

**FOR SALE OR LEASE**

**±0.40 - ±2.35 Acres | Lay Down Yard**

**Cental San Diego | 9685 Via Excelencia**



**NORTH PALISADE  
PARTNERS**

**Colliers**



**287,000**    
**Vehicles Per Day**

**CONTACT**

**EVAN McDONALD, SIOR**

+1 858 353 8669 | [evan.mcdonald@colliers.com](mailto:evan.mcdonald@colliers.com)

**KURTIS BLANCHARD**

+1 760 670 8367 | [kurtis.blanchard@colliers.com](mailto:kurtis.blanchard@colliers.com)

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, but its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.





# Property Highlights



I-15 FRONTAGE



±0.40 - ±2.35 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](#)



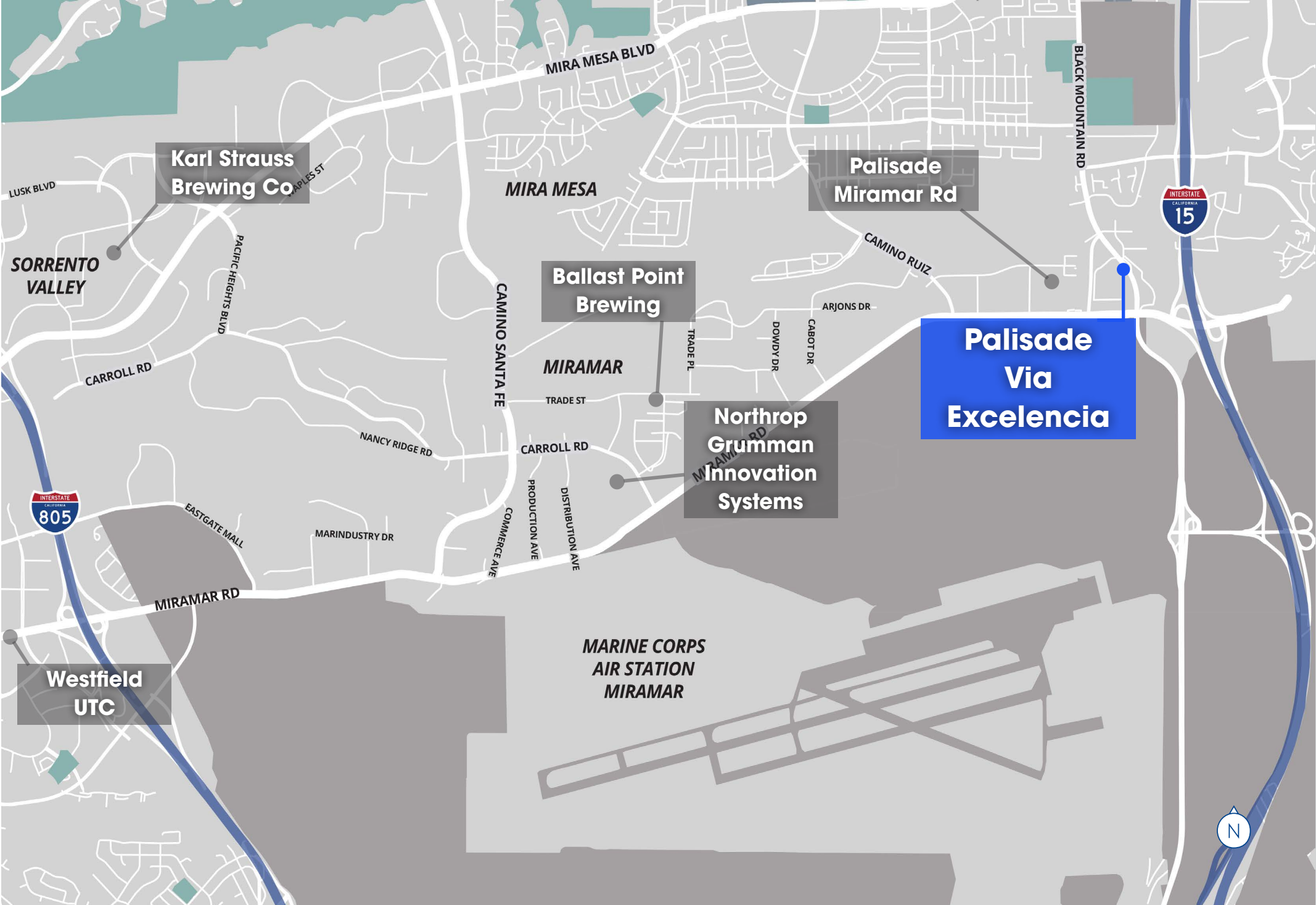
FENCED, SECURED & PERMIT READY  
FOR CONCRETE PAVING






EQUIPMENT & MATERIALS STORAGE  
YARD PERMITTED

AVAILABLE IMMEDIATELY

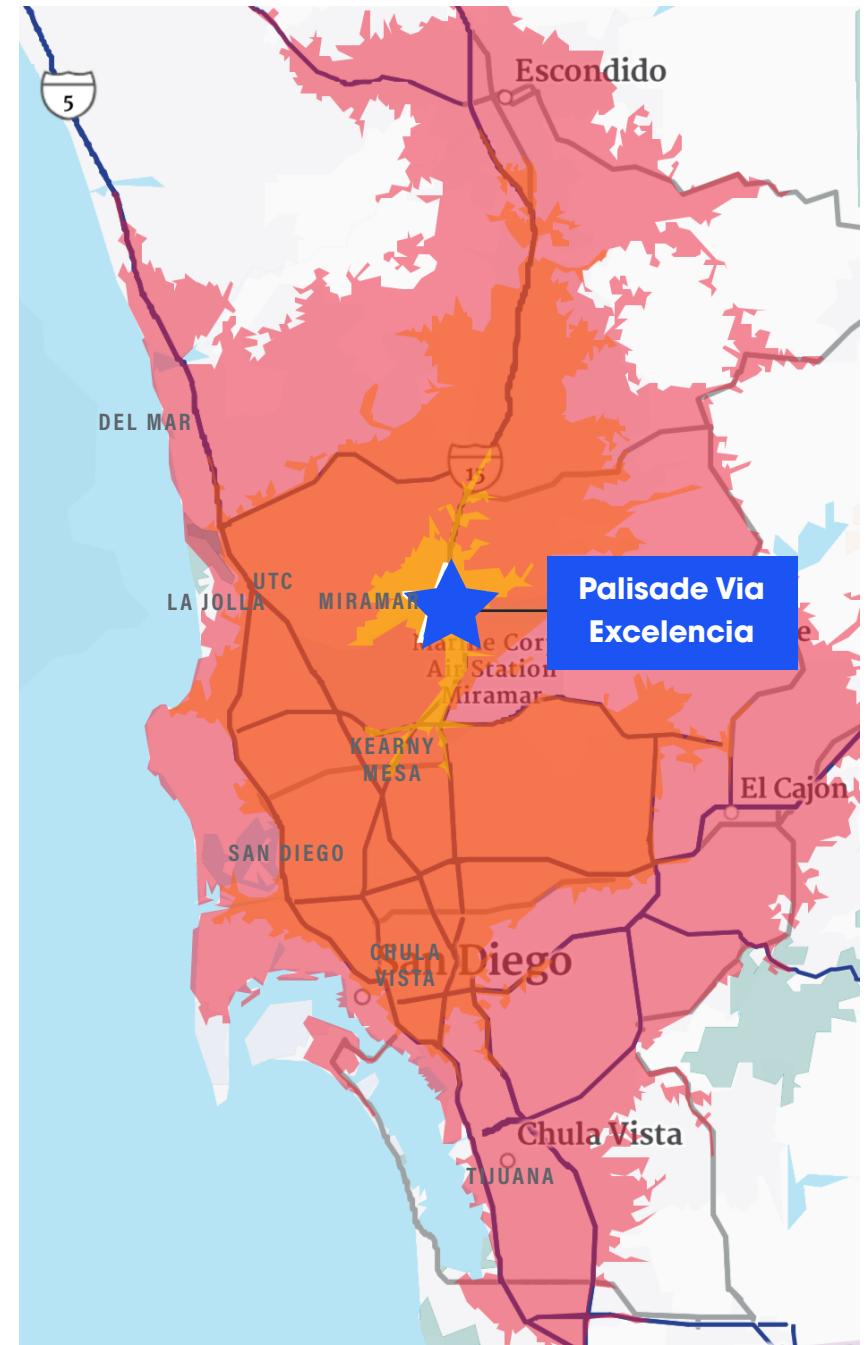




# DRIVE TIMES

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





**FOR SALE OR LEASE**

**±0.40 - ±2.35 Acres | Lay Down Yard**

**Cental San Diego | 9685 Via Excelencia**



**NORTH PALISADE  
PARTNERS**

**Colliers**



**287,000**    
**Vehicles Per Day**

**CONTACT**

**EVAN MCDONALD, SIOR**

+1 858 353 8669 | [evan.mcdonald@colliers.com](mailto:evan.mcdonald@colliers.com)

**KURTIS BLANCHARD**

+1 760 670 8367 | [kurtis.blanchard@colliers.com](mailto:kurtis.blanchard@colliers.com)

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, but its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.