

AVAILABLE FOR LEASE

# MISSION VALLEY HEIGHTS BUSINESS PARK

7525 Metropolitan Drive / 7540 Metropolitan Drive / 7592 Metropolitan Drive / 7460 Mission Valley Road  
San Diego, CA 92108





## PROJECT FEATURES

- High image business park/ buildings
- Approximately 3.4/1,000 parking
- Within walking distance of numerous retail amenities
- Premier Central San Diego location
- Outstanding freeway access to Interstate 8 and Highway 163
- Zoning MVPD-MV-M/SP
- Courtesy Patrol
- Potential fiber connectivity (AT&T & Cox)

## AVAILABILITIES



ADDRESS	SIZE	LEASE RATE	COMMENTS
7525 Metropolitan Drive, Suite 308	3,638 SF	\$1.85/SF NNN*	100% Office with (5) private offices, conference room, break room, open office area, (2) restrooms and (1) grade level roll up door.

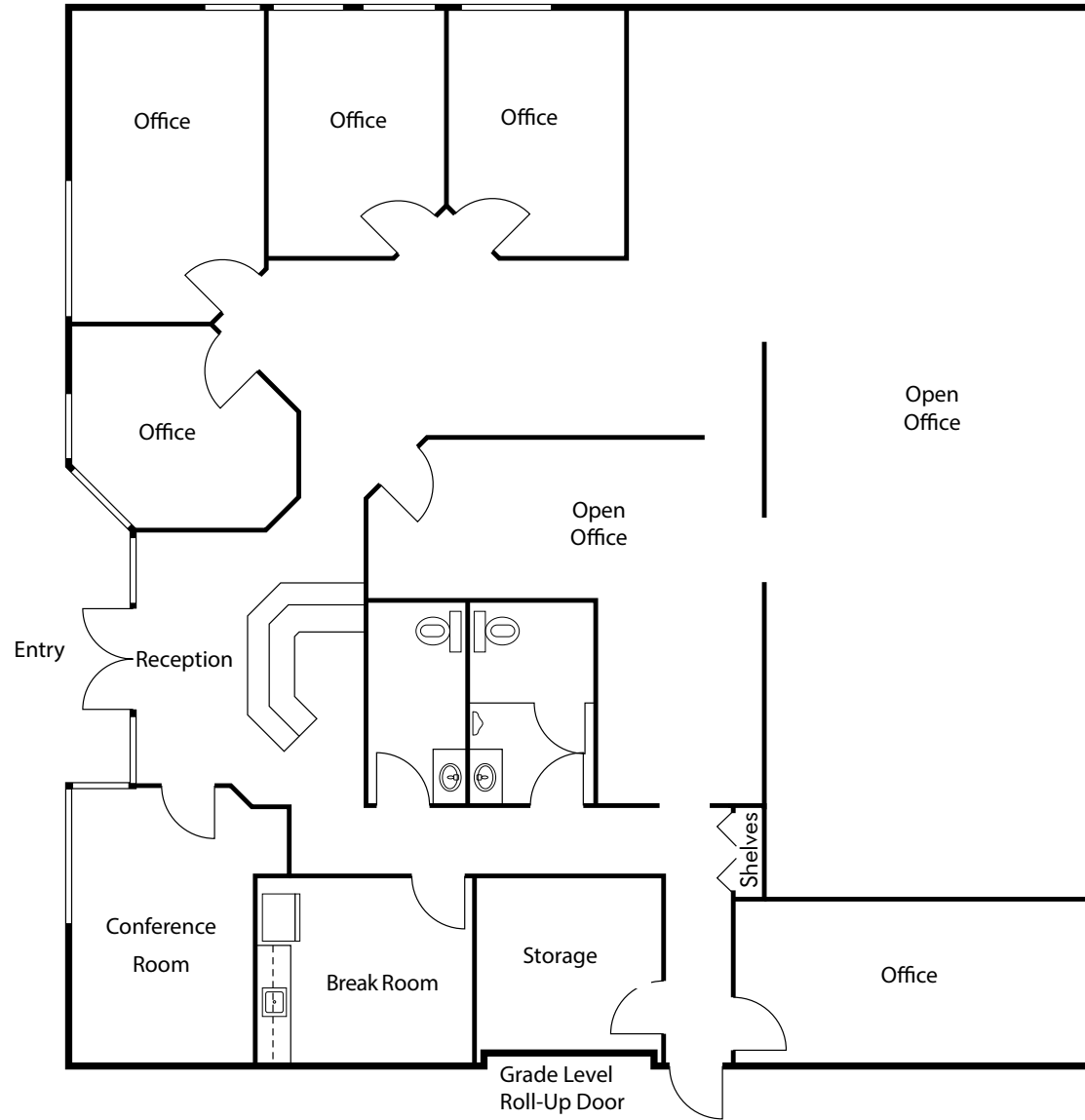
\*Nets are approximately \$0.41/SF

# FLOOR PLAN

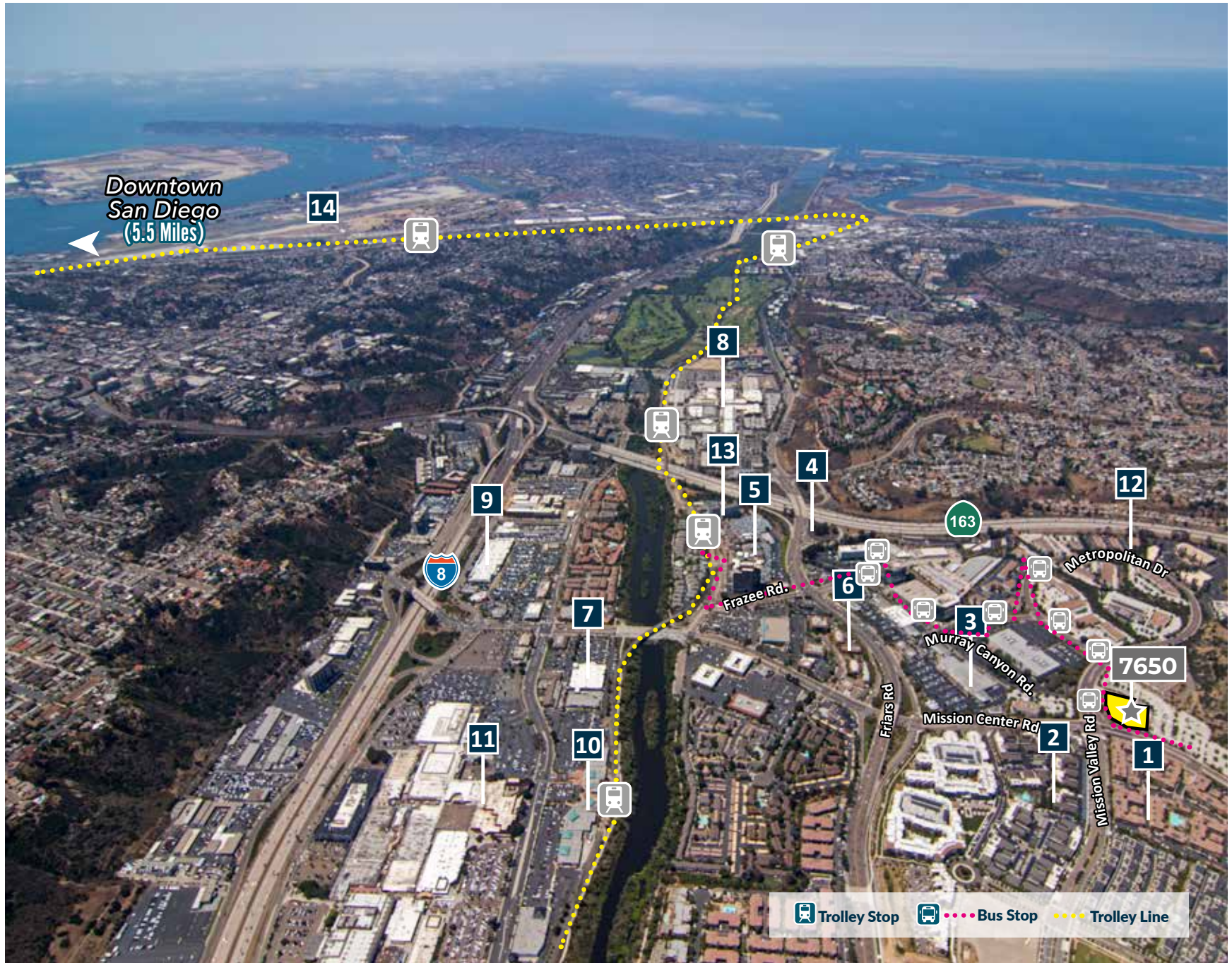
7525 METROPOLITAN DR

SUITE 308

3,638 SF



# AMENITIES



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 Restaurants  Retail

## HOUSING

### 1 Aquatera Apartments

### 2 Civita

A master-planned community with parks, open spaces, new homes & apartments, shops and restaurants

## RETAIL & RESTAURANTS

### 3 Friars Mission Center (Walkable/ across the street)

CVS Pharmacy, Union Bank, Wells Fargo, Petco, Ralph's Grocery, Burger King, Einstein's Bagels, Flame Broiler, Jamba Juice, Paradise Yogurt, Tandoor, El Portal Mexican Grill, Subway, Grater Grilled Cheese and more

### 4 Denny's (0.6 miles)

### 5 Hazard Center (0.7 miles)

Barnes & Noble, UltraStar Cinemas, FedEx Office, Arthur Murray Dance Studio, Massage Envy, Orangetheory Fitness, Rush Cycle, BJ's Brewhouse, Internezzo Espresso Café, Smashburger, Starbucks, Which Wich Superior Sandwiches, Apple Spice Junction, Wood Ranch BBQ & Grill, Yogurtland

### 6 Hazard Center East (0.7 miles)

Food 4 Less, Jack in the Box, Roberto's Taco Shop, San Sai Japanese Grill and more

### 7 Best Buy, Hooters , Pho Cali Restaurant (0.9 miles)

### 8 Fashion Valley Mall (1.2 miles)

Apple, ZARA, Nordstrom, Neiman Marcus, JCPenney, Macy's, Crate & Barrel, The Cheesecake Factory, PF Chang's China Bistro, Stacked Well Built, North Italia, Blanco Tacos & Tequila, Blue Smoke Sushi Lounge, Rubio's, Nordstrom Cafe, Better Buzz Coffee, Cafe Socrates, California Pizza Kitchen, Charleys Philly Steaks, Hello Kitty Cafe, Le Parfait Paris, Haagen-Dazs, Panda Express, Pressed Juicery, Pinkberry, Pure Burger, Sarku Japan, Sbarro, Starbucks, Stone Oven, Terrace Tap, True Food Kitchen, Zodiac, 59th & Lex, and more

### 9 Westfield Mission Valley West (1.4 miles)

Marshalls, Old Navy, West Elm, DSW Shoe Warehouse, Golfsmith, BevMo!, Coffee Bean & Tea Leaf, Trader Joe's, Gordon Biersch, King's Fish House, Lazy Dog and more

### 10 Park Valley Center (1.5 miles)

Pier 1 Imports, Staples, Lazy Boy, Saks Off 5th, Sammy's Woodfired Pizza, On the Border, Starbucks , Panda Express, Little Big Burger, California Fish Grill, The Kebab Shop, and more

### 11 Westfield Mission Valley (1.5 miles)

Bed Bath & Beyond, Macy's Home Furniture, Michaels, Nordstrom Rack, 24 Hr Fitness, Target, Bloomingdale's Outlet, Buffalo Wild Wings, Tender Greens, Chipotle, Corner Bakery, Outback Steakhouse, Panera Bread, Ruby's Diner, Yard House, 356 Degrees Korean BBQ, Wetzels Pretzels, Onami Seafood Buffet, Chipotle, Pei Wei, The Broken Yolk Cafe, and more



## HOTELS

### 12 Extended Stay America

### 13 Doubletree by Hilton Hotel



## TRANSPORTATION

### 14 San Diego International Airport

# CORPORATE NEIGHBORS



## CORPORATE NEIGHBORS

- |                                   |  |
|-----------------------------------|--|
| <b>A</b> United States University | <b>G</b> Brandman University   |
| <b>B</b> Scripps Clinic           | <b>H</b> Engility  |
| <b>C</b> H.G. Fenton              | <b>I</b> Mission Valley Surgery Center/<br>California Orthopedic Institute |
| <b>D</b> Fidelity Title           | <b>J</b> State of California   |
| <b>E</b> CGI                      | <b>K/N</b> General Dynamics/ NASSCO  |
| <b>F</b> Superior Mobile Medics   | <b>L</b> Pacific College of Oriental Medicine                              |
|                                   | <b>M</b> UCSD  |

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FOR MORE INFORMATION,  
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