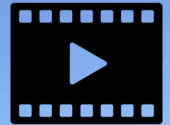


RATE REDUCED!

1 YEAR LEASE TERM AVAILABLE



VIRTUAL TOUR

8662

**Avenida
De La
Fuente**

San Diego
CA 92154

**±2,191 SF INDUSTRIAL SUITE FOR LEASE
SOUTH OTAY MESA BUSINESS PARK**

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

JASMINE GOLIA | Lic. 012131001
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**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

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



VIRTUAL TOUR

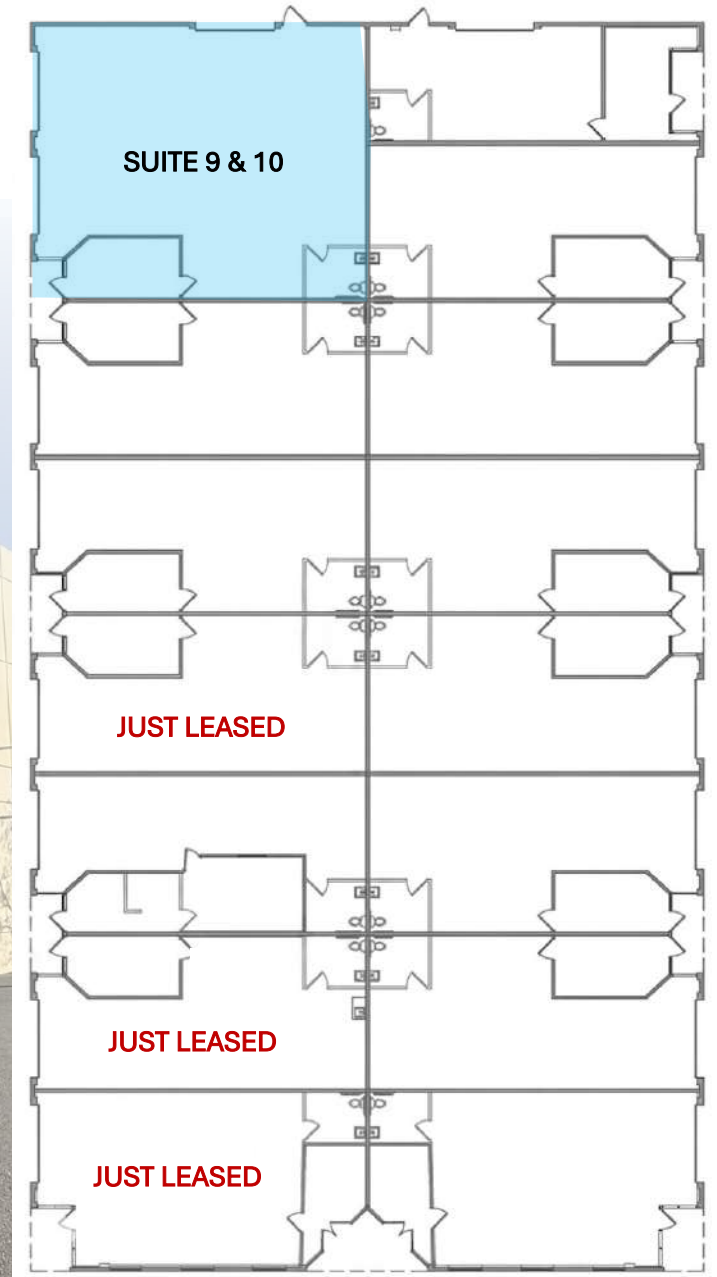
Three (3) Grade Level Doors



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

Available July 1, 2026

SHARED
LOADING
DOCK



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

±2,191 SF INDUSTRIAL SUITE FOR LEASE

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COMMERCIAL
SALES - MANAGEMENT - LEASING

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