

MISSION VALLEY HEIGHTS

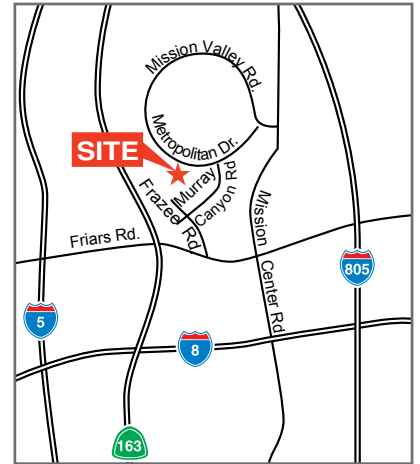
7545 METROPOLITAN DR, SAN DIEGO, CA 92108

PREMISES: ±10,614 SF

DIVISIBLE: ±5,798 SF (STE 100)
±4,816 SF (STE 102)

LEASE RATE: \$1.45/SF/Mo. NNN (Single Tenant)
(Operating Exps. = ±\$0.42/SF/Mo.)

PARKING: 3.4/1,000



CREATIVE OFFICE OPPORTUNITY!



FOR MORE INFORMATION CONTACT:

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7545 METROPOLITAN DR, SAN DIEGO, CA 92108



BUILDING FEATURES:

- 100% Office (creative office opportunity) (possible to create warehouse)
- High image R&D / Flex building
- Single story building
- Prominent corner location at the entrance to Mission Valley Heights Business Park
- Building signage
- (2) Glass grade level loading doors
- Parking ratio of approximately 3.4/1,000
- Fiber optics to the project
- Courtesy patrol
- Walking distance to restaurants, retail and service amenities
- Immediate proximity to public transportation
- Outstanding freeway accessibility to Highway 163 and Interstates 8, 805 and 5



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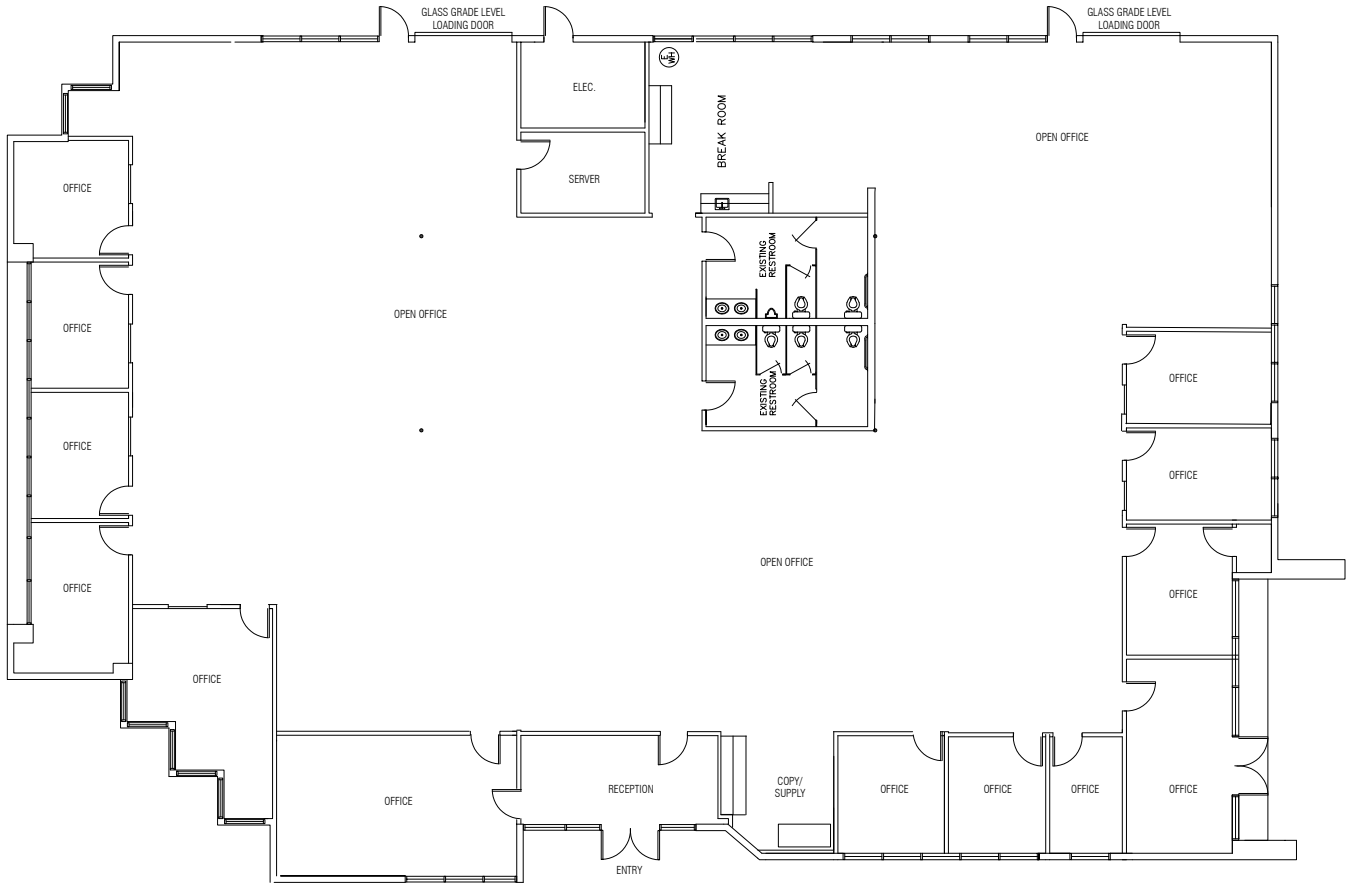
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PROPOSED SINGLE TENANT FLOOR PLAN: 7545 MISSION VALLEY ROAD (10,614 SF)



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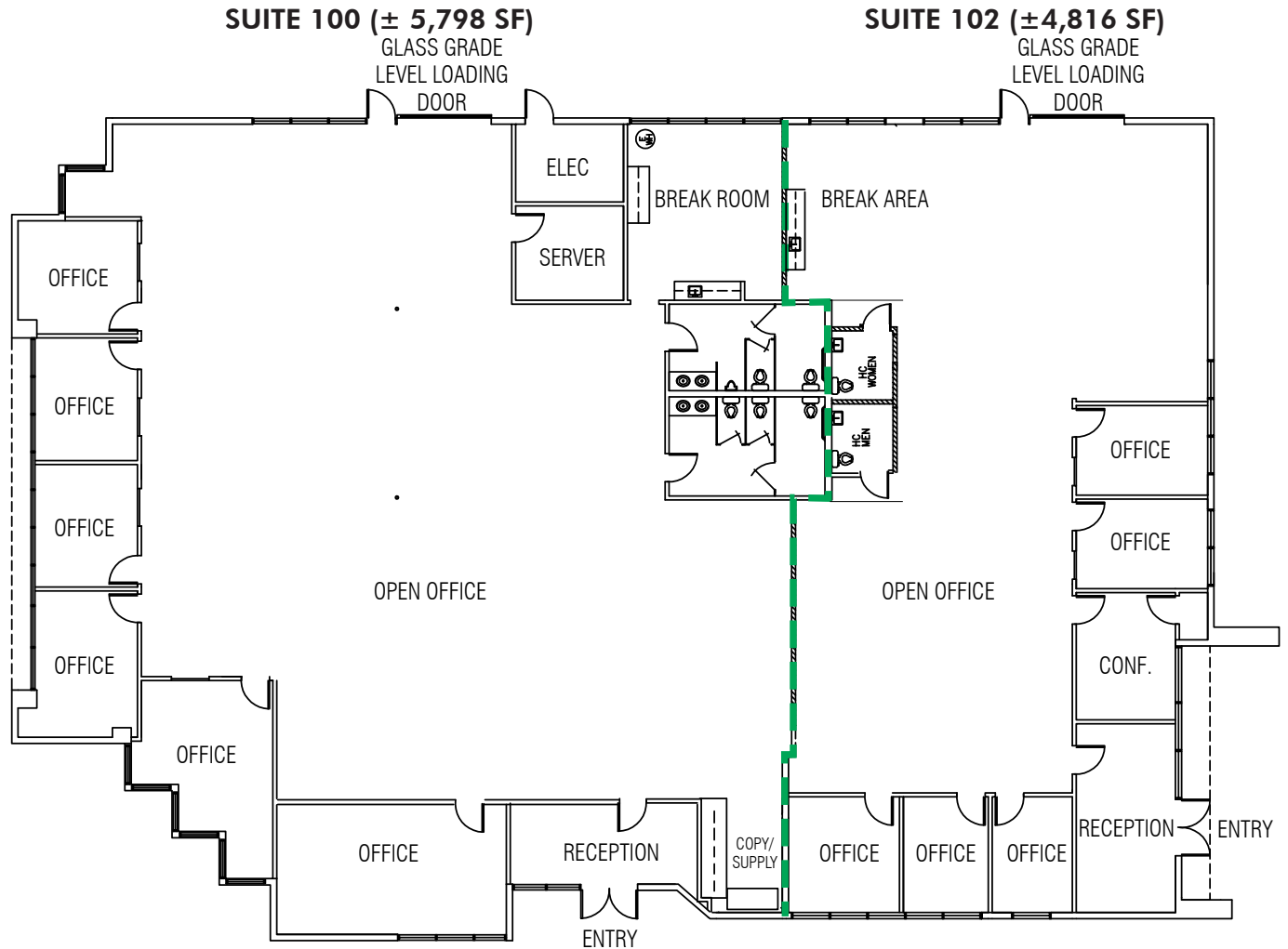
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MISSION VALLEY HEIGHTS

7545 METROPOLITAN DR, SAN DIEGO, CA 92108

PROPOSED TWO TENANT FLOOR PLAN:

7545 MISSION VALLEY ROAD, STE 100 (5,798 SF) & STE 102 (4,816 SF)



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H.G. FENTON COMPANY

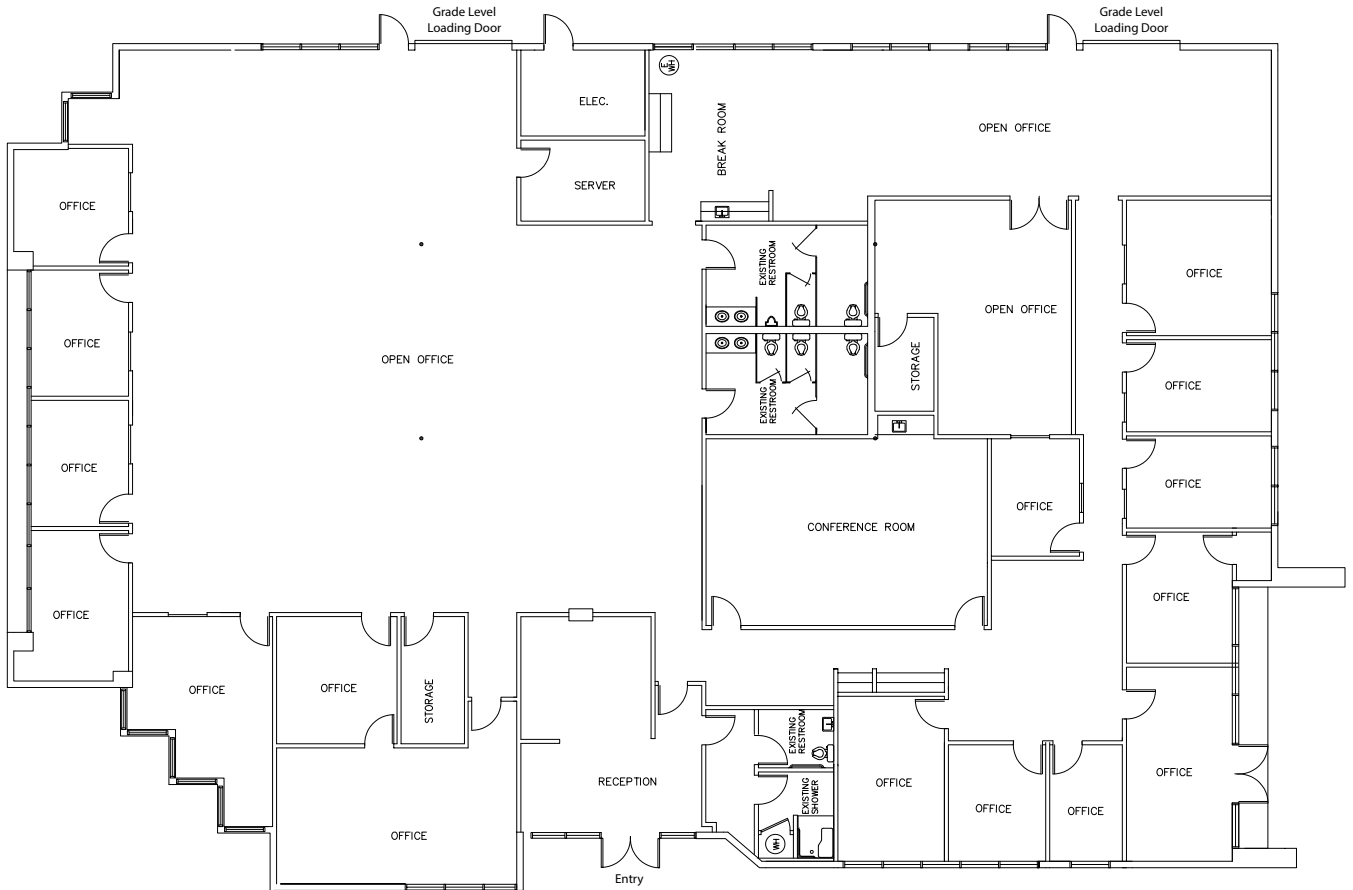
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EXISTING FLOOR PLAN:

7545 MISSION VALLEY ROAD (10,614 SF)



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AMENITIES

- 1 Aquatera Apartments
- 2 Civita (master planned residential community)
- 3 Friars Mission Center
Ralph's Grocery, CVS Pharmacy, Burger King, Einstein's Bagels, Jamba Juice and more
- 4 Extended Stay America
- 5 Hazard Center
Applebee's, Joe's Crab Shack, Randy Jones All American Sports Grill, Smashburger, Starbucks, Yogurtland, Barnes & Noble, UltraStar Cinemas, YMCA, FedEx Office, Massage Envy and more
- 6 Doubletree by Hilton Hotel
- 7 Simon Fashion Valley Mall
Neiman Marcus, Nordstrom, Macy's, Blooming-dale's, JCPenney, Tiffany & Co., Louis Vuitton, Tory Burch, Coach, Juicy Couture, Hugo BOSS, Gucci, Henri Bendel, The Cheesecake Factory, PF Chang's China Bistro, California Pizza Kitchen, Stacked Well Built, Love Boat Sushi and more
- 8 Riverwalk Golf Course
- 9 Westfield Mission Valley West
BevMol, Chevy's Fresh Mex, Coffee Bean & Tea Leaf, DSW Shoe Warehouse, Golfsmith, Gordon Biersch, King's Fish House, Marshals, Old Navy, West Elm and more
- 10 Best Buy
- 11 Park Valley Center
Pier 1 Imports, Lazy Boy, Staples, Men's Warehouse, Sammy's Woodfired Pizza, On the Border, Saks Off 5th
- 12 Westfield Mission Valley Center
Bed Bath & Beyond, Loehmann's, Macy's, Macy's Home Furniture, Michaels, Nordstrom Rack, Target, 24 Hour Fitness, AMC Theatres, Bath & Body Works, Charlotte Russe, GNC, Sport Chalet, Bennigan's, Chipotle, Corner Bakery, Outback Steakhouse, Pei Wei, Ruby's Diner, Tilted Kilt and more
- 13 Del Taco / In Cahoots Dance Hall & Saloon
- 14 Hazard Center East
Food 4 Less, Postal Annex, Jack in the Box, San Sai Japanese Grill and more
- 15 San Diego International Airport

CORPORATE NEIGHBORS

- | | |
|---|--|
| A | Art Institute of California |
| B | Scripps Clinic |
| C | HG Fenton |
| D | Fidelity Title |
| E | CGI |
| F | Mad Catz |
| G | Brandman University |
| H | Engility |
| I | Mission Valley Surgery Center / California Orthopaedic Institute |
| J | State of California |
| K | General Dynamics/NASSCO |

KEY



Trolley Stop



Bus Stop