



FOR LEASE

9672-9692 Via Excelencia, San Diego, CA 92126



**VIA EXCELENCIA
BUSINESS PARK**

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DRE # 02068445



LEASE SUMMARY

THE PROPERTY

Strategically located on Via Excelencia in San Diego, this business park offers versatile office and industrial spaces designed to accommodate a range of professional needs. The multi-tenant property features ample parking, office layouts, and convenient access to I-15 and Miramar Road, making it an ideal location for businesses seeking connectivity and visibility. This property also provides flexible leasing options in a thriving commercial area. Surrounded by established business hubs and key transportation routes, it presents an excellent opportunity for companies looking to grow in a dynamic and accessible location.

For more details and leasing options, contact advisor.



LEASE SUMMARY

PROPERTY DETAILS

PROPERTY TYPE Office Building

BUILDING SIZE ±19,189 SF

LOT SIZE ±64,469 SF

YEAR BUILT 1984

ELEVATOR SERVED No

LOCATION Miramar, CA

ZONING IL-2-1

HVAC Yes

TENANCY Multiple

PARKING 2.87/1,000 SF



LEASE SUMMARY

SPACE(S) AVAILABLE

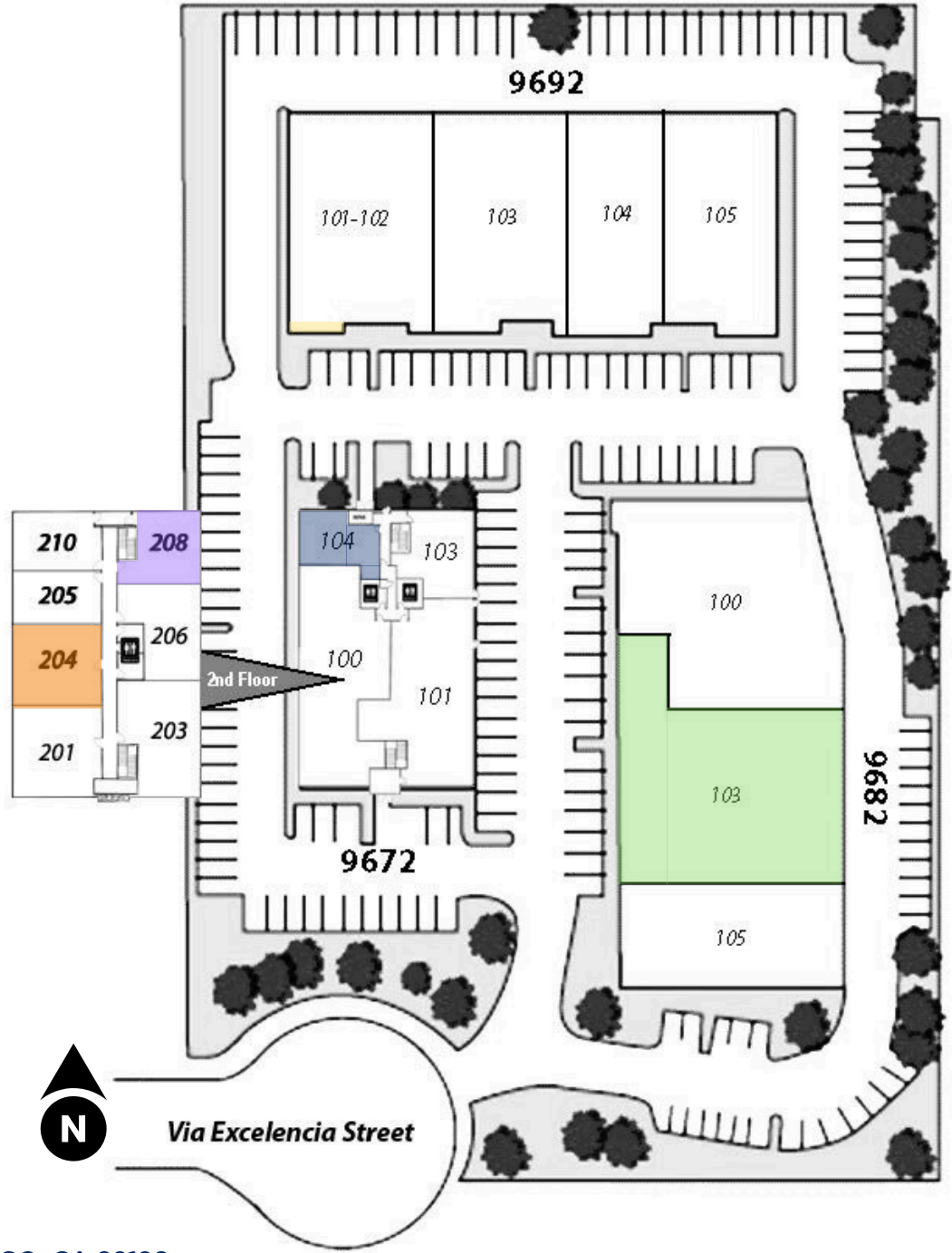
SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
9682 - 103	±3,983 SF	Office, Small Warehouse	\$1.80 PSF MG
9672 - 104	±998 SF	Office	\$1.80 PSF MG
9672 - 204	±837 SF	Office	\$1.80 PSF MG
9672 - 208	±1,559 SF	Office	\$1.80 PSF MG

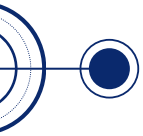


SITE PLAN

SPACE(S) AVAILABLE

- SUITE 103
- SUITE 104
- SUITE 204
- SUITE 208





FLOOR PLAN

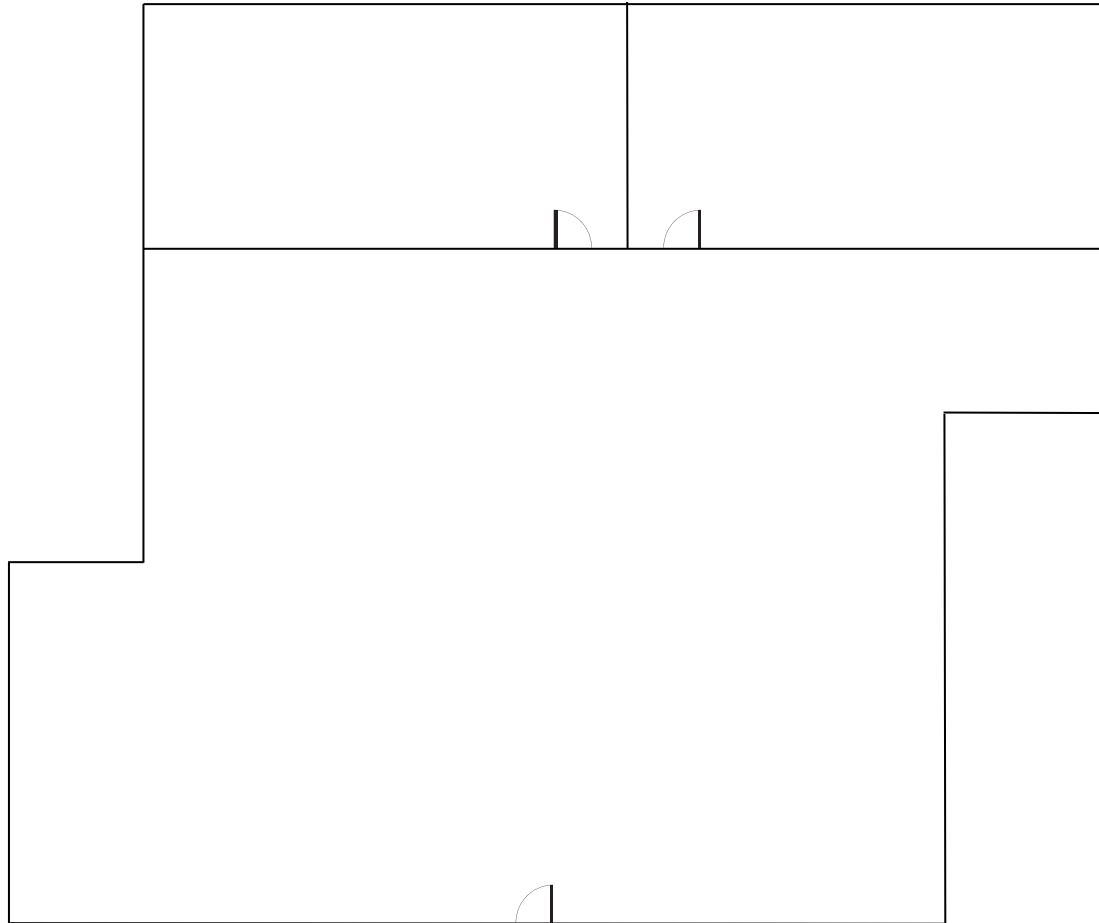
SPACE(S) AVAILABLE | SUITE 103

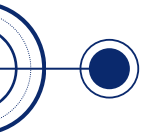




FLOOR PLAN

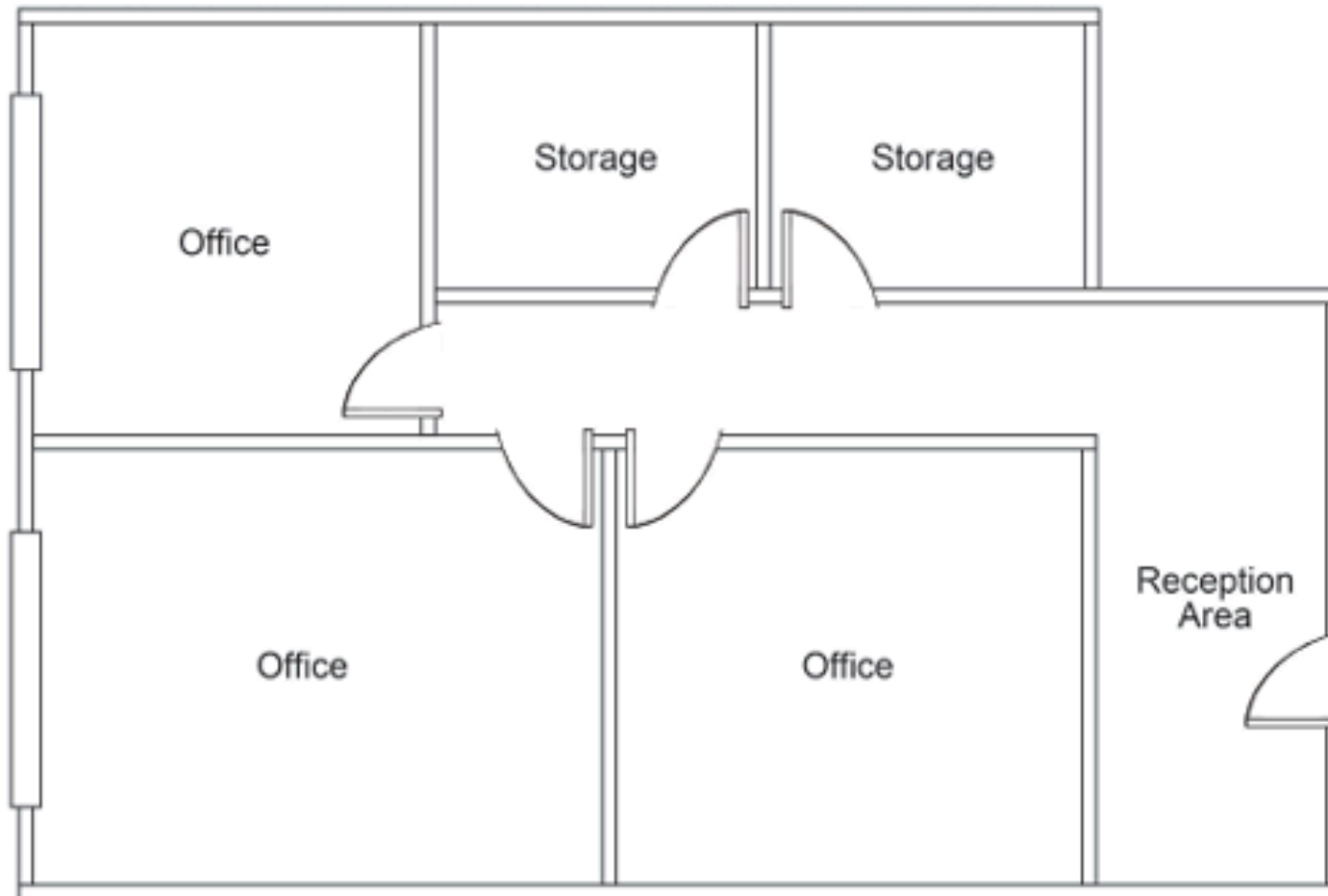
SPACE(S) AVAILABLE | SUITE 104

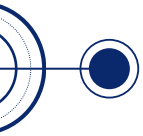




FLOOR PLAN

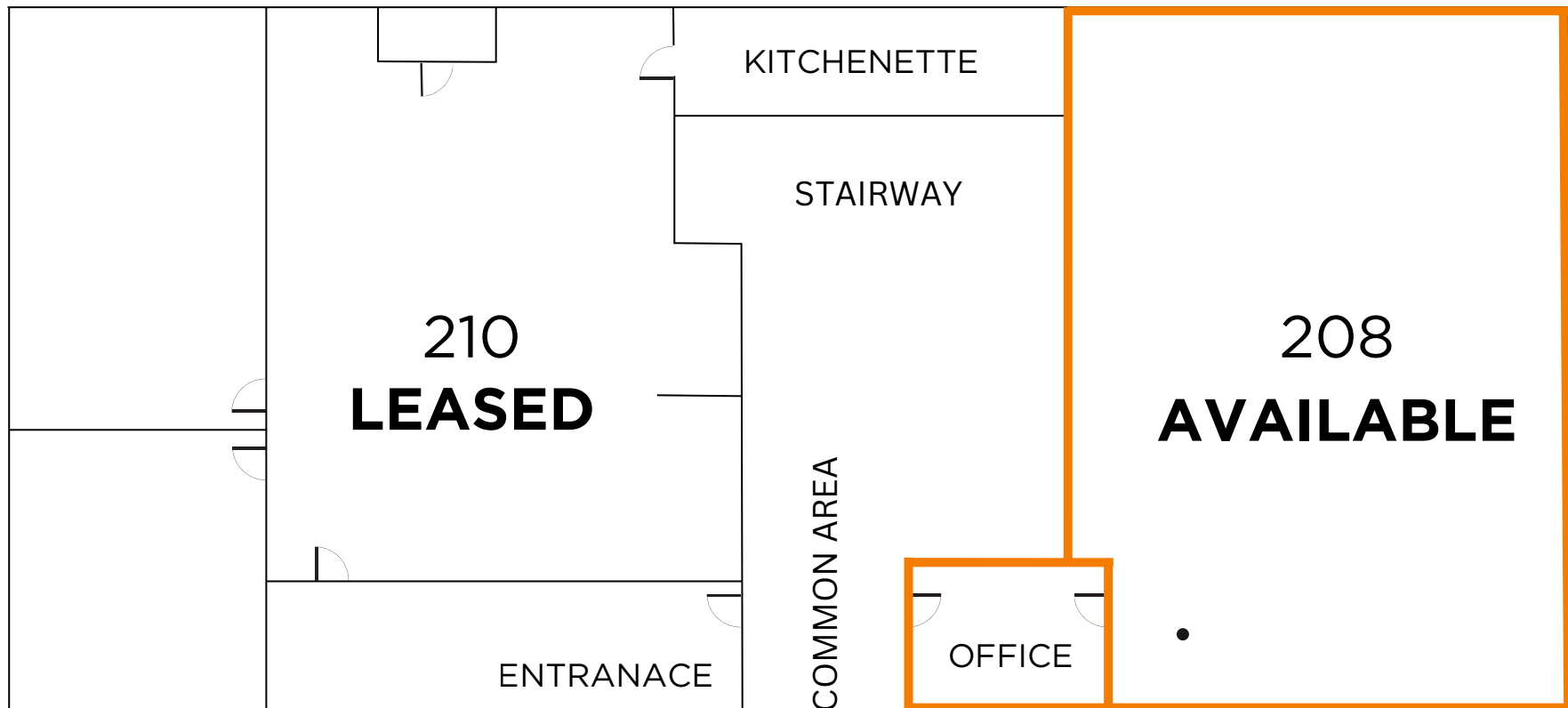
SPACE(S) AVAILABLE | SUITE 204





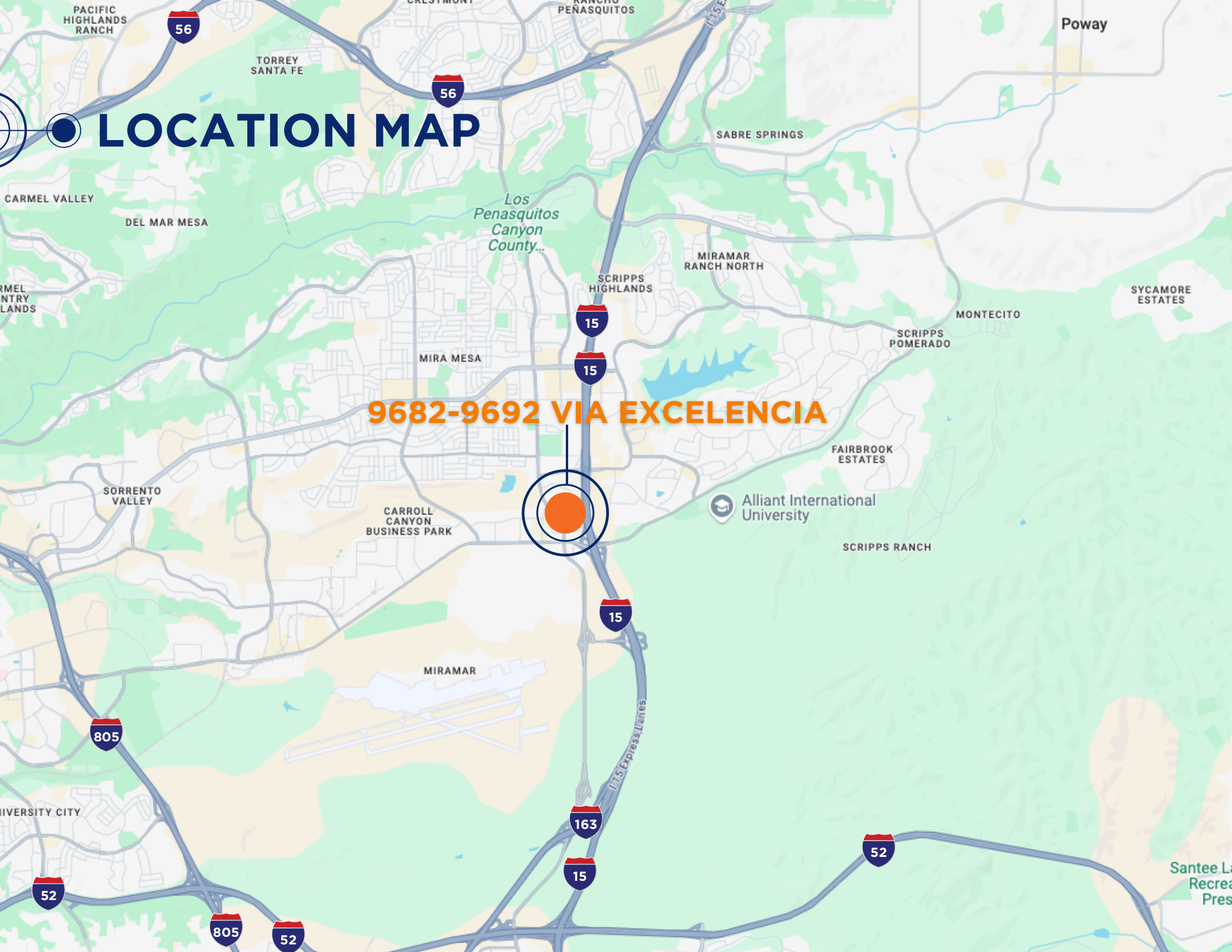
FLOOR PLAN

SPACE(S) AVAILABLE | SUITE 208



 **SPACE(S) AVAILABLE | STE 208**





LOCATION MAP

9682-9692 VIA EXCELENCIA



Alliant International University

Poway

SABRE SPRINGS

Los Penasquitos Canyon County...

MIRAMAR RANCH NORTH

SCRIPPS HIGHLANDS

MONTECITO

SCRIPPS POMERADO

SYCAMORE ESTATES

MIRA MESA

FAIRBROOK ESTATES

SORRENTO VALLEY

CARROLL CANYON BUSINESS PARK

SCRIPPS RANCH

I-15 Express Lanes

MIRAMAR

I-805

I-163

I-52

I-15

Santee L. Recreation Pres

I-52

I-805

I-52

I-56

I-56

CARMEL VALLEY

DEL MAR MESA

CARMEL COUNTRY LANDS

UNIVERSITY CITY

PACIFIC HIGHLANDS RANCH

TORREY SANTA FE

RANCHO PENASQUITOS

CARMEL COUNTRY LANDS

LOCATION SUMMARY



MIRAMAR, CALIFORNIA

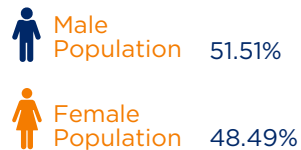
Miramar, San Diego, is a well-established commercial and industrial hub known for its strategic location and business-friendly environment. Situated just east of I-805 and west of I-15, Miramar offers excellent connectivity to key areas like Downtown San Diego, Sorrento Valley, and the greater North County region. The area is home to a diverse mix of office parks, industrial facilities, and retail centers, making it a prime destination for businesses in technology, manufacturing, and logistics. With its proximity to Miramar Road, a major commercial corridor, and the Marine Corps Air Station Miramar, the area benefits from high visibility, strong infrastructure, and a dynamic business community.

DEMOGRAPHICS

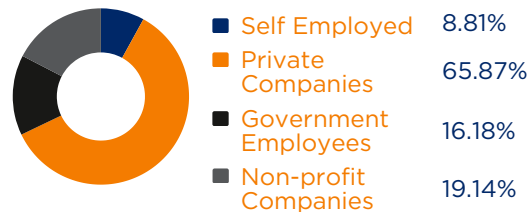
MIRAMAR, CA

There are 47,364 residents in Miramar, with a median age of 33. Of this, 51.51% are males and 48.49% are females. US-born citizens make up 60.89% of the resident pool in Miramar, while non-US-born citizens account for 20.08%. Additionally, 19.04% of the population is represented by non-citizens. A total of 35,742 people in Miramar currently live in the same house as they did last year.

POPULATION



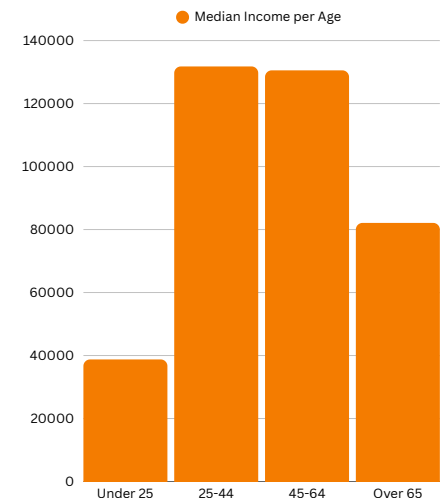
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

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No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

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