

FOR LEASE

±3,942 SF GROUND FLOOR RETAIL / FLEX SUITE

# 6910 MIRAMAR ROAD

SAN DIEGO, CALIFORNIA 92121



## 6910 MIRAMAR ROAD

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- ✓ ±3,942 SF ground floor retail / flex suite
- ✓ CC-4-2 zoning
- ✓ Extensive glassline & natural light
- ✓ Miramar Road monument signage
- ✓ Ample parking (2.94/1,000 SF)
- ✓ Located within the Miramar Village Shopping Center
- ✓ Neighboring tenants include Denny's, Better Buzz Coffee, Jersey Mike's Subs, Abbey's Real Texas BBQ, and more

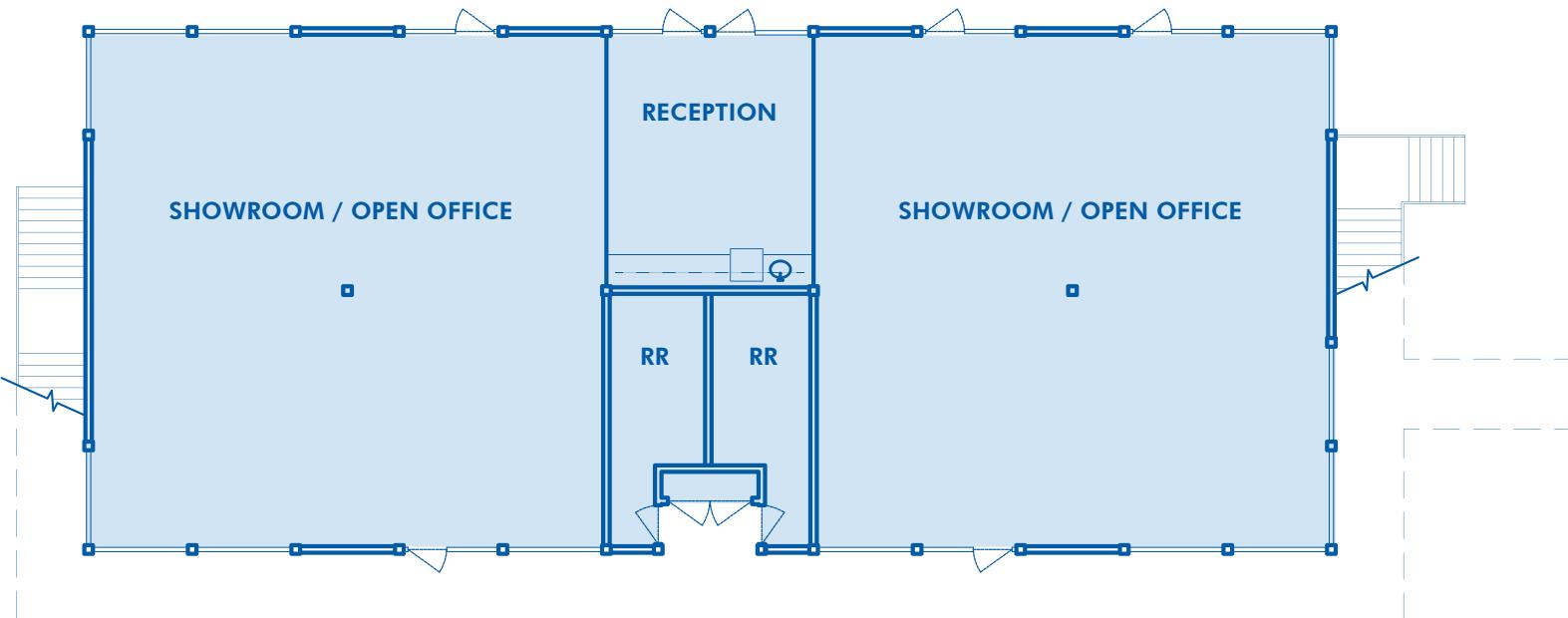
LEASE RATE: \$2.00 / SF NNN

AVAILABLE IMMEDIATELY



HIGH-PROFILE MIRAMAR LOCATION | ±45,157 CARS PER DAY ON MIRAMAR ROAD

**±3,942 SF GROUND FLOOR  
RETAIL / FLEX SHOWROOM SUITE**



- Ⓐ Open layout
- Ⓐ Two large showrooms / open office
- Ⓐ Reception Area
- Ⓐ Kitchenette
- Ⓐ Two restrooms
- Ⓐ Extensive windowline
- Ⓐ Located along a busy retail corridor
- Ⓐ Miramar Road monument signage
- Ⓐ Excellent visibility
- Ⓐ Divisible

MIRAMAR





- 🕒 HIGH-PROFILE RETAIL CORRIDOR
- 🕒 ± 17,367 DAYTIME EMPLOYEES WITHIN 1-MILE
- 🕒 ± 45,157 CARS PER DAY ON MIRAMAR ROAD

**6910 MIRAMAR ROAD**  
**MIRAMAR**



## MIRAMAR

### DEMOGRAPHICS & TRAFFIC COUNTS

#### 3 MILES

|                   |           |
|-------------------|-----------|
| 2023 Population   | 62,629    |
| Daytime Employee  | 92,888    |
| Total Businesses  | 8,631     |
| 2023 Households   | 23,942    |
| Average HH Income | \$124,060 |
| Consumer Spending | \$933M+   |

#### 5 MILES

|                   |           |
|-------------------|-----------|
| 2023 Population   | 223,934   |
| Daytime Employee  | 307,054   |
| Total Businesses  | 24,211    |
| 2023 Households   | 88,267    |
| Average HH Income | \$129,709 |
| Consumer Spending | \$3.57B+  |

#### TRAFFIC COUNTS

|                                  |        |
|----------------------------------|--------|
| Miramar Road & Commerce Avenue   | 45,157 |
| Miramar Road & Production Avenue | 42,047 |

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