Industrial Warehouse Space | For Lease - Otay Mesa

2195 Britannia Blvd #106

San Diego, CA 92154

MATTHEWS™

Exclusively Listed By

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PROPERTY SUMMARY

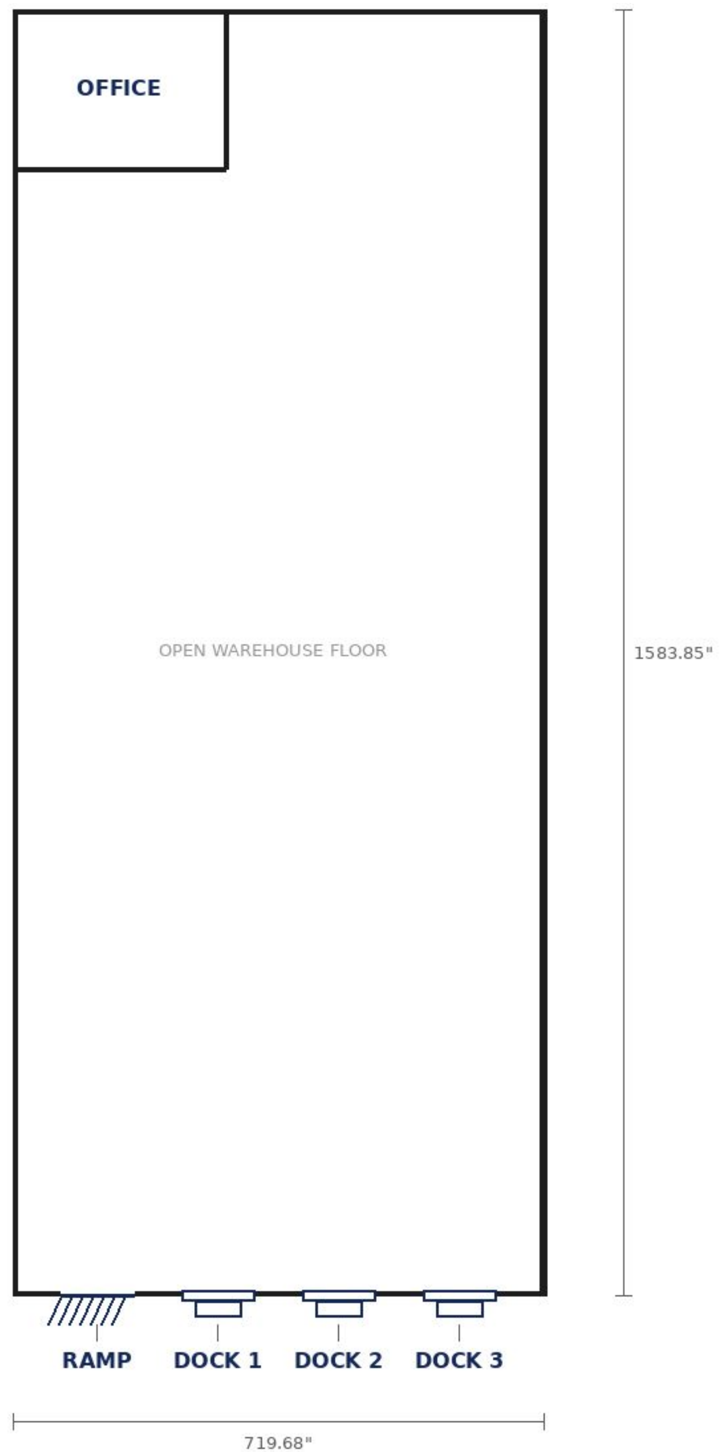
Highlights

- ±8,000 SF
- ~10% office
- 1 ramp
- 3 docks
- 24’ clear height
- Racking available
- Easy access to SR 905
- Concrete Truck Court
- Less than one mile to Otay Mesa Border Crossing

Brown Field
Municipal Airport
ROHM SEMICONDUCTOR
FedEx Ship Center
PINNACLE INDUSTRIAL SUPPLY
TEC Equipment
THE SALVATION ARMY
JD GROUP LOGISTICS
PRIME TIME
Otay Mesa Rd ± 17,147 VPD
GOODWILL SAN DIEGO COUNTY
905
MISSION MI IMPRINTABLES
± 70,000 VPD
Visual Pak Co.
Freight Forwarding Service
MAD ENGINE GLOBAL
Otay Mitigation
Site
Southwest Trailer Rentals
FOXX DEVELOPMENT, INC.
Subject Property
Ironwood at Epoca
±160 Units
Driving Distance From
Subject Property
805 ....±6.1 Miles
125 ....±2.8 Miles
RCP
MARTIN FURNITURE
Google Earth
N

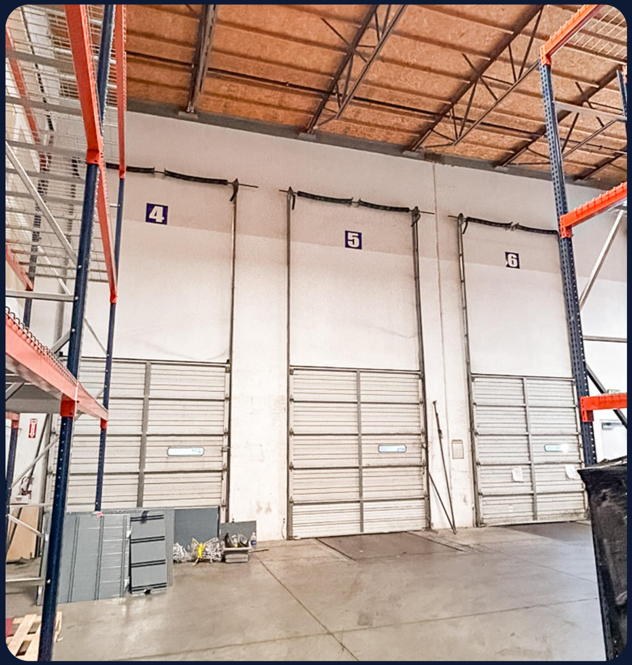
FLOOR PLAN

Projected Layout Without Racking System



PROPERTY PHOTOS

INTERIOR PHOTOS



SAN DIEGO, CA
INDUSTRIAL MARKET OVERVIEW

±1.55M SF
Under Construction As Of Q1 2025

±2.75M SF
Q1 Leasing Activity 2025

236,000 JOBS
Transportation & Warehousing 2025 Est.

SAN DIEGO, CA

Located within the Otay Mesa submarket of southern San Diego, the surrounding area has established itself as one of Southern California's premier industrial and logistics hubs. Driven by its strategic proximity to the U.S.–Mexico border, the region benefits from significant international trade activity, advanced manufacturing, warehousing, and cross-border distribution. Continued investment in transportation infrastructure, industrial development, and customs facilities has strengthened the area's position as a critical gateway for North American supply chains. A highly educated workforce, strong median household incomes, and a diverse regional economy anchored by defense, biotechnology, healthcare, and technology provide long-term stability for industrial occupiers and investors alike.

San Diego County continues to experience healthy employment fundamentals supported by innovation industries, international commerce, tourism, and military operations. Otay Mesa remains one of the few locations in coastal California capable of accommodating large-format industrial users while offering direct access to Interstate 805, State Route 905, and the Otay Mesa Port of Entry. These competitive advantages continue to attract logistics providers, manufacturers, and e-commerce operators seeking efficient distribution throughout Southern California and Baja California.

Population	1-Mile	3-Mile	5-Mile
2020 Population	1,097	17,254	133,995
2025 Population	1,576	18,919	136,411
2030 Population Projection	1,690	19,368	137,431
Households	**1-Mile**	**3-Mile**	**5-Mile**
2020 Households	244	3,532	35,983
2025 Households	391	4,050	36,608
2030 Household Projection	426	4,181	36,877
Income	**1-Mile**	**1-Mile**	**3-Mile**
Average Household Income	$115,546	$143,267	$134,860

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

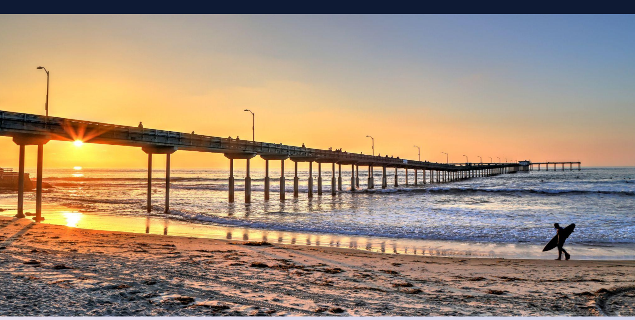
San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

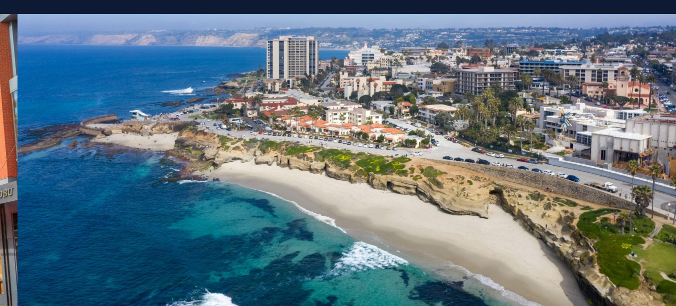
Total Population
3.3 Million

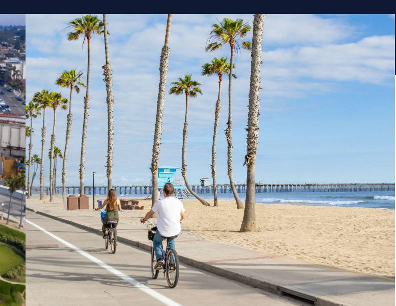
Annual Visitors
32 Million

Tourism Economic Impact
$22 Billion

GDP
$295.6 Billion







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