

MIRA MESA

DISTRIBUTION CENTER

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

CBRE

FOR LEASE $\pm 7,859$ & $10,860$ SF
Warehouse/Distribution with 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

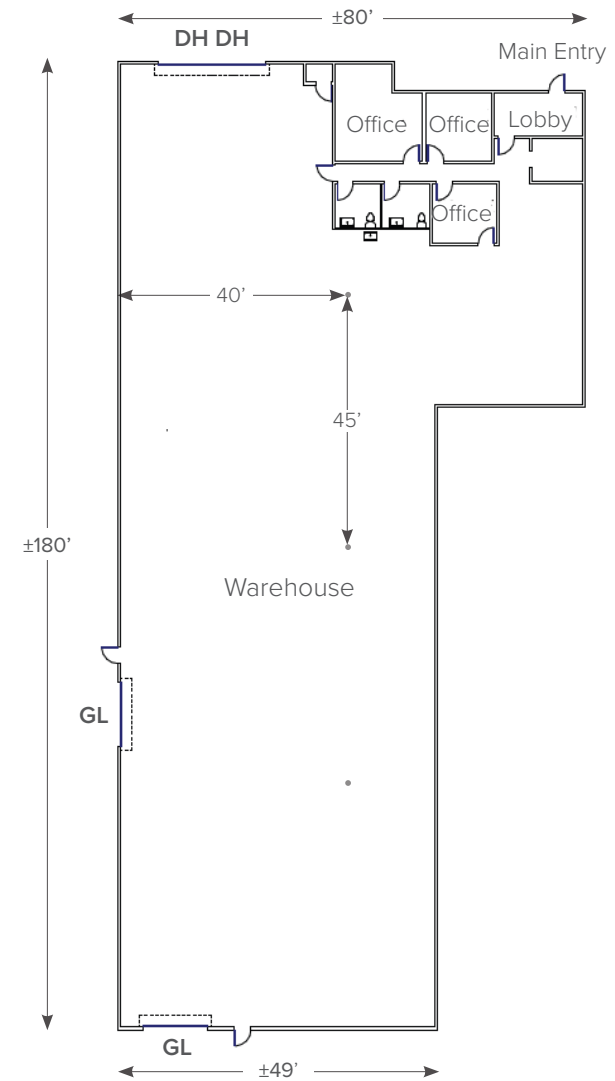


(2) Dock high loading doors
(1 double-wide door)



\$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

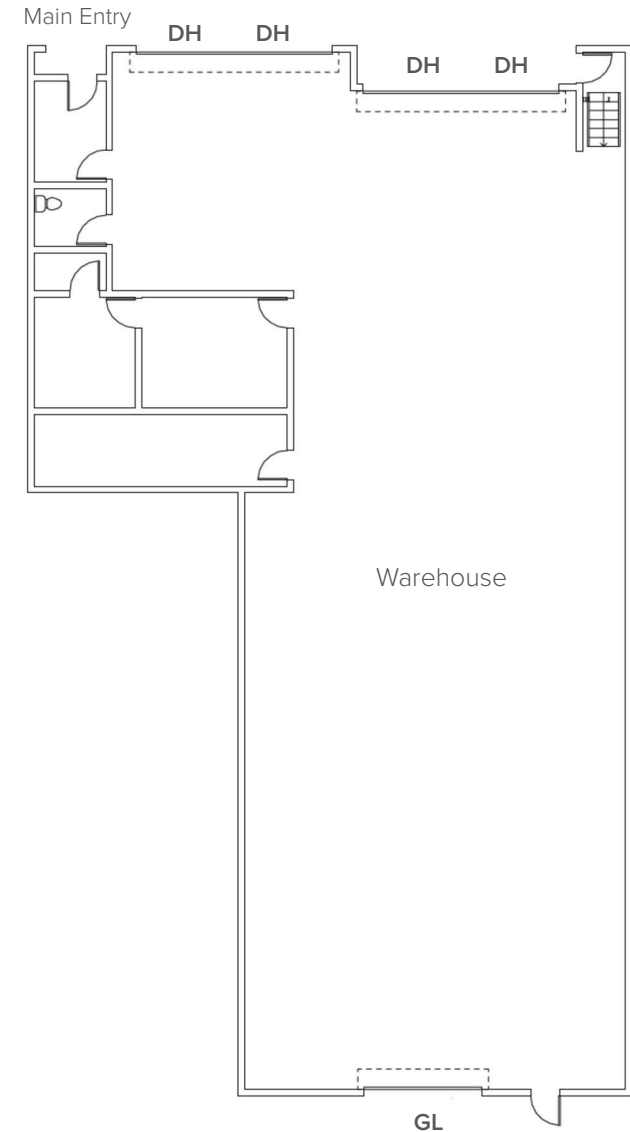


(4) Dock high loading doors
(2 double-wide doors)



\$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**
DISTRIBUTION
CENTER

BARNES CANYON RD

PACIFIC HEIGHTS BLVD

PACIFIC CENTER BLVD

MIRA MESA BLVD



AMENITIES AERIAL MAP



UTC

Sorrento Canyon
Golf Center

extended
STAY
AMERICA

Starbucks
COUNTRY
by Marriott

HYATT
house

Residence INN
BY HARRIOTT

Gravity
Heights

MIRA
MESA
DISTRIBUTION
CENTER

planet
fitness

McDonald's

TORREY PINES

POSTALANNEX+

FAIRFIELD.

COURTYARD
BY HARRIOTT

KARL STRAUSS
RESTAURANT

Sorrento Valley
COASTER STATION

805

MIRA MESA BLVD

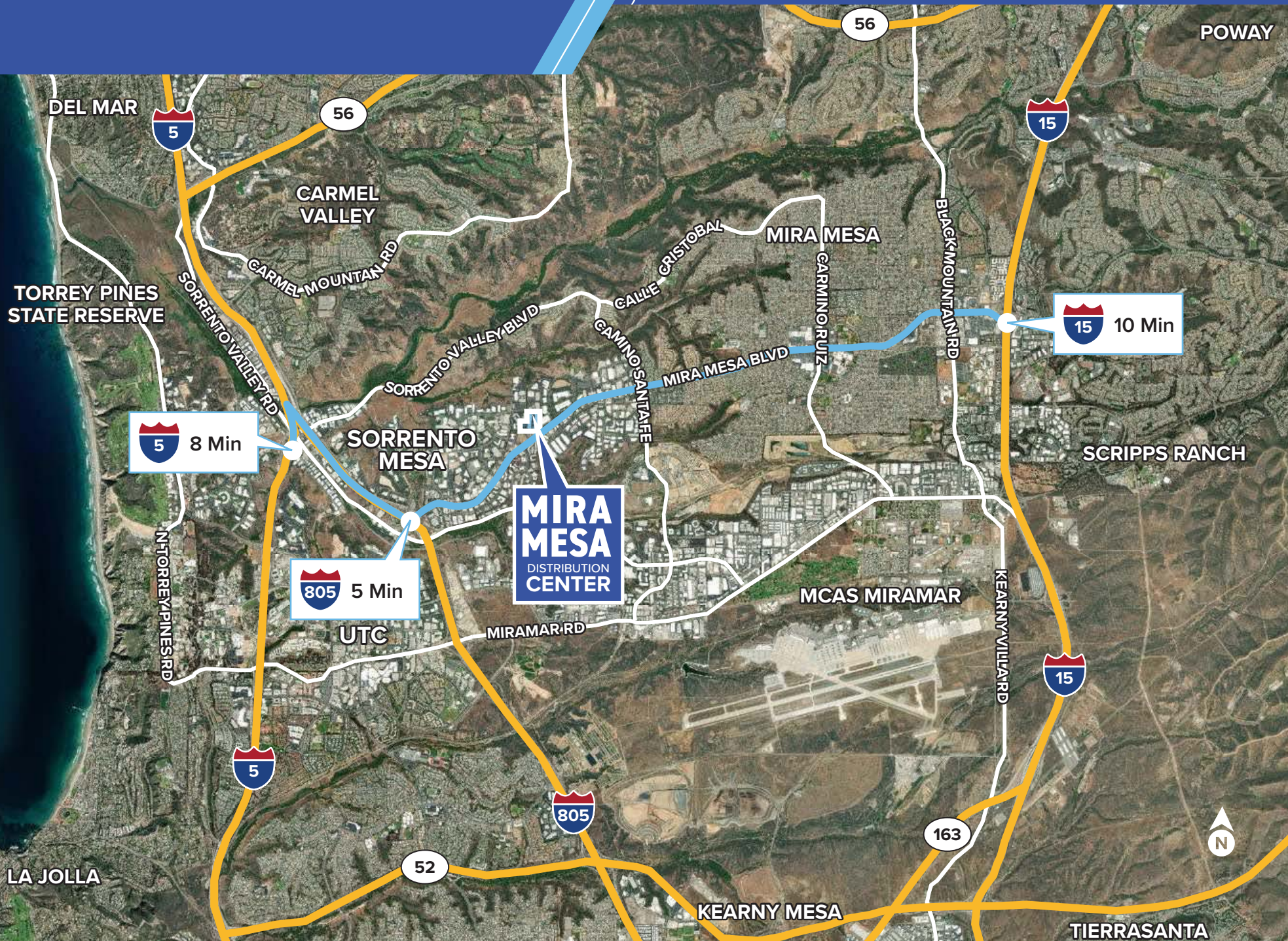
PACIFIC MESA BLVD

PACIFIC CENTER BLVD

PACIFIC CENTER CT

N

DRIVE TIME MAP



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