



±8,000 SF
For Lease

Industrial Warehouse Space | For Lease - Otay Mesa

2195 Britannia Blvd #106

San Diego, CA 92154

MATTHEWS™

Exclusively Listed By



Jackson Pollock

Senior Associate

(858) 348-8127

jackson.pollock@matthews.com

License No. 02217437 (CA)



Jacob Castro

Vice President

(858) 257-4806

jacob.castro@matthews.com

License No. 02128663 (CA)

David Harrington

Broker of Record

Broker Lic. No.: 01320460 (CA)

Firm Lic. No.: 02168060 (CA)

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PROPERTY SUMMARY



For Lease

Highlights

- $\pm 8,000$ SF
- ~10% office
- 1 ramp
- 3 docks
- 24' clear height
- Racking available
- Easy access to SR 905
- Concrete Truck Court
- Less than one mile to Otay Mesa Border Crossing



**Brown Field
Municipal Airport**



Otay Mesa Rd ± 17,147 VPD



± 70,000 VPD

Visual Pak Co.
Freight Forwarding Service



**Subject
Property**



 **Ironwood at Epoca**
±160 Units



**Otay Mitigation
Site**

**Driving Distance From
Subject Property**



.....±6.1 Miles

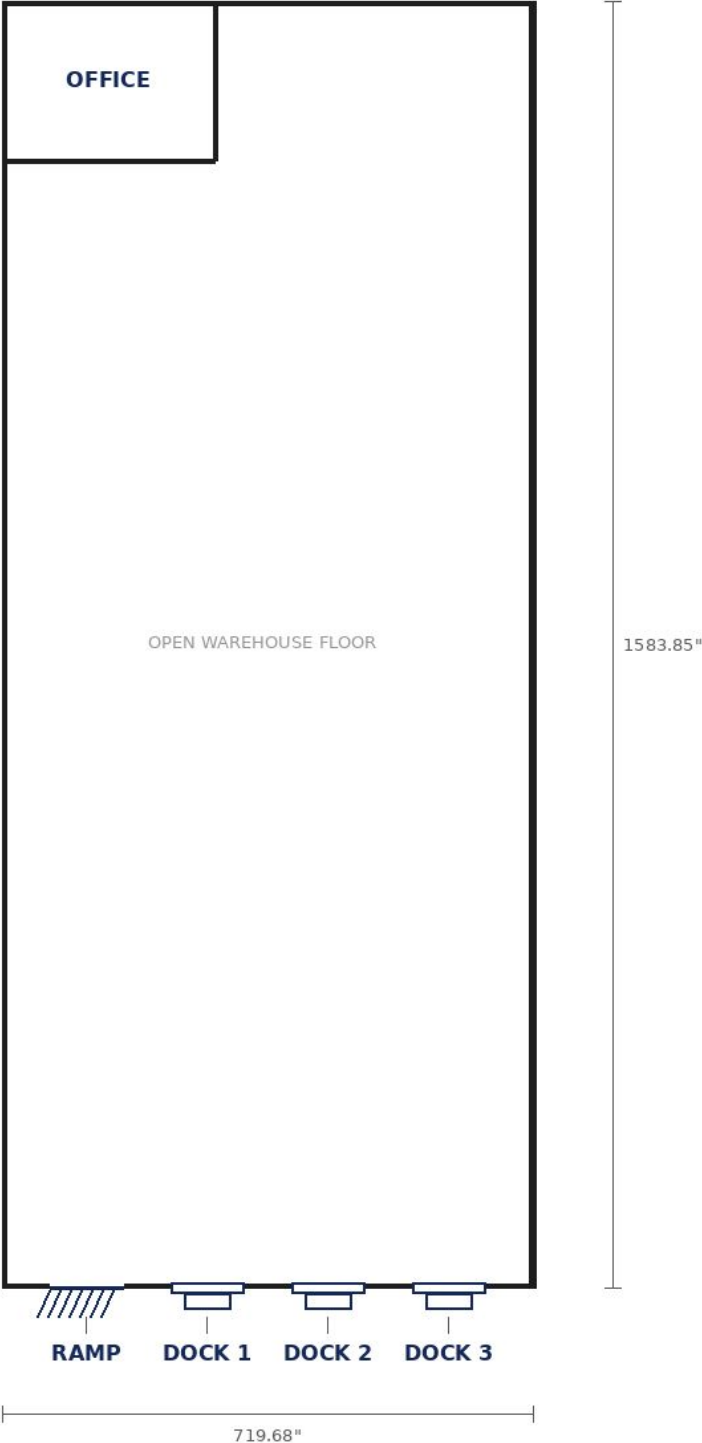


.....±2.8 Miles

Google Earth

FLOOR PLAN

Projected Layout Without Racking System



PROPERTY PHOTOS



INTERIOR PHOTOS



SAN DIEGO, CA INDUSTRIAL MARKET OVERVIEW



±1.55M SF

Under Construction As Of Q1 2025

±2.75M SF

Q1 Leasing Activity 2025

236,000 JOBS

Transportation & Warehousing 2025 Est.

SAN DIEGO, CA



Located within the Otay Mesa submarket of southern San Diego, the surrounding area has established itself as one of Southern California's premier industrial and logistics hubs. Driven by its strategic proximity to the U.S.–Mexico border, the region benefits from significant international trade activity, advanced manufacturing, warehousing, and cross-border distribution. Continued investment in transportation infrastructure, industrial development, and customs facilities has strengthened the area's position as a critical gateway for North American supply chains. A highly educated workforce, strong median household incomes, and a diverse regional economy anchored by defense, biotechnology, healthcare, and technology provide long-term stability for industrial occupiers and investors alike.

San Diego County continues to experience healthy employment fundamentals supported by innovation industries, international commerce, tourism, and military operations. Otay Mesa remains one of the few locations in coastal California capable of accommodating large-format industrial users while offering direct access to Interstate 805, State Route 905, and the Otay Mesa Port of Entry. These competitive advantages continue to attract logistics providers, manufacturers, and e-commerce operators seeking efficient distribution throughout Southern California and Baja California.

Population	1-Mile	3-Mile	5-Mile
2020 Population	1,097	17,254	133,995
2025 Population	1,576	18,919	136,411
2030 Population Projection	1,690	19,368	137,431
Households	1-Mile	3-Mile	5-Mile
2020 Households	244	3,532	35,983
2025 Households	391	4,050	36,608
2030 Household Projection	426	4,181	36,877
Income	1-Mile	1-Mile	3-Mile
Average Household Income	\$115,546	\$143,267	\$134,860

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **82195 Britannia Blvd #G, San Diego, CA 92154** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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