

SUNHALA

BUSINESS PARK

10954-10966 VIA FRONTERA | 16450-16464 VIA ESPRILLO
SAN DIEGO, CALIFORNIA 92127



±6,819 INDUSTRIAL/FLEX SUITE AVAILABLE FOR LEASE

CBRE

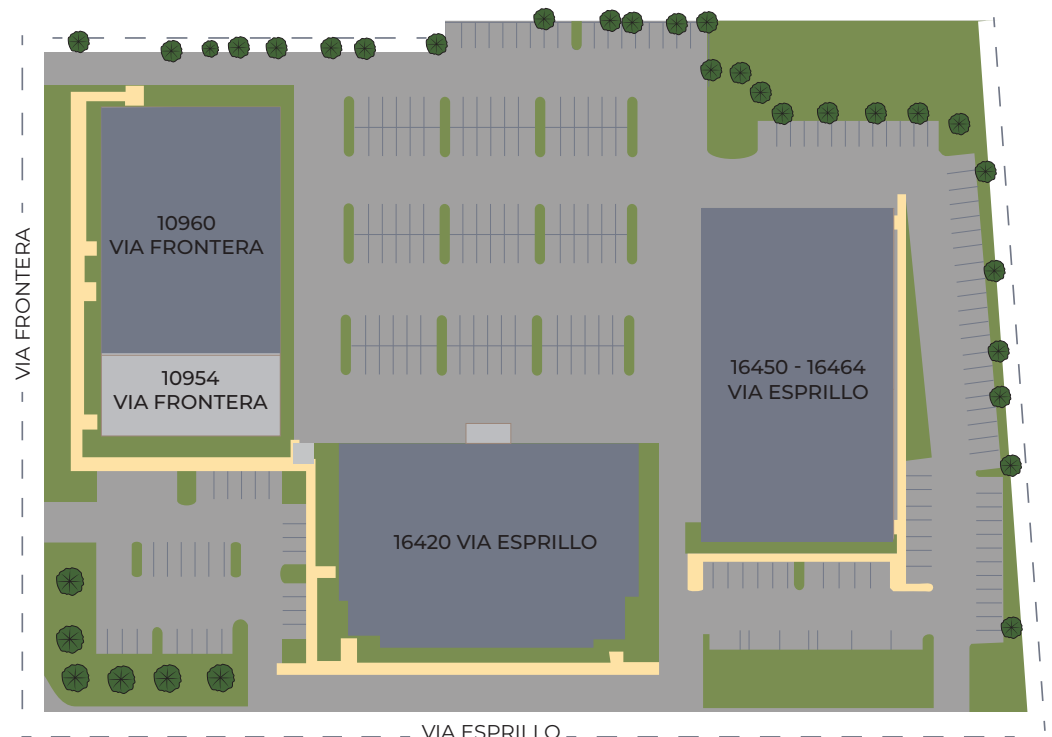
AVAILABILITY

ADDRESS	SF	AVAILABILITY	RATE
10954 Via Frontera	±6,819 SF	December 1, 2026	Call Broker (NNN's = \$0.52/SF)



PROJECT HIGHLIGHTS

- + Approximately 74,572 SF Business Park
- + Flex/ R&D / Warehouse spaces
- + 3.3/1,000 parking ratio (potentially expandable)
- + Flexibility for a variety of uses
- + Single story buildings
- + Fiber optic services potentially available by AT&T
- + Some suites are fire sprinklered
- + Street frontage on Via Frontera & Via Esprillo
- + Strong, private, local ownership
- + Zoning IP-2-1



SUITE FEATURES



±6,819 SF Industrial End-Cap Suite
Available for Lease



±65% Office / ±35% Warehouse



(1) Grade Level Loading Door



3.3/1,000 SF Parking Ratio



Call Broker
(NNN's = \$0.52/SF)

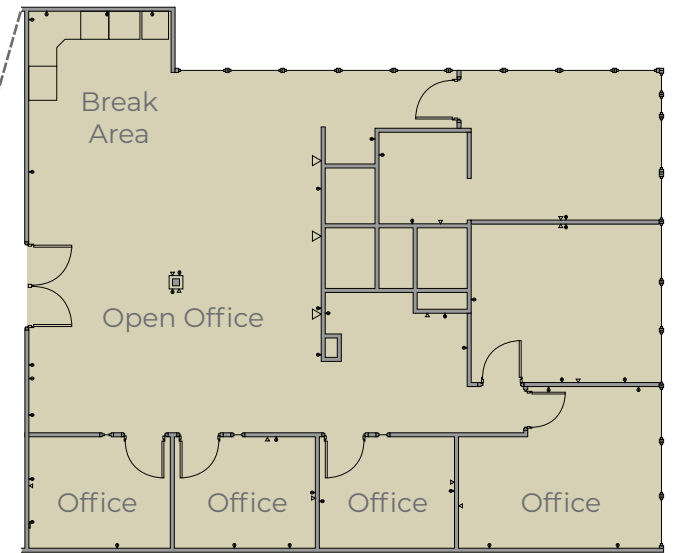
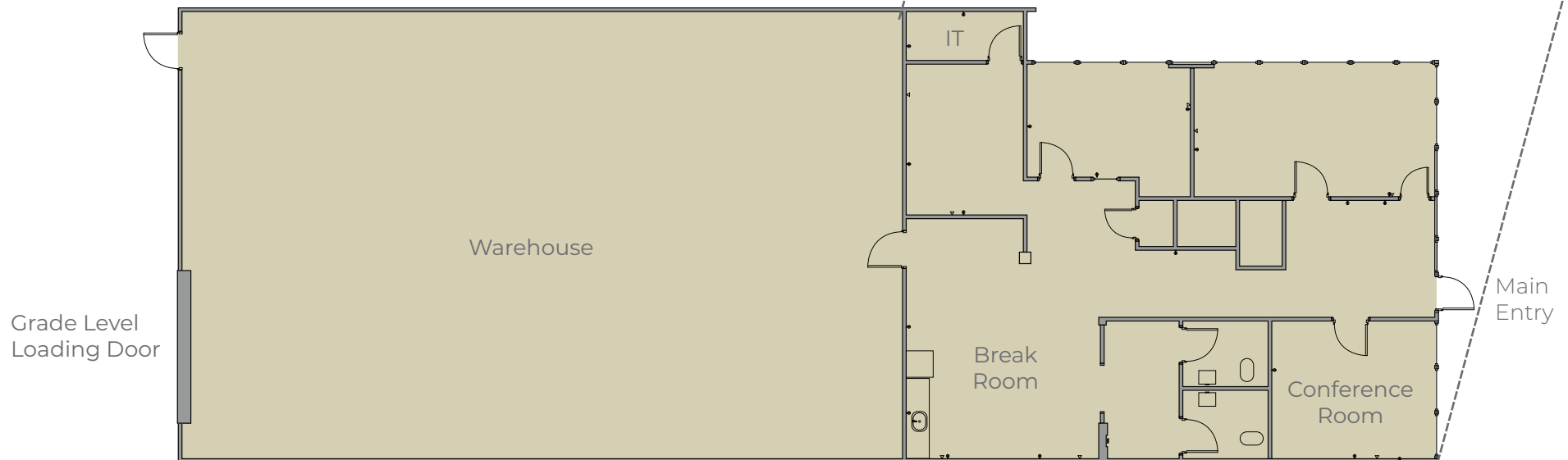


Available December 1, 2026



FLOOR PLANS

First Floor



Mezzanine

LOCATION AERIAL



CORPORATE NEIGHBORS

amazon



BAE SYSTEMS

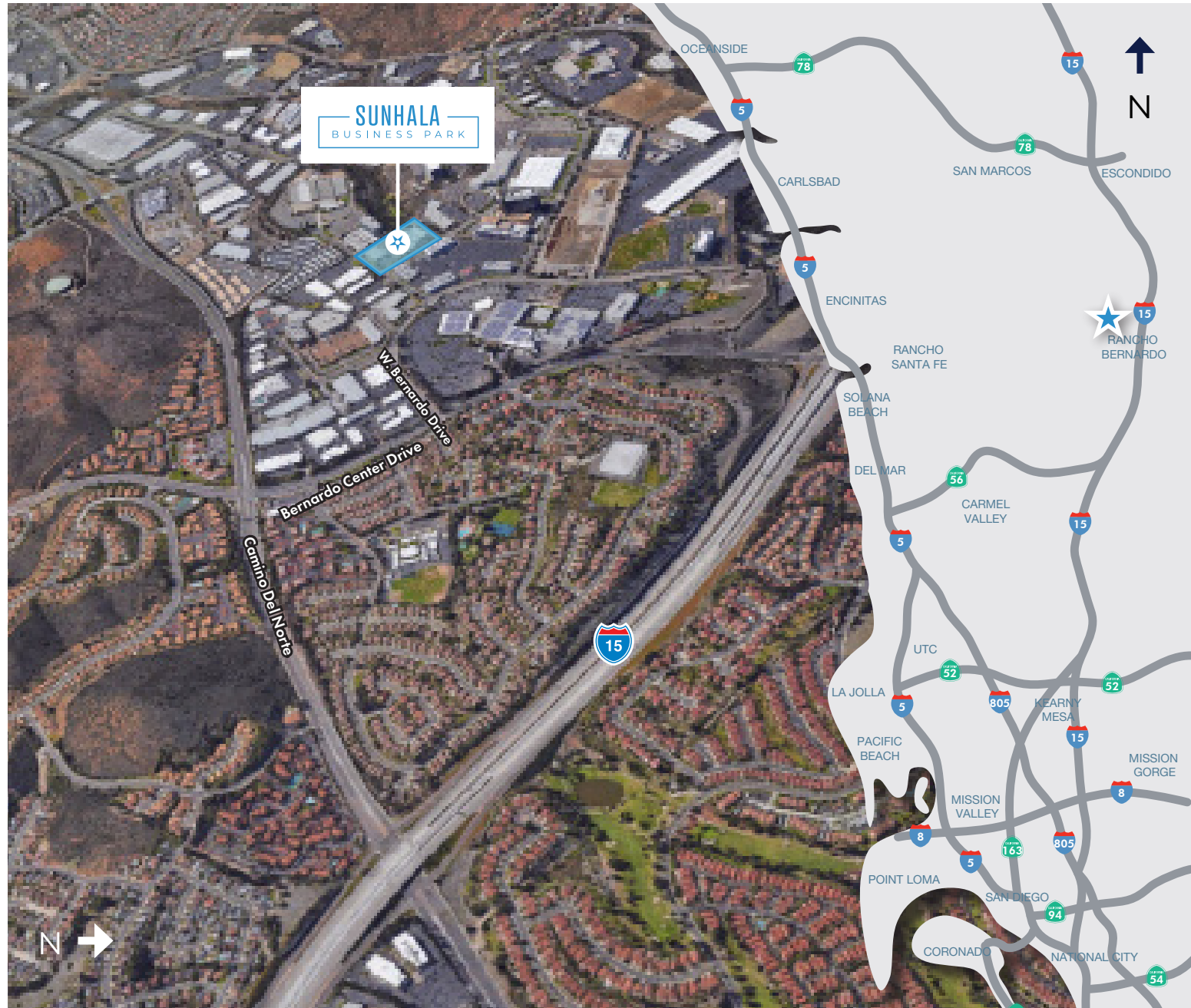
GENERAL ATOMICS



NORTHROP
GRUMMAN

SHARP

SONY



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