

# 7801 Mission Center Court





1

Friars Mission Center



2

Hazard Center



3

Mission Valley West



4

Mission Valley Mall



5

Fashion Valley Mall



6

Park Valley Center





## Property Features

- New Common Area Renovations
  - » Updated Building Lobby
  - » New Building Directory Signage
  - » Renovated Elevator
- On-Site Ownership
- Abundant Parking (4.5/1000)
- On-Site Shower Facility
- AT&T and Cox Communications are Available. Both Cox and AT&T Promotes a Fiber Optic Infrastructure which Provides the Fastest Telecommunication Speeds Available
- Only 3 Minutes from the Workers' Compensation Appeals Board
- Close to Numerous Restaurants, Retail and Entertainment
- Near Public Transportation - San Diego Trolley and MTS
- Centrally Located near Interstates 8, 805 and Highway 163



Building Lobby



1st Floor Restroom



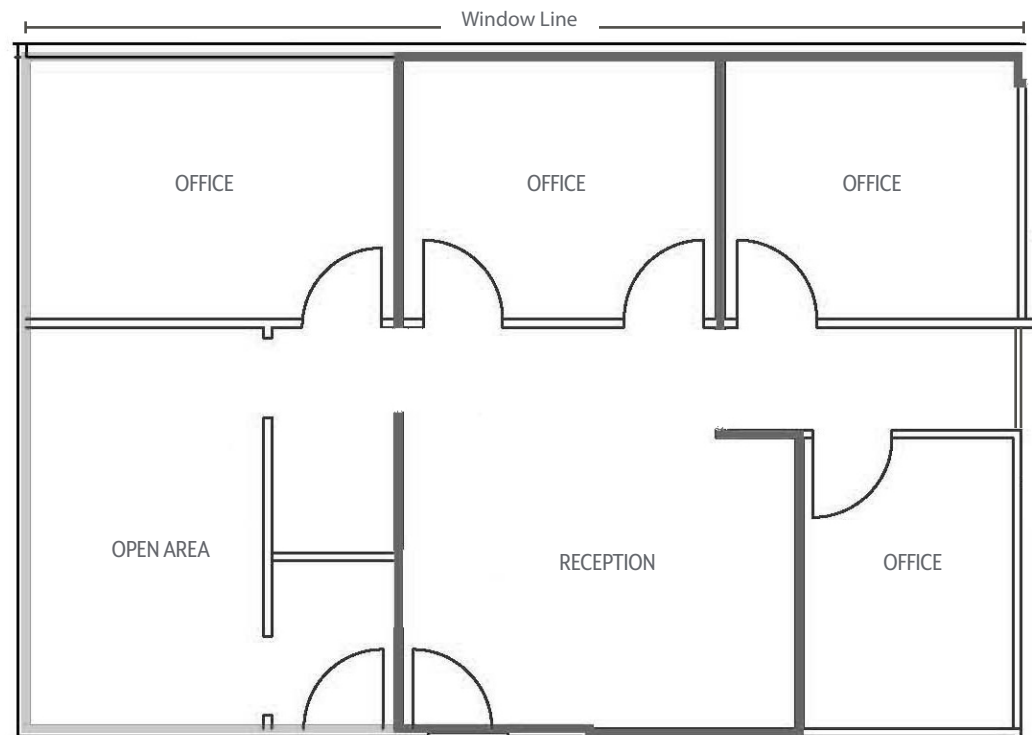
Excellent Parking Ratio

## Suite 104 | ±1,085 RSF

- Lease Rate: \$2.45 - \$2.65/RSF Gross plus Utilities
  - » Utilities are \$0.30/RSF/Month
- 4 Private Offices
- Reception Lobby
- Floor to Ceiling Windows
- Abundant Natural Light
- Large Open Area
- Available August 15, 2026

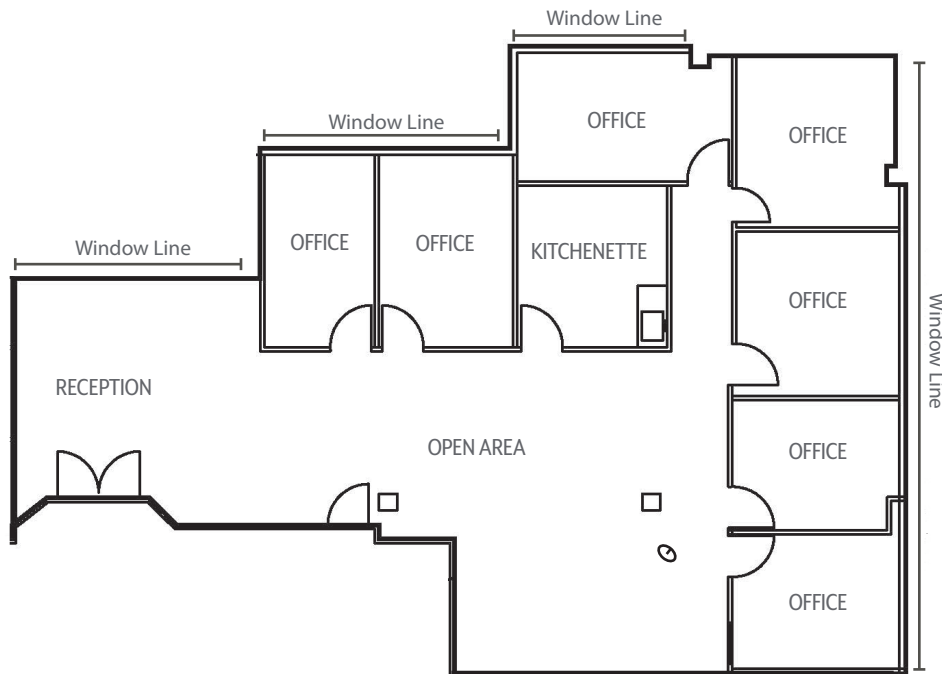


\*Conceptual Suite Images - Not actual suite



## Suite 200 | ±2,436 - 4,969 RSF

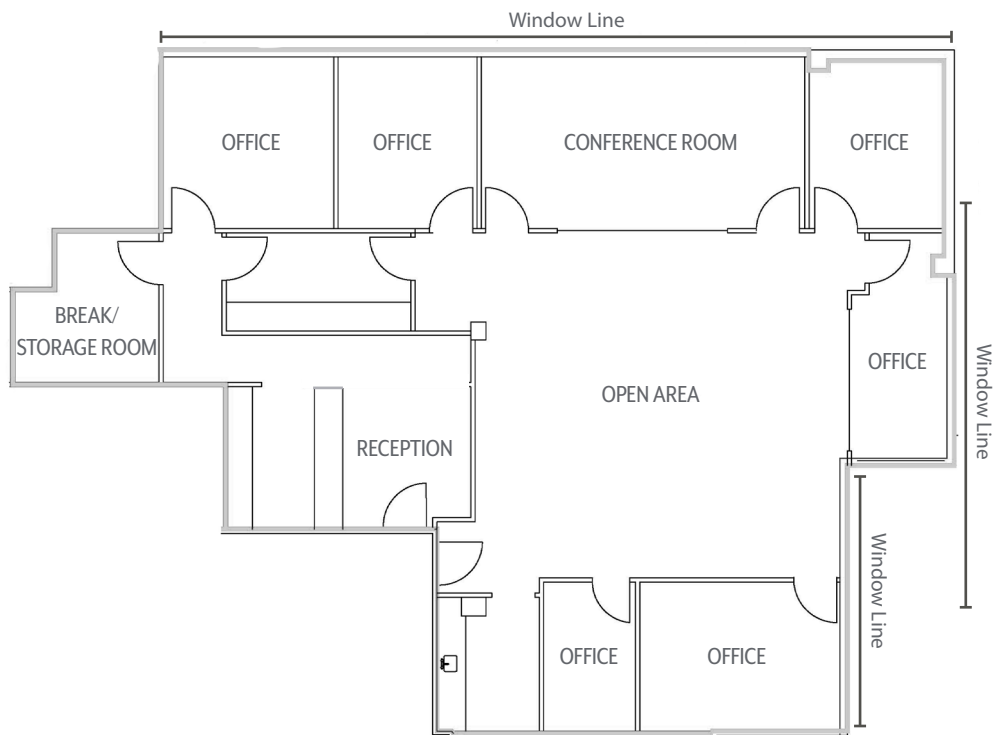
- Lease Rate: \$2.45 - \$2.65/RSF Gross plus Utilities
  - » Utilities are \$0.30/RSF/Month
- 7 Private Window Lined Offices
- Kitchenette
- Reception
- Large Open Area
- Can be combined with Suite 250 for up to ±4,969 RSF
- Available Now



**\*Actual Suite Images**

## Suite 250 | ±2,533 - 4,969 RSF

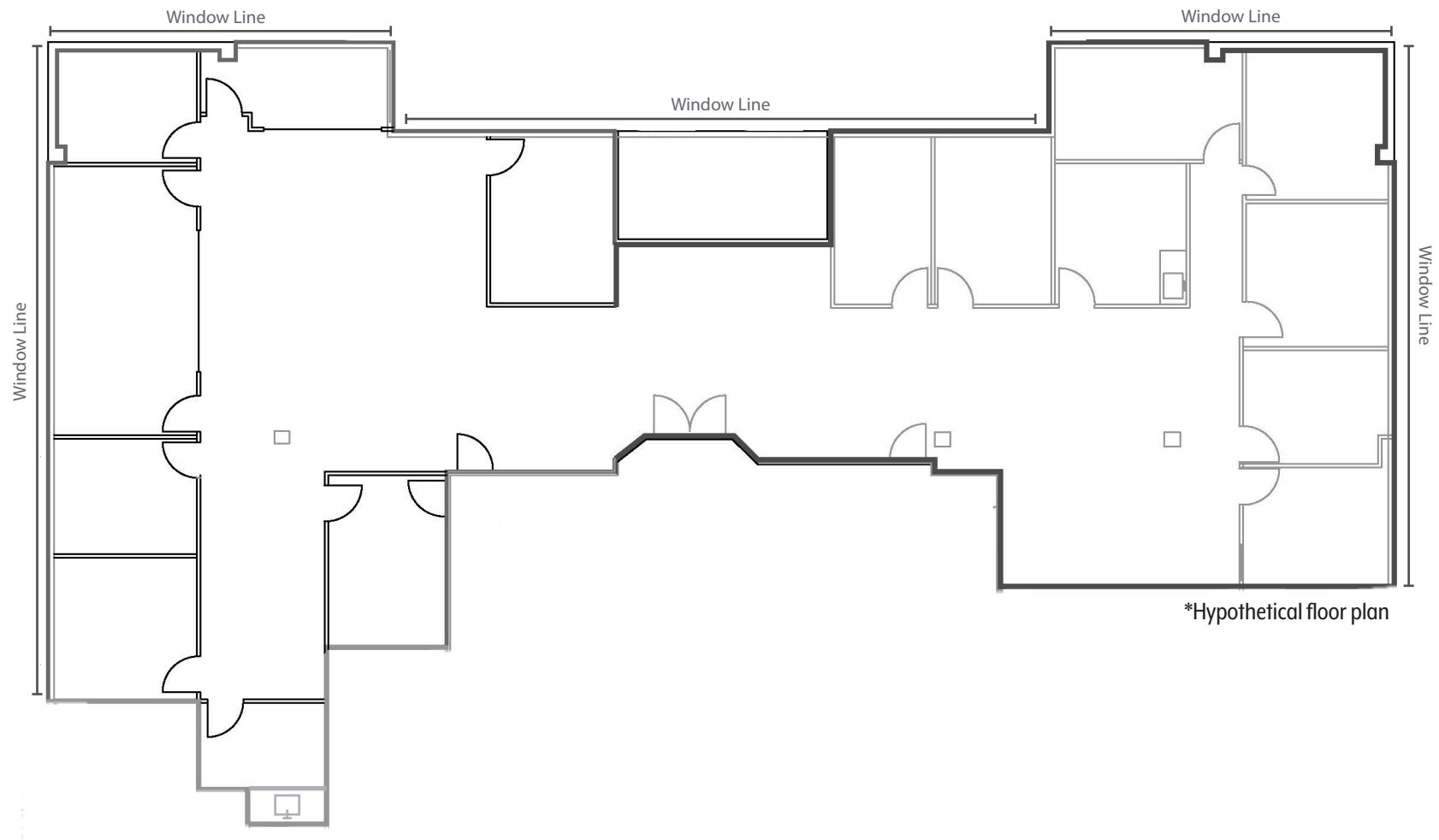
- Lease Rate: \$2.45 - \$2.65/RSF Gross plus Utilities
  - » Utilities are \$0.30/RSF/Month
- 6 Window Lined Offices
- Kitchenette with Sink
- Conference Room
- Break/Storage Room
- Floor to Ceiling Windows
- Abundant Natural Light
- Large Open Area
- Can be combined with Suite 200 for up to ±4,969 RSF
- Available Now



\*Actual Suite Images

## Suite 200 & 250 Combined | $\pm 4,969$ RSF

- Lease Rate: \$2.45 - \$2.65/RSF Gross plus Utilities
  - » Utilities are \$0.30/RSF/Month
- Multiple Window Lined Offices
- Multiple Kitchenettes with Sinks
- Conference Room
- Break/Storage Room
- Floor to Ceiling Windows
- Abundant Natural Light
- Large Open Area
- Available Now

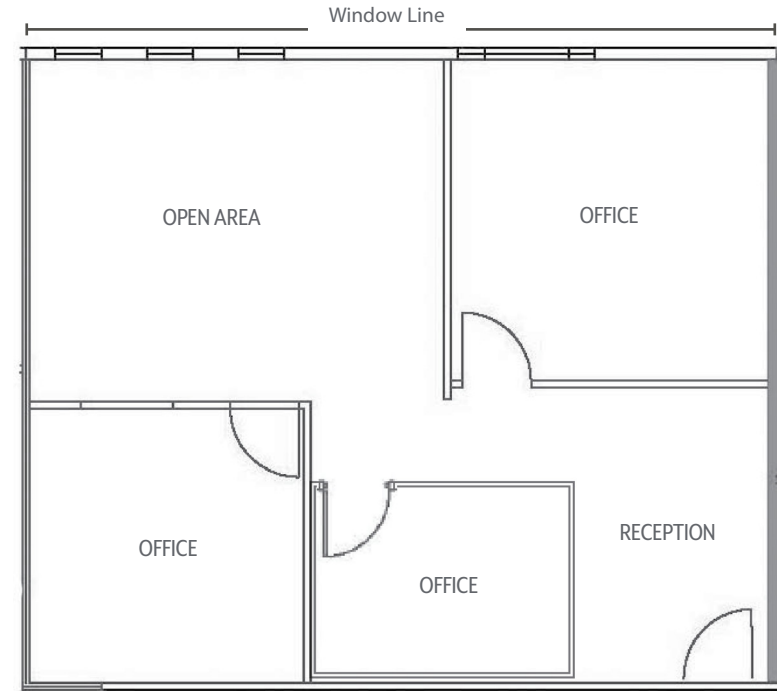


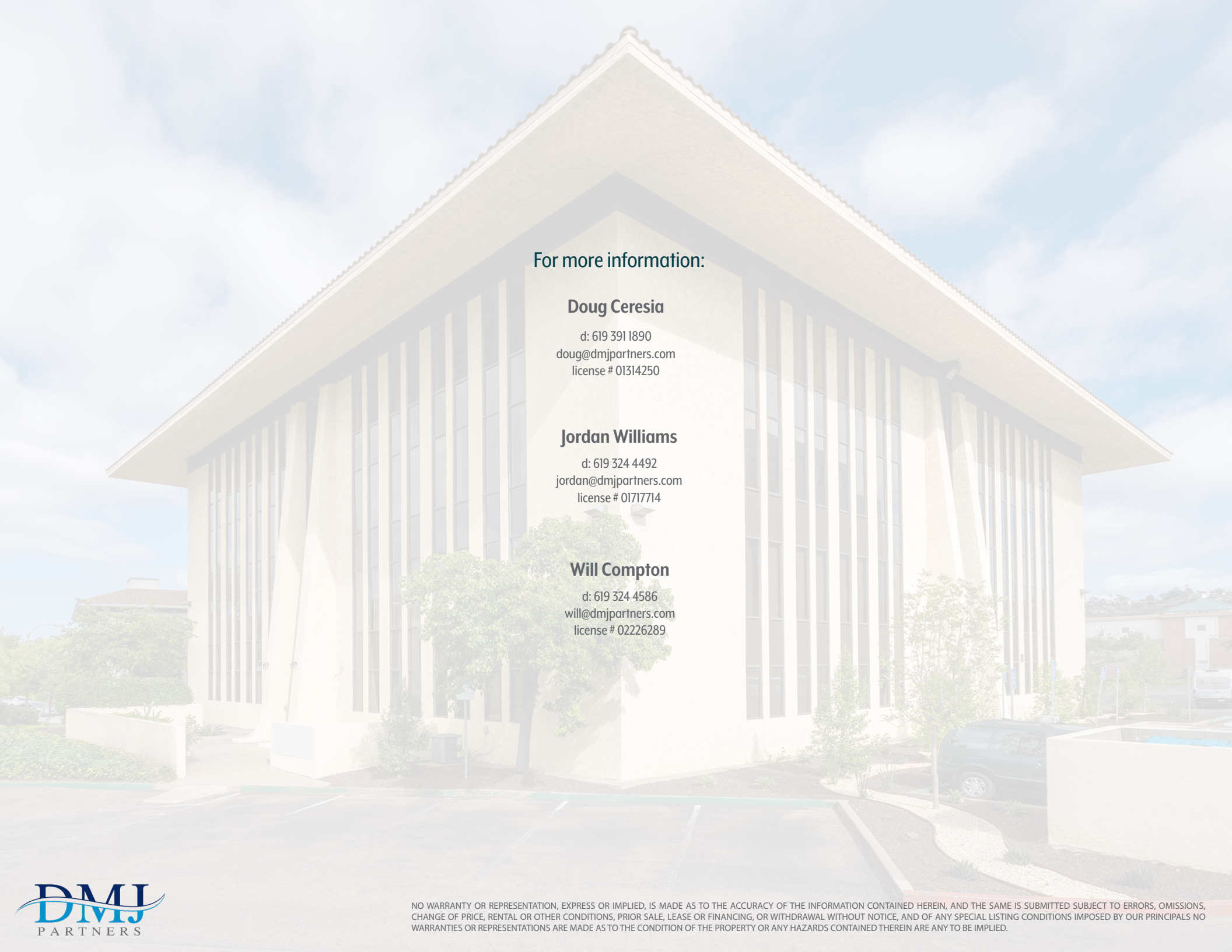
## Suite 460 | ±1,026 RSF

- Lease Rate: \$2.45 - \$2.65/RSF Gross plus Utilities
  - » Utilities are \$0.30/RSF/Month
- 3 Private Offices
- Floor to Ceiling Windows
- Abundant Natural Light
- Large Open Area
- Available October 1, 2026



**\*Conceptual Suite Images - Not actual suite**





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