

MISSION VALLEY HEIGHTS

AVAILABLE FOR LEASE

33,862 SF

Freestanding HQ & Warehouse Building

7520 Mission Valley Road
San Diego, CA 92108

**San Diego's most premier
business location**

Complete refurbishment in
process & spec improvements
underway.

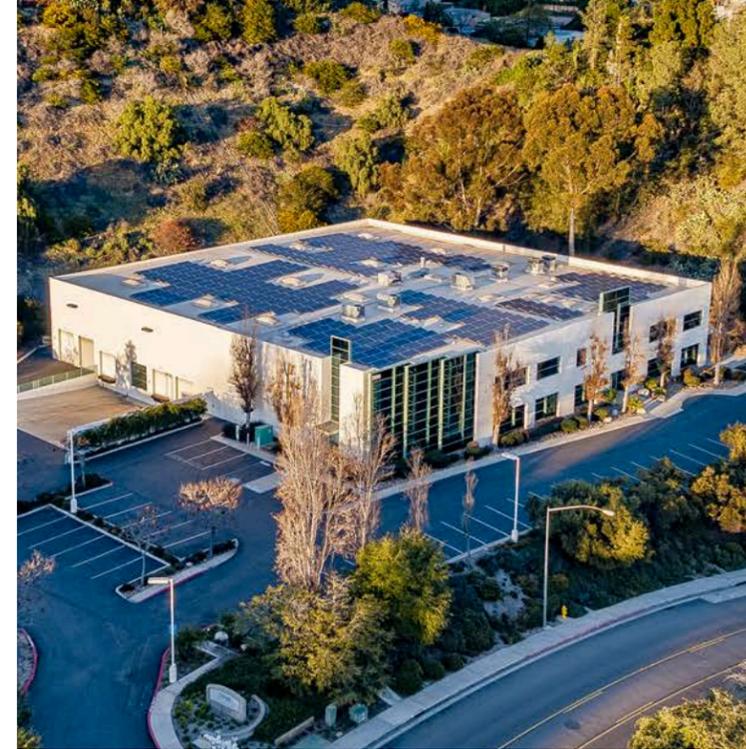


H.G. FENTON COMPANY

CBRE

Property Features

MANAGED BY:
H.G. FENTON COMPANY



Green initiatives create *lower* monthly operational costs and *positive* environmental impact:

-  Solar Panels
-  Drought-tolerant landscape
-  Smart water valves
-  LED lighting upgrades

<p>Located in Mission Valley Heights a ±610,306 SF master planned business park</p>	<p>AT&T Fiber connectivity</p>
<p>Freeway Visibility from highway 163 (<i>average daily traffic volume of 371,807</i>)</p>	<p>Spectrum Fiber can be installed within ±30-60 days</p> <p>Cox COAX connectivity</p>
<p>Building and Monument signage available</p>	<p>Ample Power varies by building</p>
<p>Zoning EMX-1 allows medical & vocational school use without CUP</p>	<p>Ample Parking</p>
<p>Outstanding Freeway Accessibility to Highway 163 and Interstates 8, 805, and 5</p>	<p>Courtesy Patrol</p>

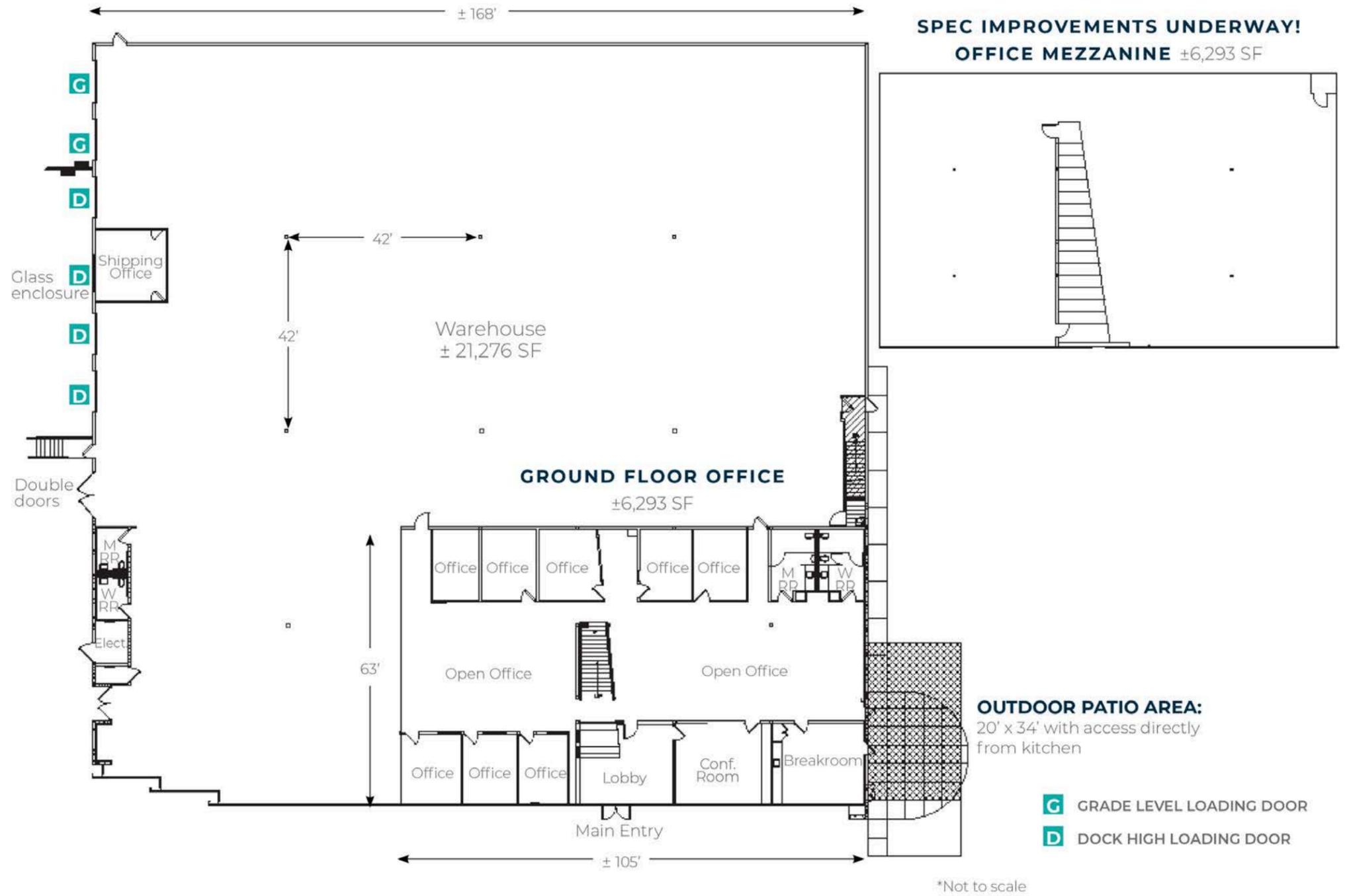


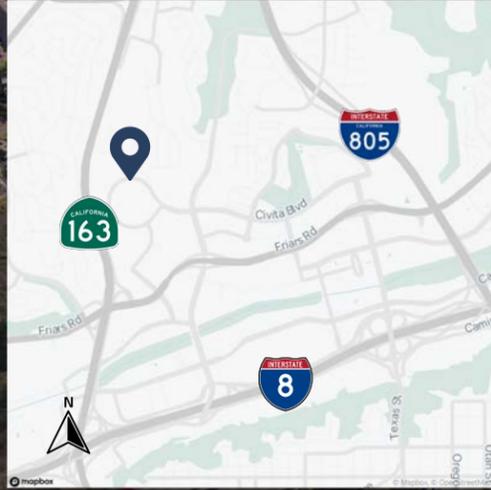
Building Features

ADDRESS	7520 Mission Valley Road San Diego, CA 92108	SOLAR / EV CHARGING	110.5kW photovoltaic solar system Energy efficient lighting in offices and warehouse Dual EV charging system (fob access)
BUILDING DESCRIPTION	Corporate HQ + Warehouse (37% office / 63% warehouse)	NATURAL GAS	Yes
AVAILABLE FOR LEASE	Ground floor ± 27,569 SF (± 6,293 SF office / ± 21,276 SF warehouse) Mezzanine area ± 6,293 SF Total building ± 33,862 SF	SPRINKLERS	ESFR Ready
FREE STANDING BLDG	Yes	PARKING	67 spaces, including 3 handicap - can be enhanced by eliminating loading
FENCED YARD	Potential	BUILDING SIGNAGE	Monument sign in front
WAREHOUSE CLEAR HEIGHT	± 24 ft	DATA	AT&T Fiber, Cox, Spectrum connectivity
LOADING DOORS	4 DH Size(s) 9'x 9' 2 GL Sizes 9'w x 12'h 1 = 6'w x 8.5'h	YEAR BUILT	1997
OFFICE DROP CEILING HEIGHT	9 ft	ZONING	EMX-1
POWER	1,000 Amps @ 277/480 Volts 3 phase 4 wire	AVAILABLE	Available Immediately
		ELECTRICITY SAVINGS (SOLAR)	Tenant to receive 10% discount on energy produced by solar
		LEASE RATE	\$1.90/SF/Mo. Net of Expenses (NNN's = \$0.53/SF/Mo.)



Conceptual Floor Plan





← Drive Times	
La Jolla / UTC	15 mins.
Del Mar	20 mins.
East County	20 mins.

Drive Times →	
Downtown/Airport	10-15 mins.
NAVWAR	10 mins.
South San Diego	20 mins.

Location



- Freestanding Office
- Corporate HQ
- Warehouse
- Flex Space



- Walkable Amenities



- Dog Friendly



- Adjacent to Residential
- Proximate to Executive Housing



- Trolley & Bus Transportation



- Business Park Environment
- High Image

Amenities

Downtown San Diego
5.5 miles

San Diego
International Airport
(7.1 miles)

NAVWAR
(5.5 miles)

Westfield Mission Valley Center
(1.6 miles)
Shopping mall with familiar national brands,
Target store, casual dining and movie theaters

Westfield Mission Valley West
(1.4 miles)
Shopping center with casual dining, coffee
shop, and popular retailers

**Doubletree by
Hilton Hotel**

**Riverwalk
Golf Course**

Hazard Center
(.07 miles)
Fitness Clubs / FedEx Office

Simon Fashion Valley Mall
(1.3 miles)
Shopping mall with luxury brand stores
& upscale dining

Friars Mission Center
(.04 miles)
Grocery / Pharmacy / Fast-Casual Dining

Civita
Community of Homes /
Parks / Shops / Dining

F

J

L

A

F

F

C

D

E

H

B

C

D

I

G

K

Mission Valley Heights
7520 Mission Valley Road



Corporate Neighbors

- A San Diego DSD (Dev. Services Dept.)
- B Scripps Clinic
- C H.G. Fenton Company
- D Fidelity National Title Company
- E Pacific College of Health & Science
- F VCA Emergency Animal Hospital
- G TFW Construction
- H UC San Diego
- I California Orthopaedic Institute
- J State of California
- K NASSCO
- L U.S. Department of Veteran Affairs

Public Transportation

- Trolley Stop
- Trolley Line
- Bus Stop

Ingress / Egress

BILL DOLAN

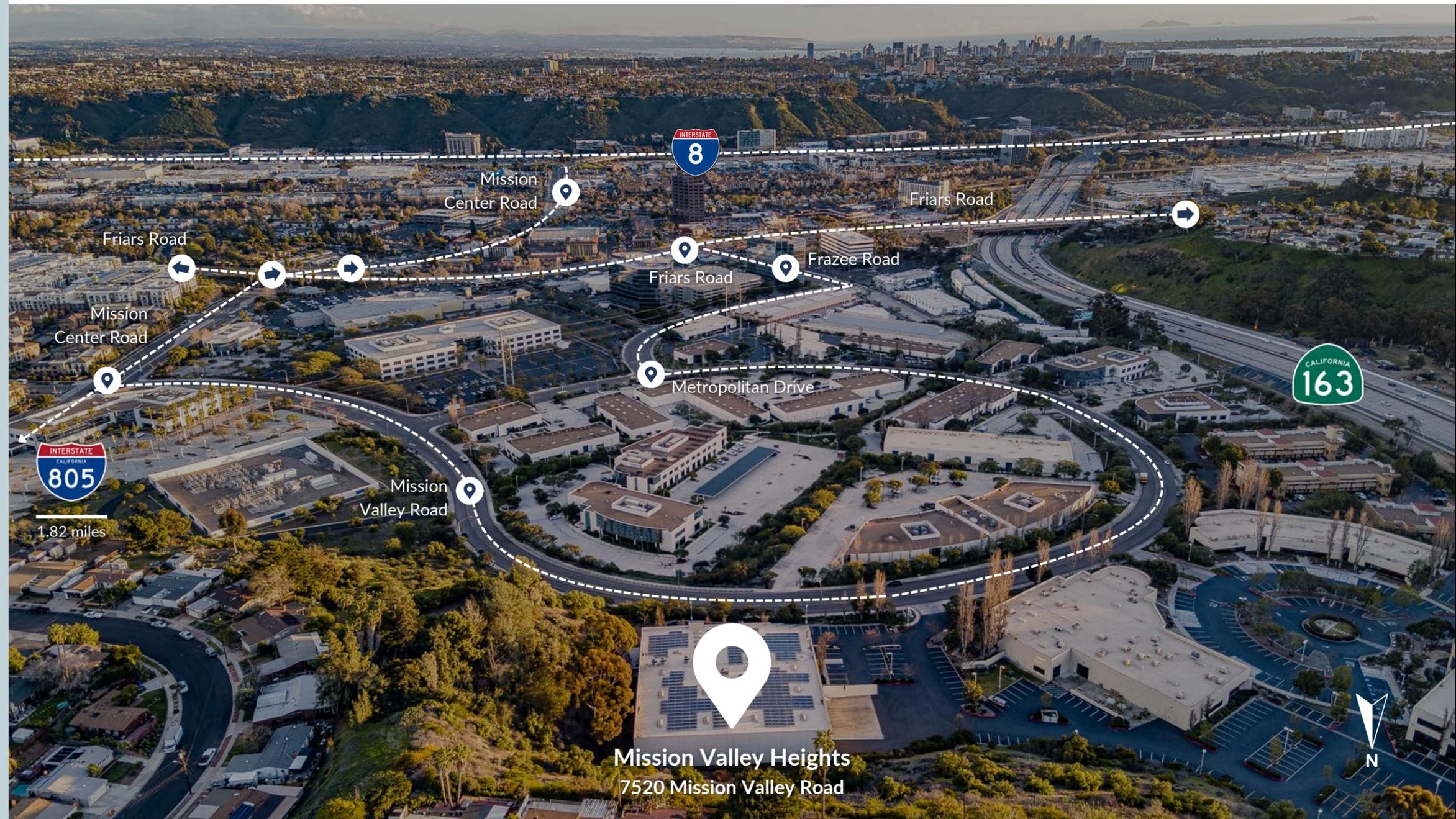
Lic. 01188240
+1 858 546 4678
bill.dolan@cbre.com

RYAN SPARKS, SIOR

Lic. 01784736
+1 858 546 2606
ryan.sparks@cbre.com

CHRIS PASCALE

Lic. 00890849
+1 858 546 4601
chris.pascale@cbre.com



Mission Valley Heights
7520 Mission Valley Road

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors 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. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.