LEASED	1,920	600	1	0	22'	X
18	LEASED	2,400	1,00	1	0	18'	X

// AVAILABLE SPACE AS OF FEBRUARY 23, 2026

BUILDING "D" - 2295 PASEO DE LAS AMERICAS

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
19	LEASED	5,920	2,000	1	1	22'	X
20	LEASED	4,950	1,100	1	1	22'	X
21	LEASED	4,950	1,100	1	1	22'	X
22	LEASED	4,950	1,100	1	1	22'	X
23	LEASED	4,950	1,100	1	1	22'	X
24	LEASED	4,725	1,100	1	1	22'	X

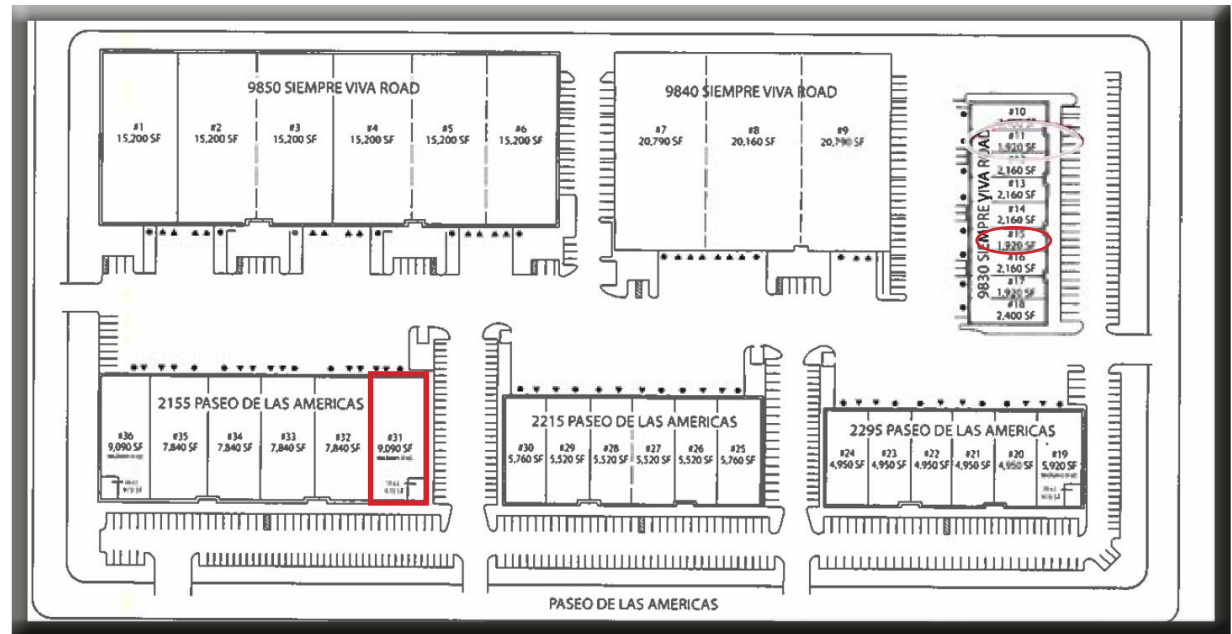
BUILDING "E" - 2215 PASEO DE LAS AMERICAS

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
25	LEASED	5,760	1,100	1	1	22'	X
26	LEASED	5,520	1,100	1	1	22'	X
27-28	LEASED	11,280	2,000	2	2	22'	X
29	LEASED	5,520	1,100	1	2	22'	X
30	LEASED	5,760	1,100	1	1	22'	X

BUILDING "F" - 2155 PASEO DE LAS AMERICAS

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
31	AVAILABLE	9,090	3,000	1	2	22'	\$1.15 NNN
32	LEASED	7,840	2,000	1	2	22'	X
33	LEASED	7,840	1,900	1	2	22'	X
34	LEASED	7,840	1,200	1	2	22'	X
35	LEASED	7,840	1,800	1	2	22'	X
36	LEASED	9,090	1,800	1	2	22'	X

// SITE PLAN



BUILDING "C" - 9830 SIEMPRE VIVA ROAD

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
15	AVAILABLE	1,920	300	1	0	18'	\$1.70 GROSS
31	AVAILABLE	9,090	3,000	1	2	22'	\$1.15 NNN

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9830 SIEMPRE VIVA ROAD



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