

**±5 ACRE LAND FOR SALE**

# SCHEIDLER WAY

MISSION VALLEY, SAN DIEGO, CA

**FULLY ENTITLED WITH EXISTING PLANS FOR A ±9,884 SF BUILDING**



## PROPERTY HIGHLIGHTS

- + Parcel for Sale \$450,000
- + APN: 439-480-24-00
- + Lot Size: ± 5 Acres, ± 1.08 Acres Useable
- + Zoning: MVCO - Mission Valley Commercial
- + Entitlements: Includes plans for 10,000 SF (approx.) office building with 36 parking spaces
- + Located just south of I-8 off Camino Del Rio South
- + Located within close proximity to Interstates 8 and 15 with easy access to Mission Valley, Downtown and East County San Diego
- + Offers outstanding freeway exposure to I-8 with access from Camino Del Rio South

[www.cbre.us/sandiego](http://www.cbre.us/sandiego)

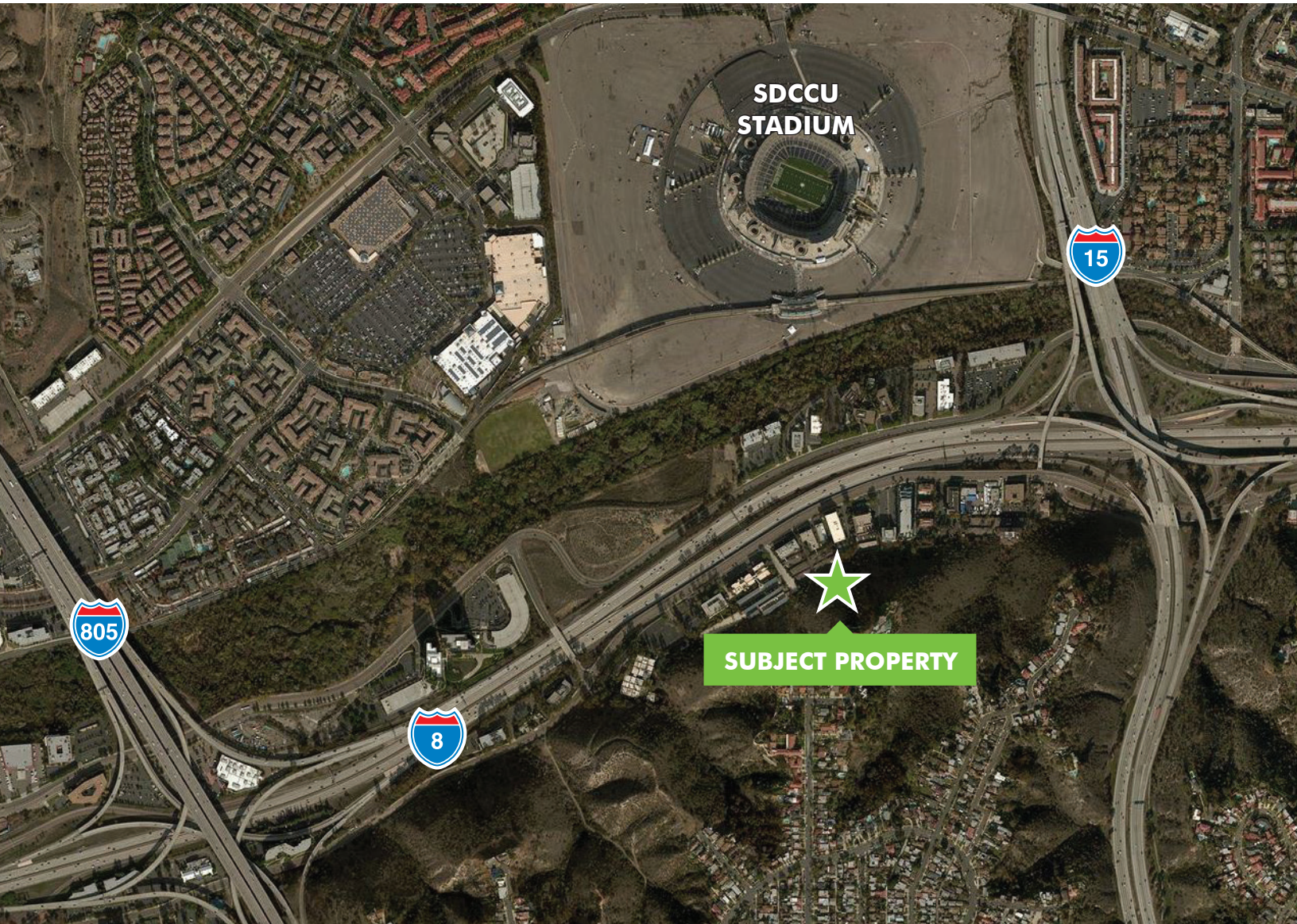
**CBRE**



± 5 ACRE LAND FOR SALE  
**SCHEIDLER WAY**



**AERIAL MAP**

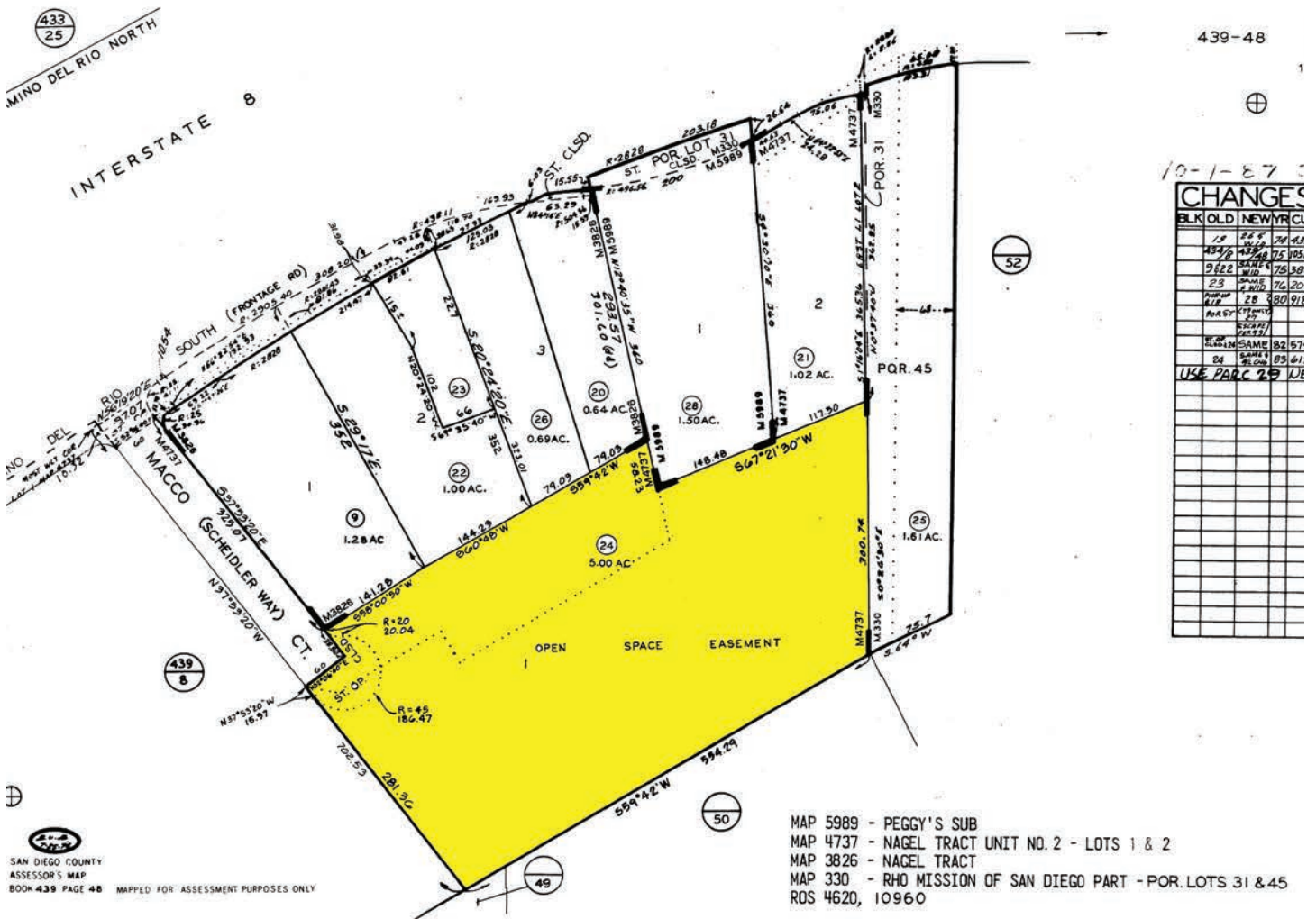




# ± 5 ACRE LAND FOR SALE SCHEIDLER WAY

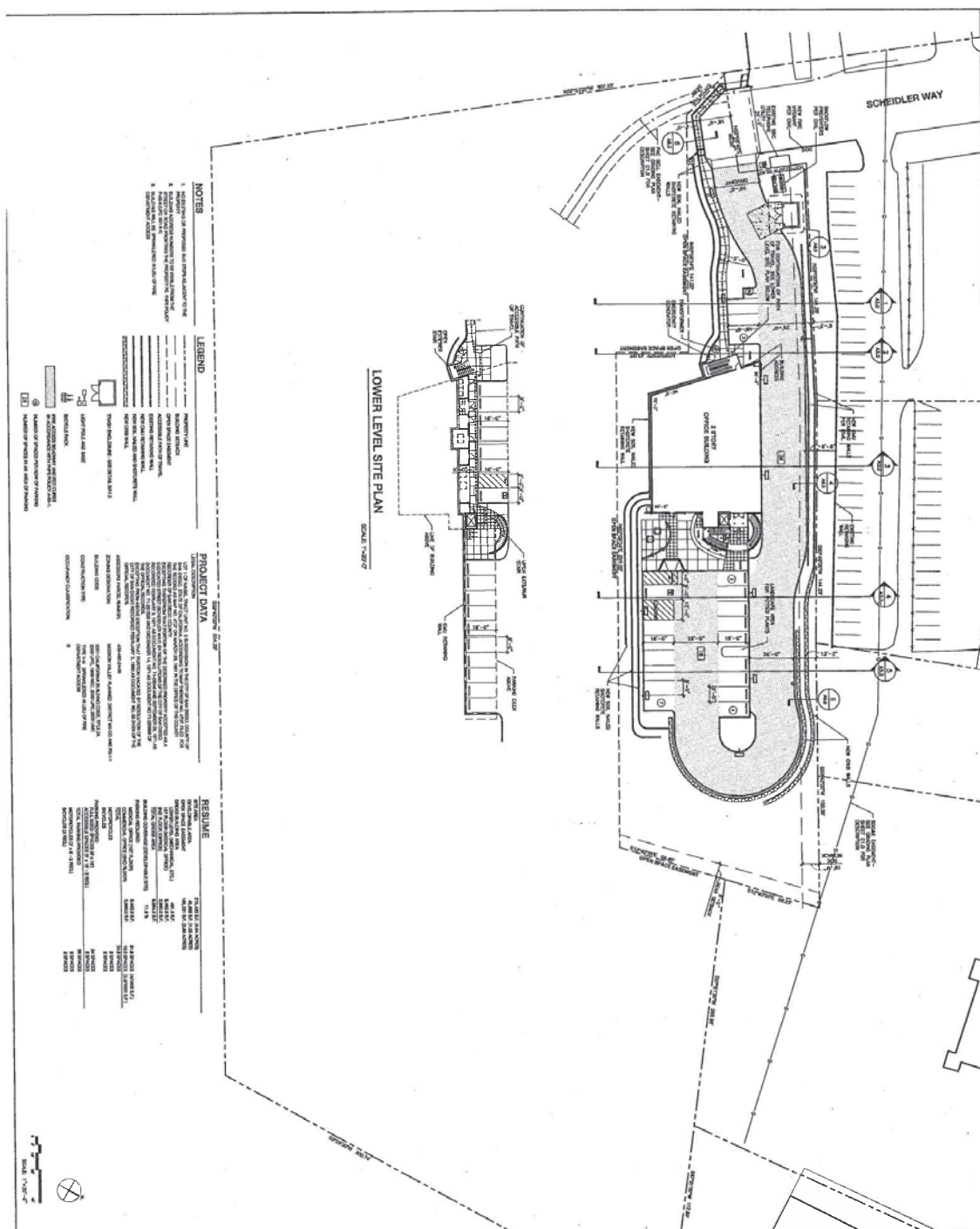


## PARCEL MAP





± 5 ACRE LAND FOR SALE  
**SCHEIDLER WAY**



PACIFIC COAST OFFICE BUILDING  
SCHEIDLER WAY  
SAN DIEGO, CALIFORNIA

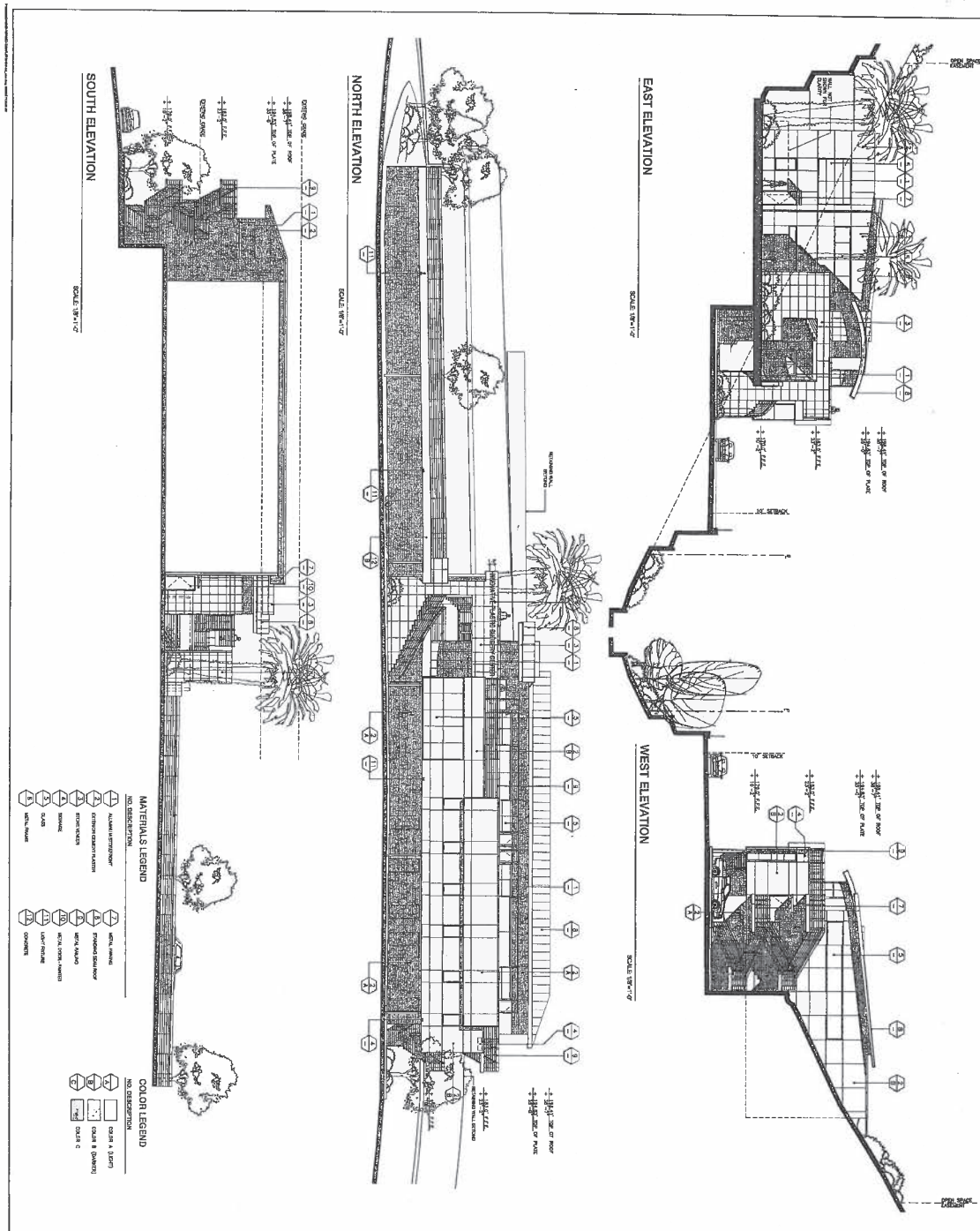
**LEARY CHILDS MASCARI WARNER**  
*architects*  
5845 Erma Road, Suite 205  
San Diego, California 92131  
619.515.0444 Fax 619.515.8022



# ± 5 ACRE LAND FOR SALE SCHEIDLER WAY



## ELEVATIONS



PACIFIC COAST OFFICE BUILDING  
SCHEIDLER WAY  
SAN DIEGO, CALIFORNIA

LEARY CHILDS MASCARI WARNER  
hitects  
2045 Camino del Rio South, Suite 205  
San Diego, California 92108  
619.594.1111 Fax 619.594.1112

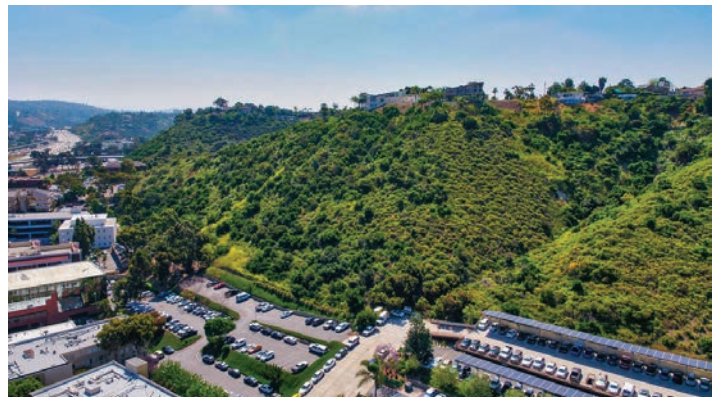
A5.0



# ± 5 ACRE LAND FOR SALE **SCHEIDLER WAY**



## **AERIAL PHOTOS**



## **CONTACT US**

### **MARC FREDERICK**

Lic. 01429705  
+1619 696 8336  
marc.frederick@cbre.com

### **SEAN FITZMAURICE**

Lic. 01951089  
+1858 546 4618  
sean.m.fitzmaurice@cbre.com

### **CBRE, INC.**

4301 La Jolla Village Drive  
Suite 3000  
San Diego, CA 92122

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.us/sandiego](http://www.cbre.us/sandiego)

**CBRE**