

MISSION CORPORATE CENTER

SHORT TERM LEASES AVAILABLE



DRONE TOUR



±3,116 SF & 6,917 SF OFFICE SUITES FOR LEASE
6160 Mission Gorge Road, San Diego, CA 92120

COLTON SPEAS | JASON VIEIRA | TOMMAS GOLIA, CCIM

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

 **PIT**
Commercial Real Estate

PROPERTY FEATURES

Address:	6160 Mission Gorge Road, San Diego, CA 92120
Building Size:	± 57,729 SF
Land Area:	± 2.82 Acres
# Of Floors:	Four (4)
Elevators:	Two Passenger Elevators
HVAC:	60 Ton & 80 Ton Condensing Units (Installed 2017)
Telecomm:	Cox Communications
Connectivity:	Fiber

AVAILABILITY

Suite 205:	Approx. 3,116 SF Lease Rate: \$2.45/SF
Suite 300:	Approx. 6,917 SF Lease Rate: \$1.95/SF
Lease Type:	Full-Service Gross** **Landlord Provides Electricity & HVAC During Normal Business Hours

LOCATION

- > Walking Distance to the New Starbucks and In-N-Out
- > Central Location in the Heart of San Diego County
- > Freeway Access via Mission Gorge Rd./Fairmont Ave. or Friars Rd.
- > Surrounded by Numerous Restaurants, Retail, Healthcare Facilities, Universities and Business Service Providers



PROPERTY HIGHLIGHTS



RECENTLY COMPLETED IMPROVEMENTS – Enhanced Painting & Flooring in Lobby, Upgraded Restrooms, Facade & Entrance Re-Imaging



NATURAL LIGHT - Expansive Window Lined Office Suites



PUBLIC TRANSPORTATION - Walking Distance to Bus Stop and Greenline Grantville Trolley Station



ABUNDANT PARKING - Up to 4:1,000 SF Available

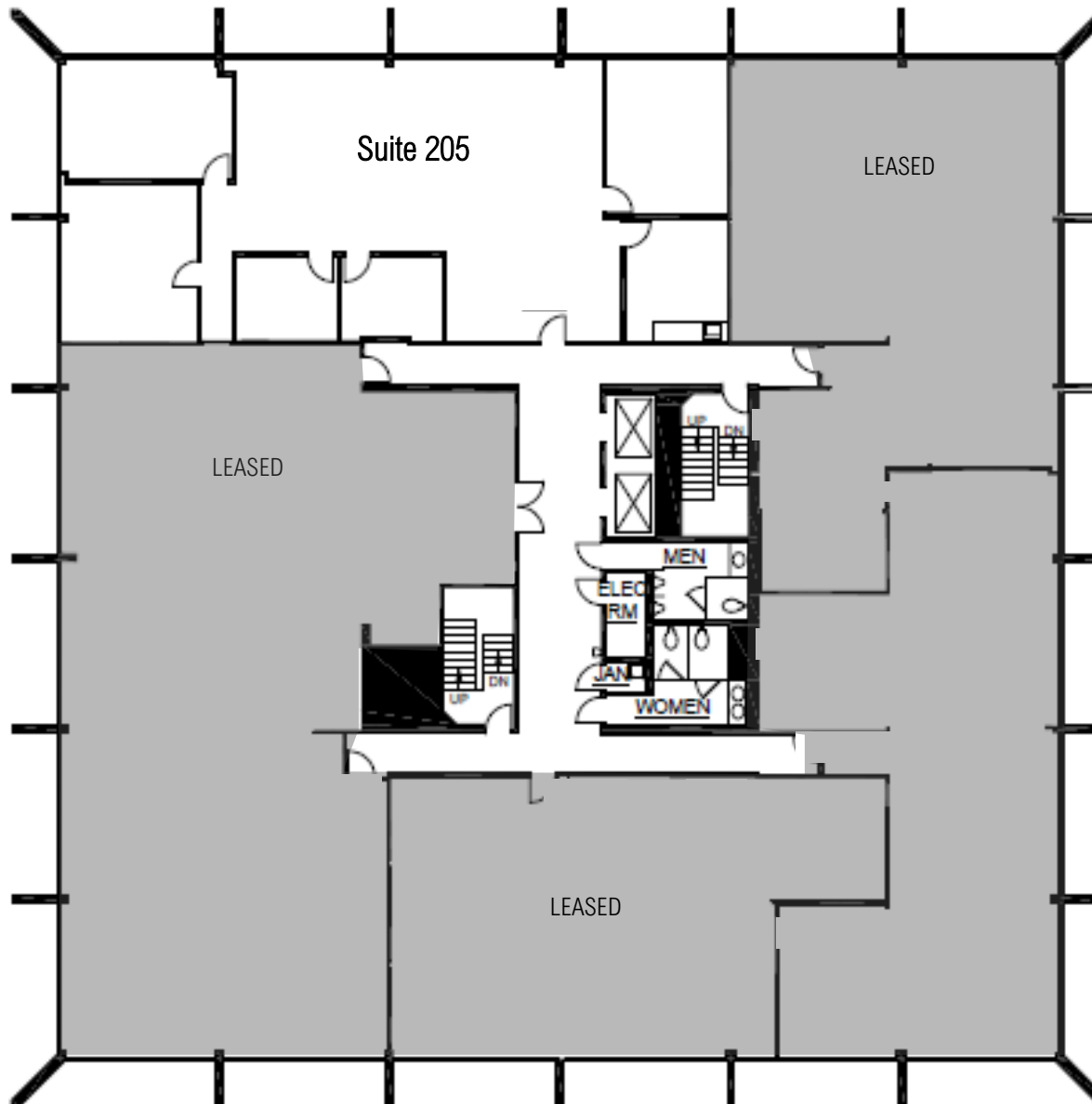


YEAR BUILDING/RENOVATED/RE-IMAGED - 1972 / 1999 / 2020



Suite 205: Approx. 3,116 RSF
Available Now
Large Open Office Area, 5 Private Offices, and Breakroom

Flexible Ownership - Open to Short Term Leases and High Volume Uses



Suite 300: Approx. 6,917 RSF

Available Now

Large Open Office Area and Break Room, In-Suite Restrooms, Private Office, Server Room

Flexible Ownership - Open to Short Term Leases and High Volume Uses





DIRECT ACCESS:

	- S	
	- N	
	- E	
	- W	

From Mission Gorge Road/Fairmount Avenue

	< 2 Miles
	< 4 Miles
	< 7 Miles

1

MINUTE WALK
BUS STOP

15

MINUTE WALK
GRANTVILLE TROLLEY STATION

4

MINUTE DRIVE
MISSION VALLEY

15

MINUTE DRIVE
DOWNTOWN





DOWNTOWN

MISSION VALLEY

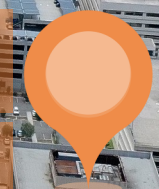
SDSU West Development



25,300
Cars Per Day



6160
Mission Gorge Rd



FAIRFIELD.
Gravity Apartments
325 Units

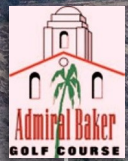
TWAIN AVE

The Commons
+/- 7,800 SF Retail



MISSION GORGE RD





6160
Mission Gorge Rd



THE PurpleMint Taste of Athens
Vegetarian Bistro Greek and Mediterranean cuisine

KAWAII SUSHI



CHASE



Twain Ave




25,300
Cars Per Day

The Commons
+/- 7,800 SF Retail



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Professionally Owned/Managed By:  **MONRO CAPITAL**



www.PrivateInvestmentTeam.com

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