

# MIRA MESA

## DISTRIBUTION CENTER

5985 - 5995  
Pacific Center Blvd,  
5960 Pacific Mesa Ct  
San Diego, CA 92121

CBRE

FOR LEASE ±7,859 & 10,860 SF  
Warehouse/Distribution wth Dock High  
& Grade Level Loading



MIRA MESA BLVD

PACIFIC CENTER BLVD

# PROJECT FEATURES



Approximately ±293,800, three-building, warehouse/distribution project on 14.57 acres (±634,669 square feet)



± 18' – 28' Clear height



(55) Dock high loading doors and (18) grade level loading doors



Heavy power



1.19/1,000 SF parking ratio (349 parking stalls)



Prime distribution location near I-805, I-5, and I-15 freeways providing access through San Diego's various residential communities and retail amenities



Optimally located in the heart of Sorrento Mesa



High image concrete tilt-up construction



Zoning IL-2-1

**5960  
PACIFIC  
MESA CT**

SUITE 302  
±10,860 SF  
Available  
8/1/2026

**5985  
PACIFIC  
CENTER  
BLVD**

SUITE 204  
±7,859 SF Available 8/1/2026

**5995  
PACIFIC  
CENTER  
BLVD**



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

# 5960 PACIFIC MESA CT

## SUITE 302

### As-Built Floor Plan



±10,860 SF Available for lease



(2) Grade level loading doors



±10% office, balance warehouse



±24' Clear height



Flow through loading



Available August 1, 2026

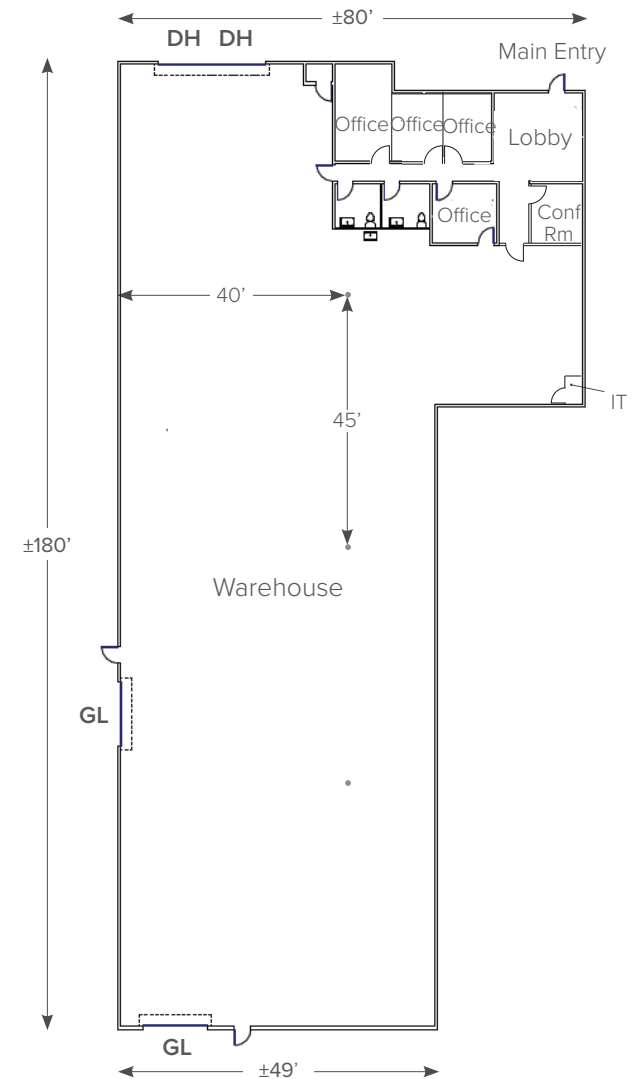


(2) Dock high loading doors  
(1 double wide door with 1 pit style load leveler and 1 edge of dock leveler)



\$1.85/SF/Mo. Net of Expenses  
(NNN's = \$.39/SF/Mo.)

DH - Dock high loading door  
GL - Grade level loading door



\*not to scale

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# 5985 PACIFIC CENTER BLVD

## SUITE 204

### As-Built Floor Plan



±7,859 SF Available for lease



(1) Grade level loading door



±15% office, balance warehouse



±24' Clear height



Flow through loading



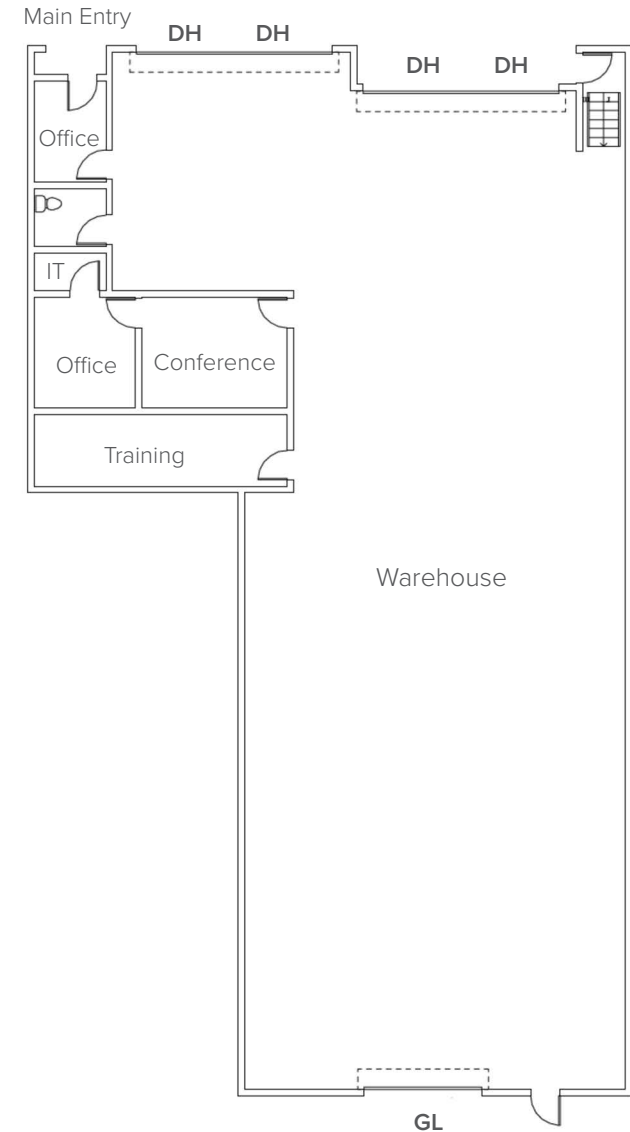
Available August 1, 2026



(4) Dock high loading doors  
(2 double-wide doors)



\$1.85/SF/Mo. Net of Expenses  
(NNN's = \$.39/SF/Mo.)



DH - Dock high loading door  
GL - Grade level loading door

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\*not to scale

# AERIAL LOCATOR MAP



TORREY PINES

DEL MAR



SORRENTO VALLEY BLVD

SORRENTO MESA

**MIRA  
MESA**  
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CENTER

BARNES CANYON RD

PACIFIC HEIGHTS BLVD

PACIFIC CENTER BLVD

MIRA MESA BLVD



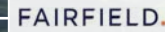
# AMENITIES AERIAL MAP



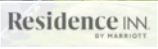
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TORREY PINES



Sorrento Canyon  
Golf Center



MIRA MESA BLVD

PACIFIC MESA BLVD

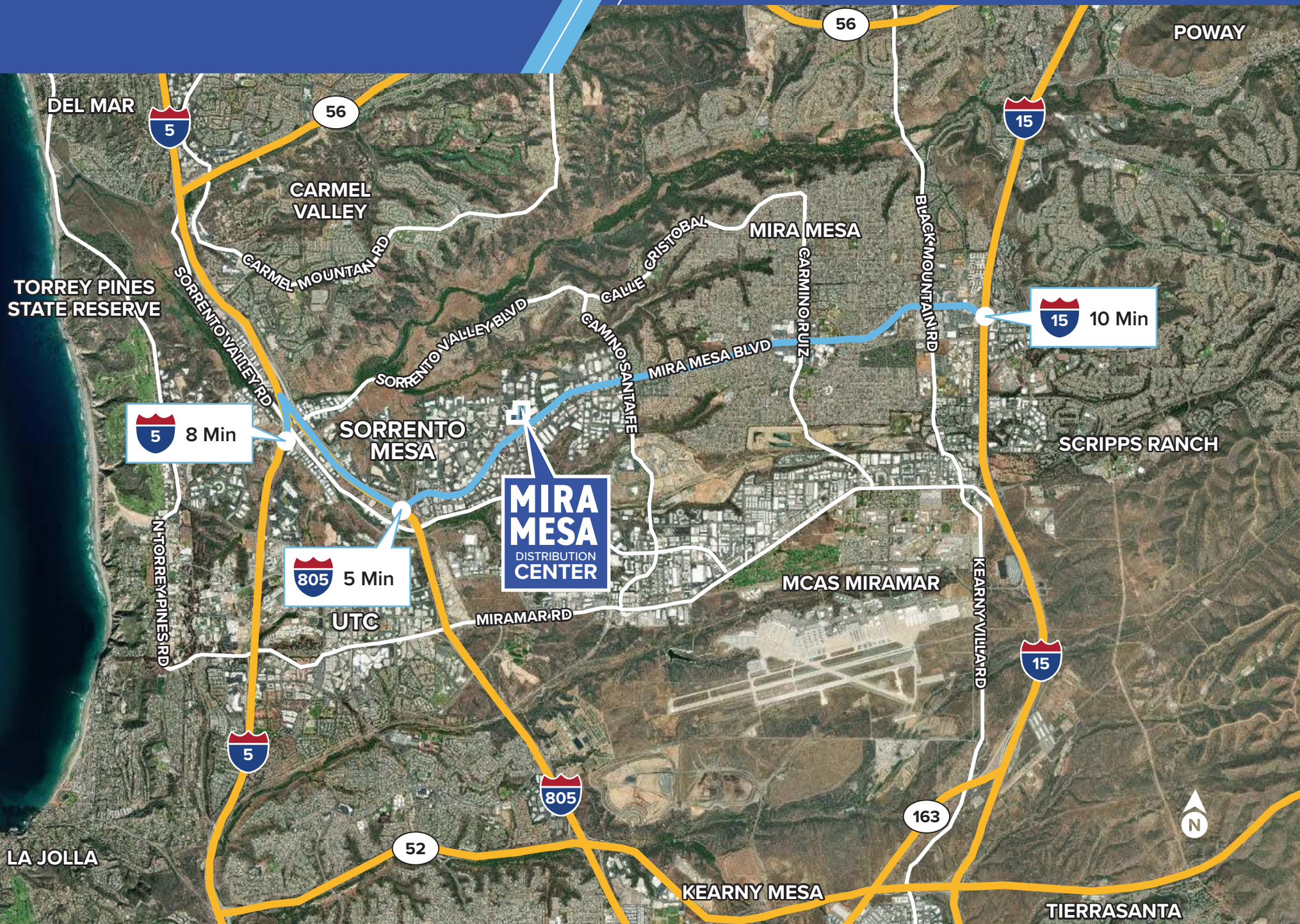
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# DRIVE TIME MAP



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**CBRE**

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