

# EASTGATE BUSINESS CENTER

5340-5360 EASTGATE MALL, SAN DIEGO, CA 92121

## RECENT PROJECT UPGRADES

- LANDSCAPING
- PARKING LOT
- EXTERIOR BUILDING PAINT
- SPEC SUITES

**RANDY LaCHANCE**  
Executive Vice President  
Lic. # 00969674  
rlachance@voitco.com  
858.458.3374 [Direct]

**GREG MARX, SIOR**  
Senior Vice President  
Lic. # 01940696  
gmarx@voitco.com  
858.458.3302 [Direct]

**CARTER SHANNON**  
Associate  
Lic. # 02244724  
cshannon@voitco.com  
858.458.3303 [Direct]

***Voit***  
REAL ESTATE SERVICES

# PROPERTY FEATURES



3 Building Flex/Industrial Project  
Totaling  $\pm 72,765$  SF



Available Unit Size:  
 $\pm 3,200$  SF



Central San Diego Location in  
Miramar



Easy Access to I-5, I-805  
Freeways and Hwy-52



16 - 22'  
Clear Height (Varies by Building)



Dock and Grade Level Loading



Monument Signage



2.5/1,000 SF  
Parking Ratio



IL-2-1 Zoning

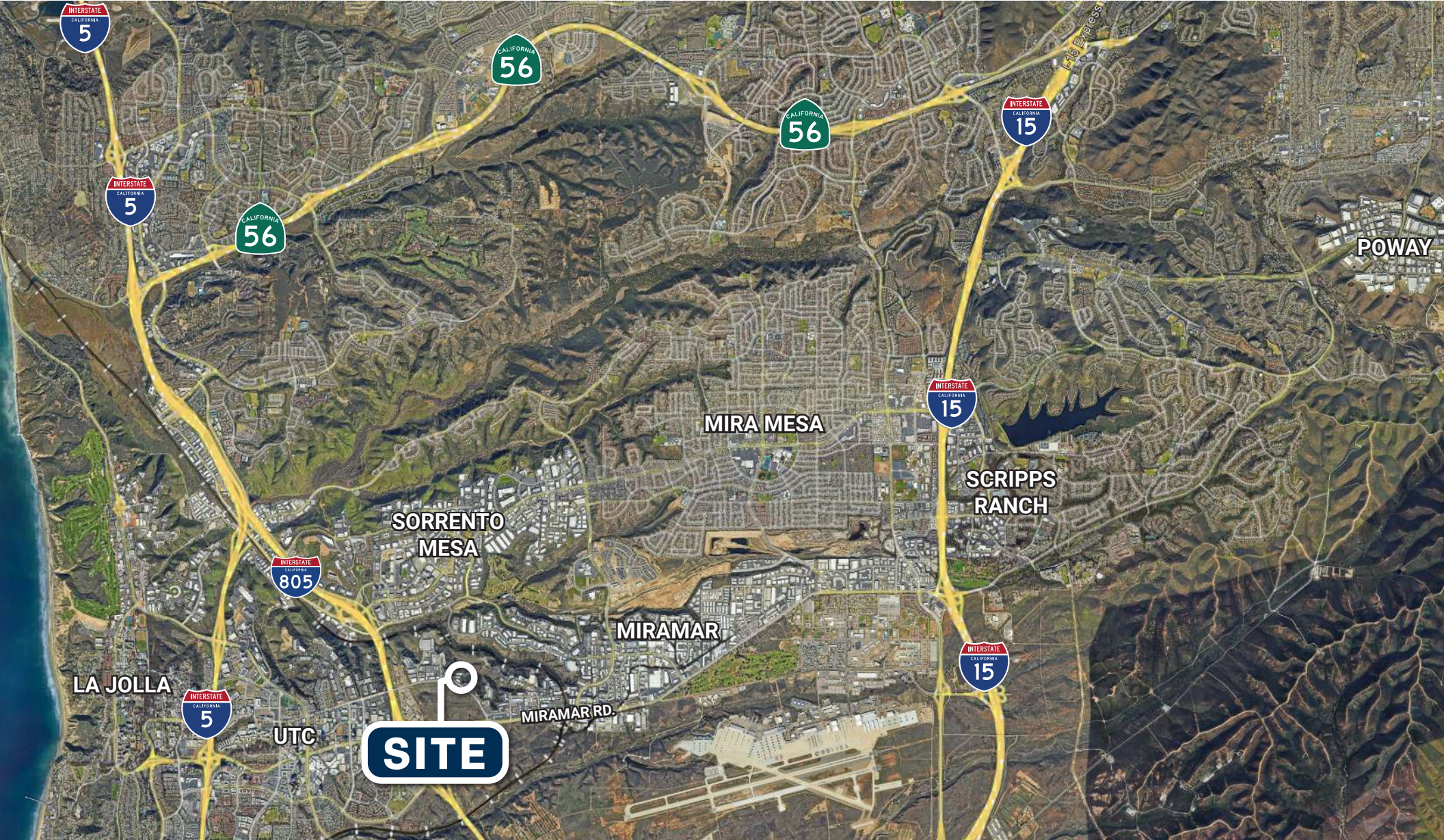


Sprinklers (5360 Building)



**EASTGATE BUSINESS CENTER** is a three building flex/industrial project totaling approximately 72,765 square feet located in the central San Diego submarket of Miramar. The property offers a variety of unit sizes, along with abundant parking and ample truck access. The western Miramar location provides extremely close access to the UTC area and easy freeway access to the I-5, 805 and 52 freeways.

# AERIAL MAP OVERVIEW



# AVAILABILITY



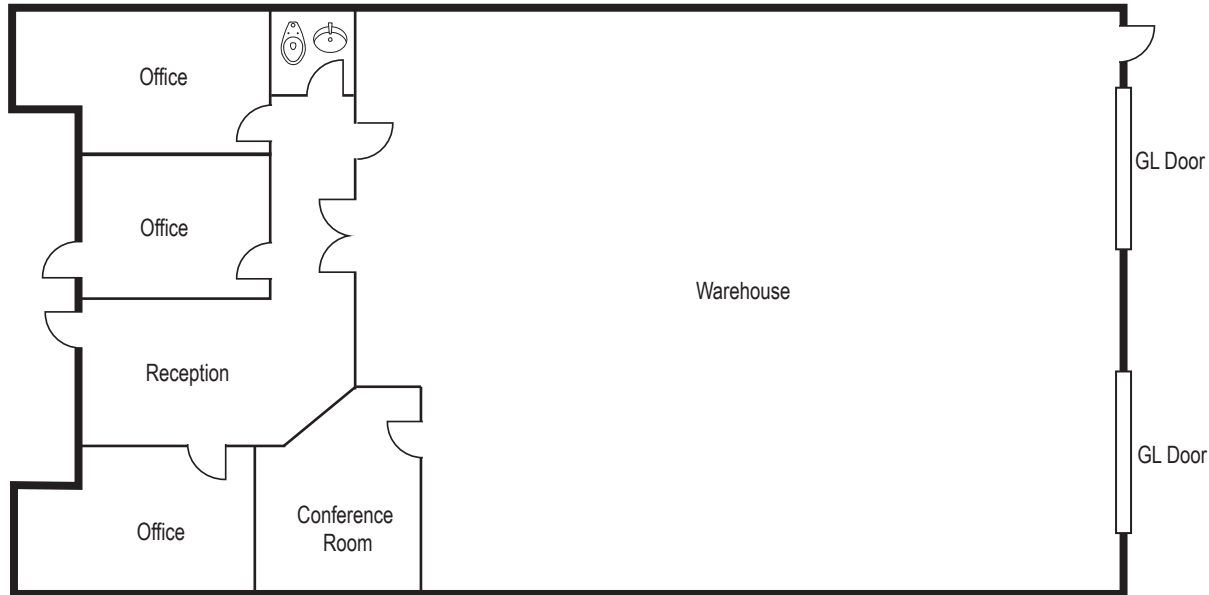
| ADDRESS            | SUITE | SIZE     | LEASE RATE | FEATURES                                       |
|--------------------|-------|----------|------------|--|
| 5350 Eastgate Mall | E & F | 3,200 SF | \$1.65 NNN | 2 Grade Level Doors. 20% Office/80% Warehouse. |

NNN's= \$0.37/SF



# FLOOR PLAN

5350 Eastgate Mall  
Suites E & F



|                        |   |
|------------------------|---|
| Total SF               | 3,200 SF                                  |
| Buildout               | 20% Office/80% Warehouse                  |
| Loading                | 2 (10' x 12') Grade Level Doors           |
| Warehouse Clear Height | 14' - 16'                                 |
| Additional Features    | Warehouse Drains, New Office Improvements |
| Lease Rate             | \$1.65 NNN<br>(NNN=\$0.37)                |



# EASTGATE BUSINESS CENTER

5340-5360 EASTGATE MALL  
SAN DIEGO, CA 92121



## **RANDY LaCHANCE**

Executive Vice President  
Lic. # 00969674  
rlachance@voitco.com  
858.458.3374 [Direct]

## **GREG MARX, SIOR**

Senior Vice President  
Lic. # 01940696  
gmarx@voitco.com  
858.458.3302 [Direct]

## **CARTER SHANNON**

Associate  
Lic. # 02244724  
cshannon@voitco.com  
858.458.3303 [Direct]

# **Voit**

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | [www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.