

FOR LEASE

±1.14 Acres

Lay Down Yard | Central San Diego

9685 Via Excelencia, San Diego, CA 92126



287,000  
Vehicles Per Day



Available
±1.14 Acres

Access

CONTACT

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NORTH PALISADE
PARTNERS



ACCESS TO SITE



Carroll Center Rd

Via Pasar

Black Mtn Rd

Kearny Villa Rd

Candida Rd

Available
±1.14 Acres

Miramar Road

Pomerado Rd

Access to Site

LEASED

LEASED

Available
±1.14 Acres



Access to Site

LEASED

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Property Highlights



I-15 FRONTAGE



±1.14 ACRES



SDR-10 ZONING

[Link to SDR-10 Zoning Page](#)



EASTERN MIRAMAR LOCATION



SITE EQUIPPED WITH POWER



LOCATED IN THE
NEW MIRA MESA
COMMUNITY PLAN

[Link to Mira Mesa Community Plan](#)

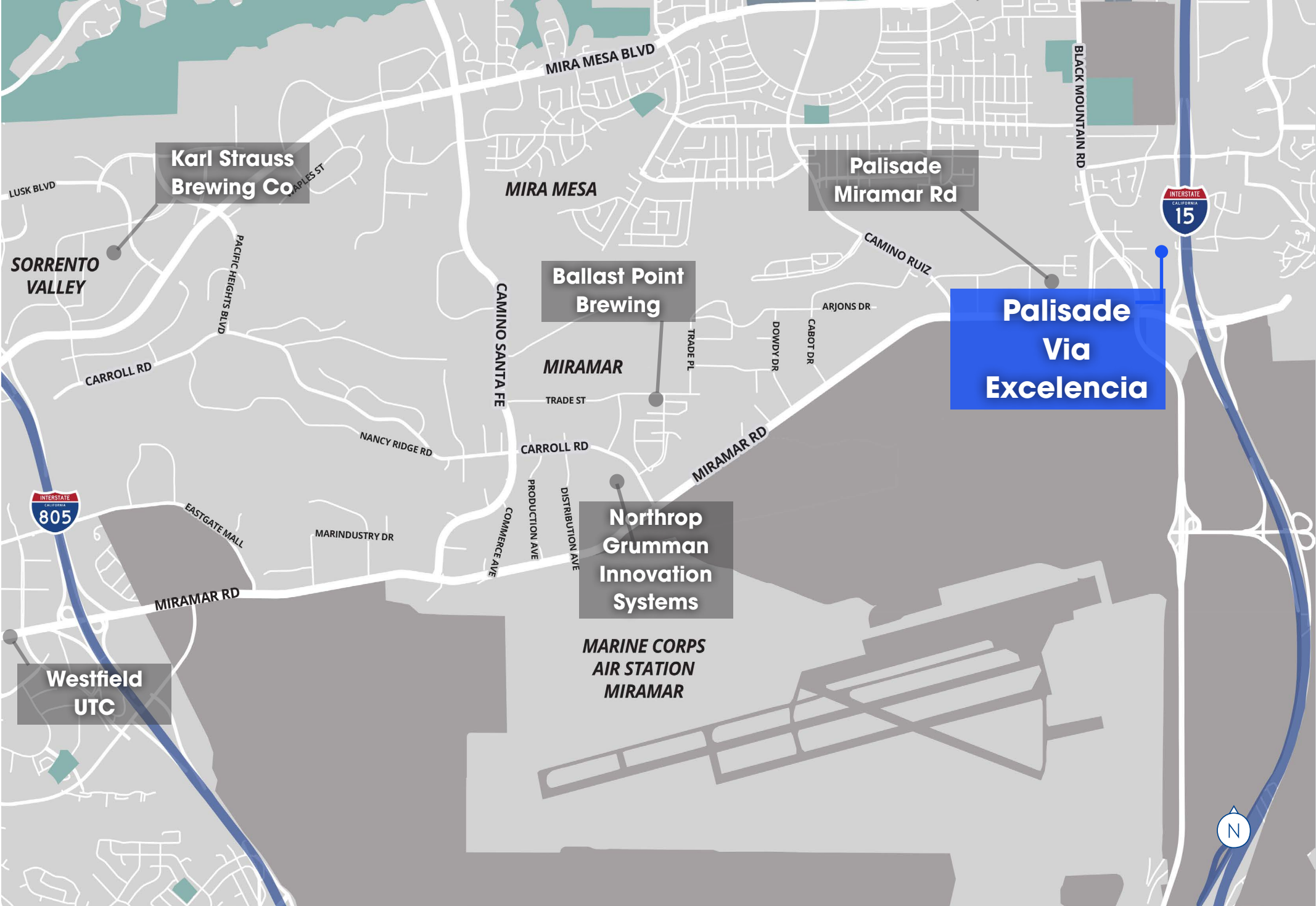


FENCED, SECURED SMALL LAY
DOWN YARDS



EQUIPMENT & MATERIALS STORAGE
YARD PERMITTED

AVAILABLE IMMEDIATELY



**Karl Strauss
Brewing Co**

**Palisade
Miramar Rd**




**Palisade
Via
Excelencia**

**Ballast Point
Brewing**

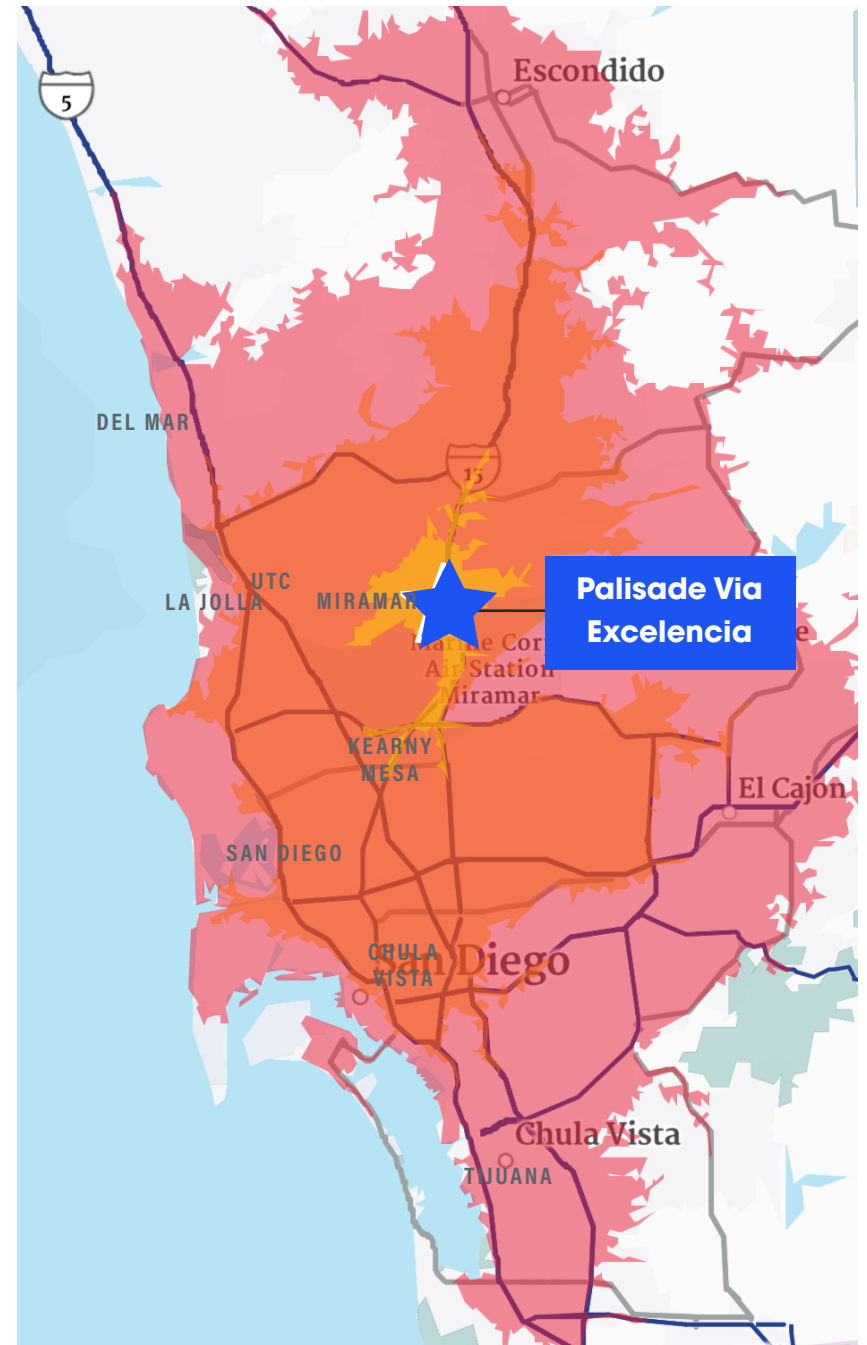
**Northrop
Grumman
Innovation
Systems**

**Westfield
UTC**

DRIVE TIMES

| Drive Times | |
|---|------------|
|  | 10 Minutes |
|  | 20 Minutes |
|  | 30 Minutes |

| | |
|--|-----|
| Minutes to Downtown San Diego | 20 |
| Minutes to Otay Mesa | 30 |
| Minutes to United States - Mexico Border | 35 |
| Minutes to Port of Long Beach | 120 |
| Minutes to Oceanside | 40 |
| Minutes to Yuma, AZ | 180 |



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