

Fairmount Business Park

SAN DIEGO, CA 92120

**LEASING INCENTIVES
OFFERED!**

**on select suites



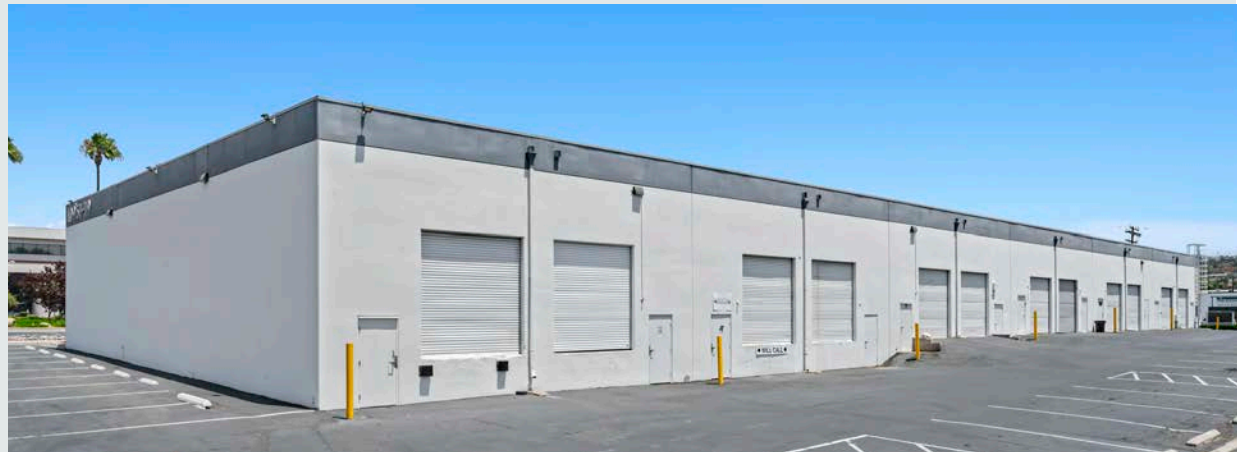
AVAILABLE FOR LEASE:
SHOWROOM / INDUSTRIAL / FLEX SUITES

H.G. FENTON COMPANY

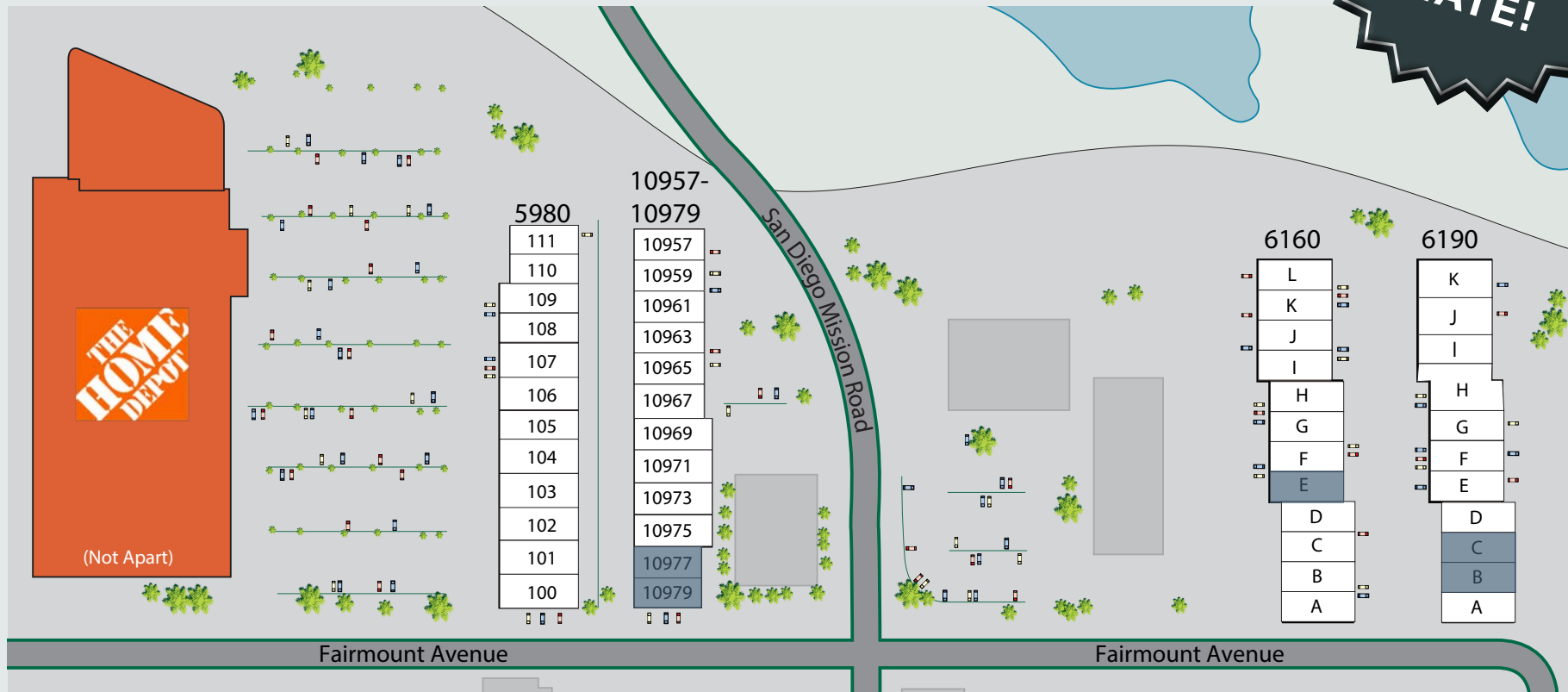
CBRE

Project Highlights

- ◇ High image multi-tenant building park
- ◇ ±113,000 SF spanning (4) buildings
- ◇ Grade level and dock high loading
- ◇ ±18' - 20' warehouse clear height
- ◇ Functional office upgrades
- ◇ Abundance of nearby retail amenities
- ◇ Approximately 2.7/1,000 SF parking ratio
- ◇ Immediate access to Interstates 8 & 15



Availability

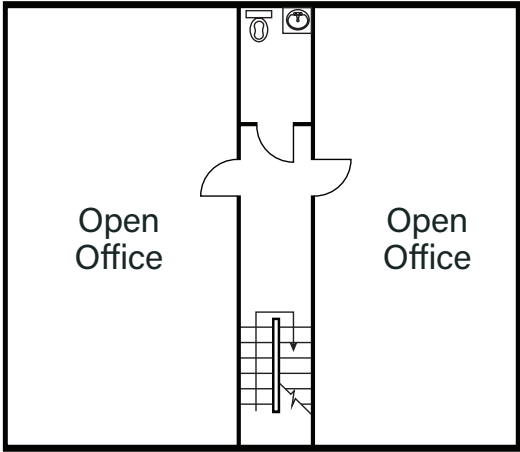


ADDRESS	SF	RATE	COMMENTS	AVAILABILITY
10977 San Diego Mission Road	±2,147 SF	\$1.65/SF NNN (NNNs = ±\$.48)	±40% office / 60% warehouse with (1) grade level loading door.	Immediately
10979 San Diego Mission Road*	±2,445 SF	\$1.70/SF NNN (NNNs = ±\$.48)	±70% office / 30% warehouse with (1) grade level loading door.	August 1, 2026
6160 Fairmount Avenue, Suite E	±2,839 SF	\$1.70/SF NNN (NNNs = ±\$.31)	±30% office / 70% warehouse with (1) grade level loading door.	Immediately
6190 Fairmount Avenue, Suite B **LEASING INCENTIVES OFFERED!	±2,839 SF	\$1.70/SF NNN (NNNs = ±\$.31)	±40% office / 60% warehouse with (1) grade level loading door. Can be combined with Suite C for ±5,678 SF.	Immediately
6190 Fairmount Avenue, Suite C **LEASING INCENTIVES OFFERED!	±2,839 SF	\$1.70/SF NNN (NNNs = ±\$.31)	±40% office / 60% warehouse with (1) grade level loading door. Can be combined with Suite B for ±5,678 SF.	Immediately

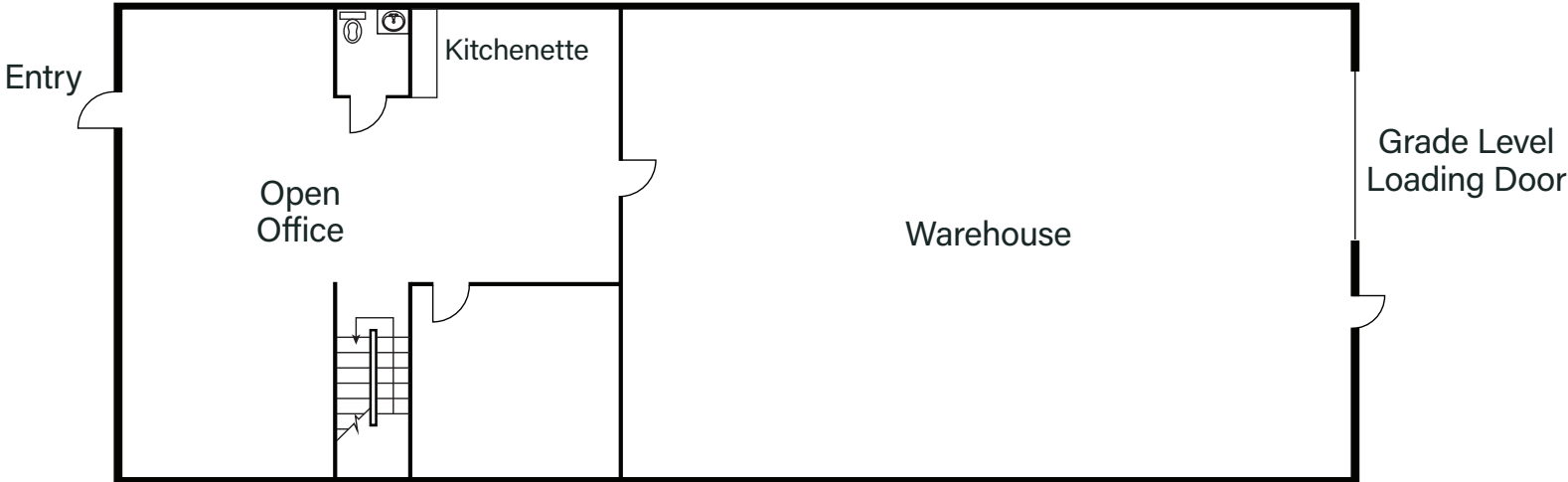
Floorplan

10977 SAN DIEGO MISSION ROAD

±2,147 SF



MEZZANINE

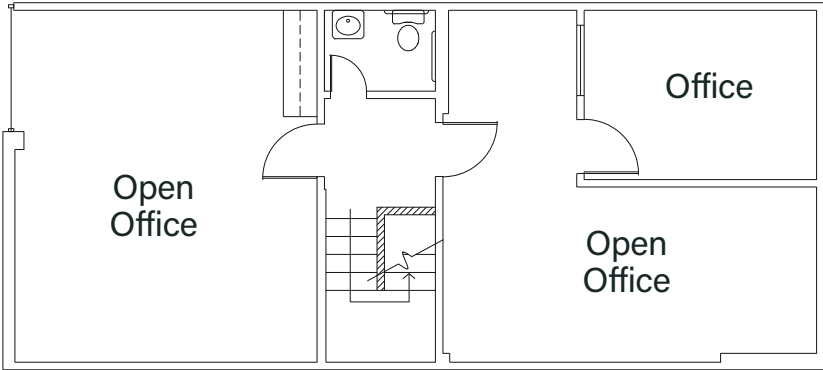


FIRST FLOOR

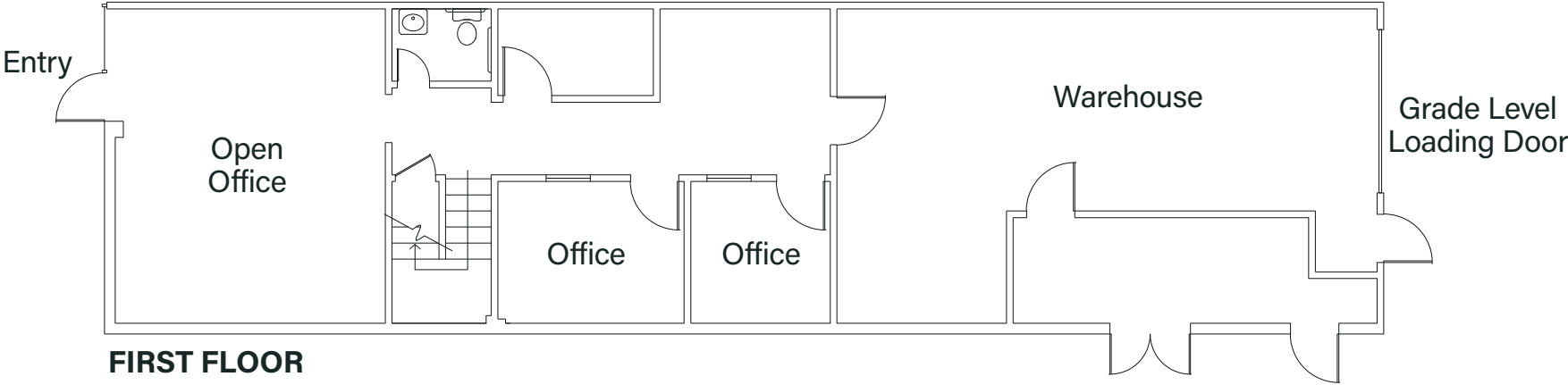
Floorplan

10979 SAN DIEGO MISSION ROAD

±2,445 SF



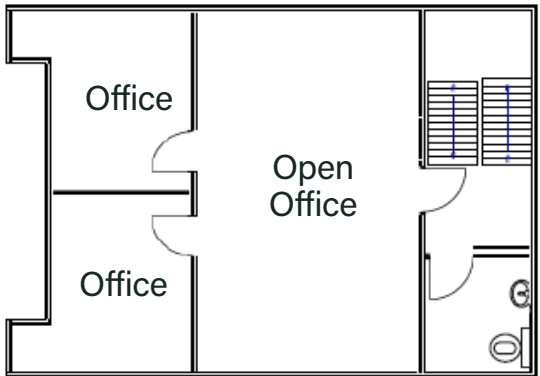
MEZZANINE



FIRST FLOOR

Floorplan

6160 FAIRMOUNT AVENUE, SUITE E
±2,839 SF



MEZZANINE



FIRST FLOOR

Floorplan

6190 FAIRMOUNT AVENUE, SUITE B
±2,839 SF

LEASING INCENTIVES OFFERED!

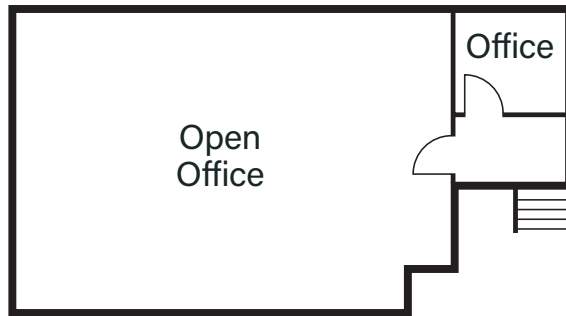
Tenant Incentive:

One (1) Month of Free Rent Per Year of Term

**Minimum 3-Year Lease Term

Broker Incentive:

4% Procuring Broker Commission



MEZZANINE



FIRST FLOOR

Floorplan

6190 FAIRMOUNT AVENUE, SUITE C
±2,839 SF

LEASING INCENTIVES OFFERED!

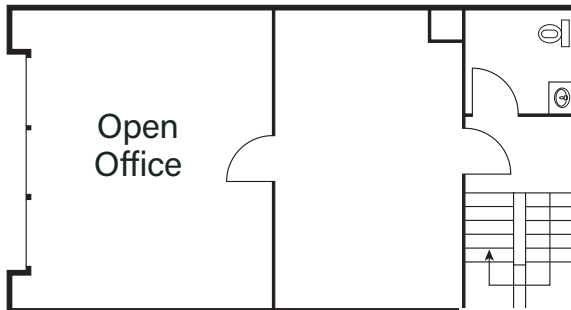
Tenant Incentive:

One (1) Month of Free Rent Per Year of Term

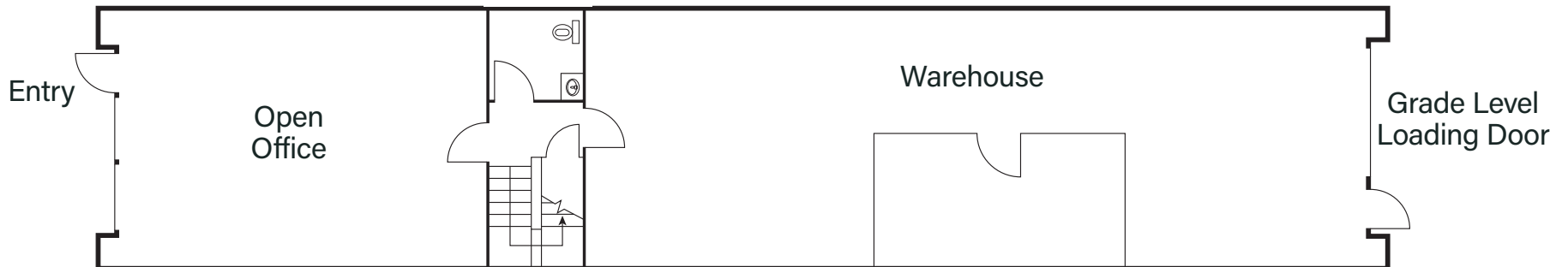
**Minimum 3-Year Lease Term

Broker Incentive:

4% Procuring Broker Commission



MEZZANINE



FIRST FLOOR

Location

<5 miles

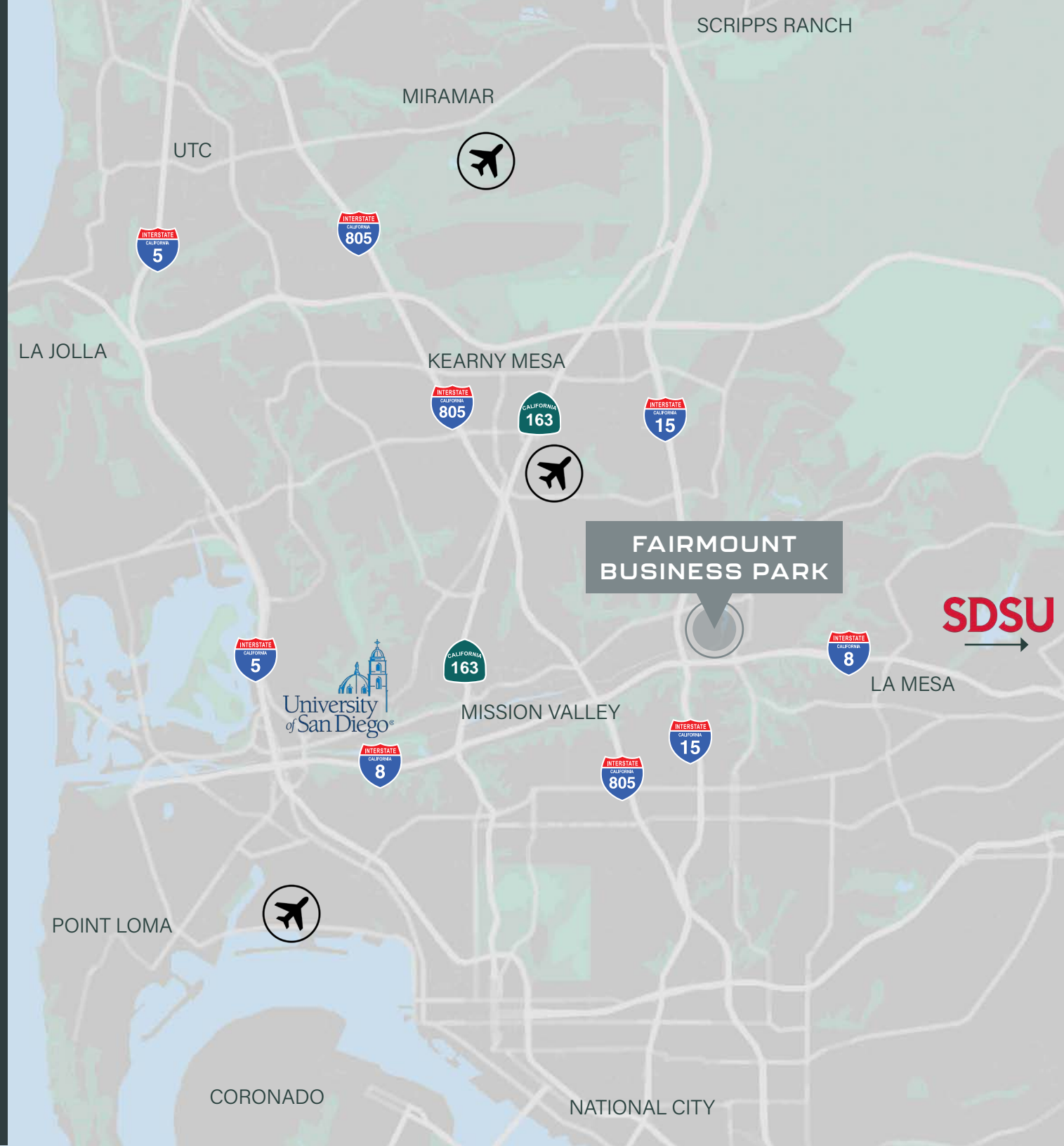
Mission Valley, Fashion Valley, Kearny Mesa, Montgomery-Gibbs Airport

<10 miles

El Cajon, National City, Miramar, San Diego International Airport, Coronado

<15 miles

MCAS Miramar, Chula Vista, UTC, Poway, Rancho Bernardo



Fairmount Business Park

SAN DIEGO, CA 92120

**LEASING INCENTIVES
OFFERED!**

**on select suites



Kyle Wright

+1 858 546 4621
kyle.wright2@cbre.com
Lic. 02083245

Juliana Light

+1 858 646 4736
juliana.light@cbre.com
Lic. 02070028



CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.