

FOR LEASE

9483 CAMINO RUIZ

SAN DIEGO, CA 92126

MIRAMAR

±1,630 SF GROUND FLOOR
OFFICE / SHOWROOM
OPPORTUNITY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



IDEAL FOR RETAIL, OFFICE & SHOWROOM USES!

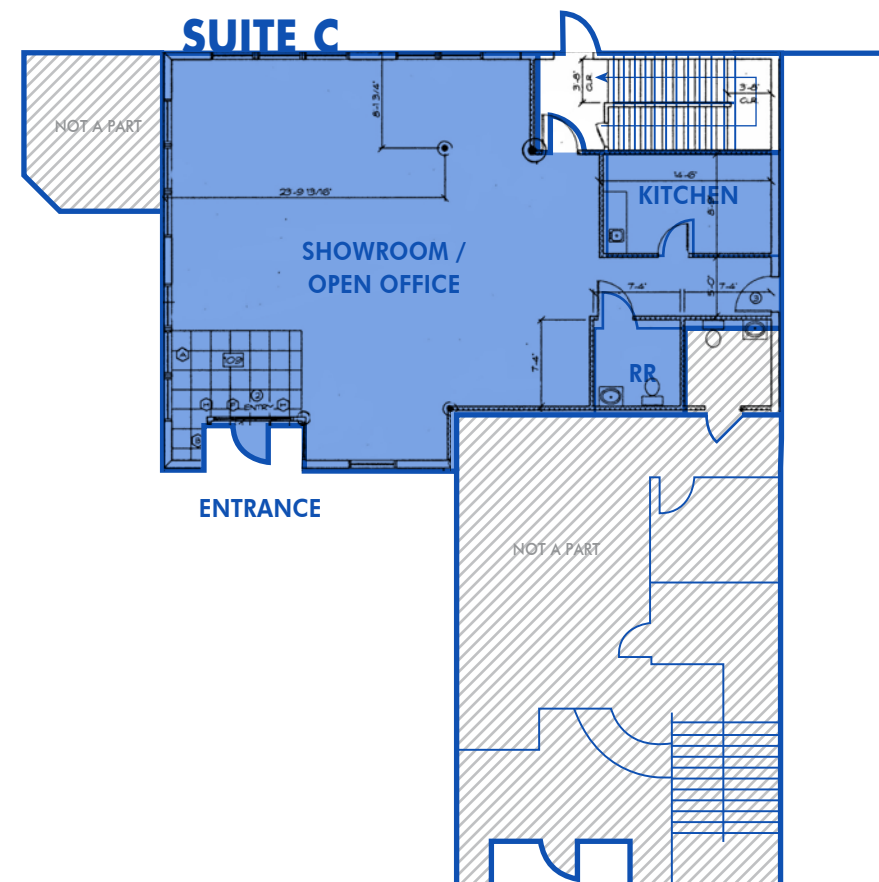
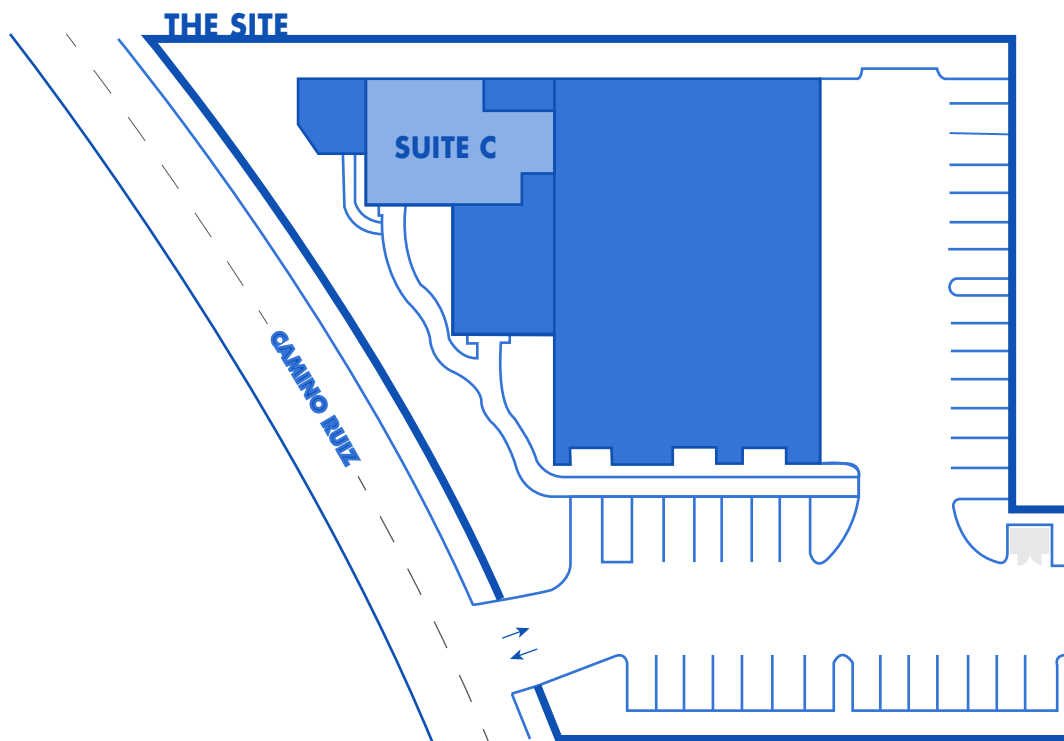
HIGH-VISIBILITY IN HEART OF MIRAMAR | FLEXIBLE ZONING | ZERO CORE FACTOR



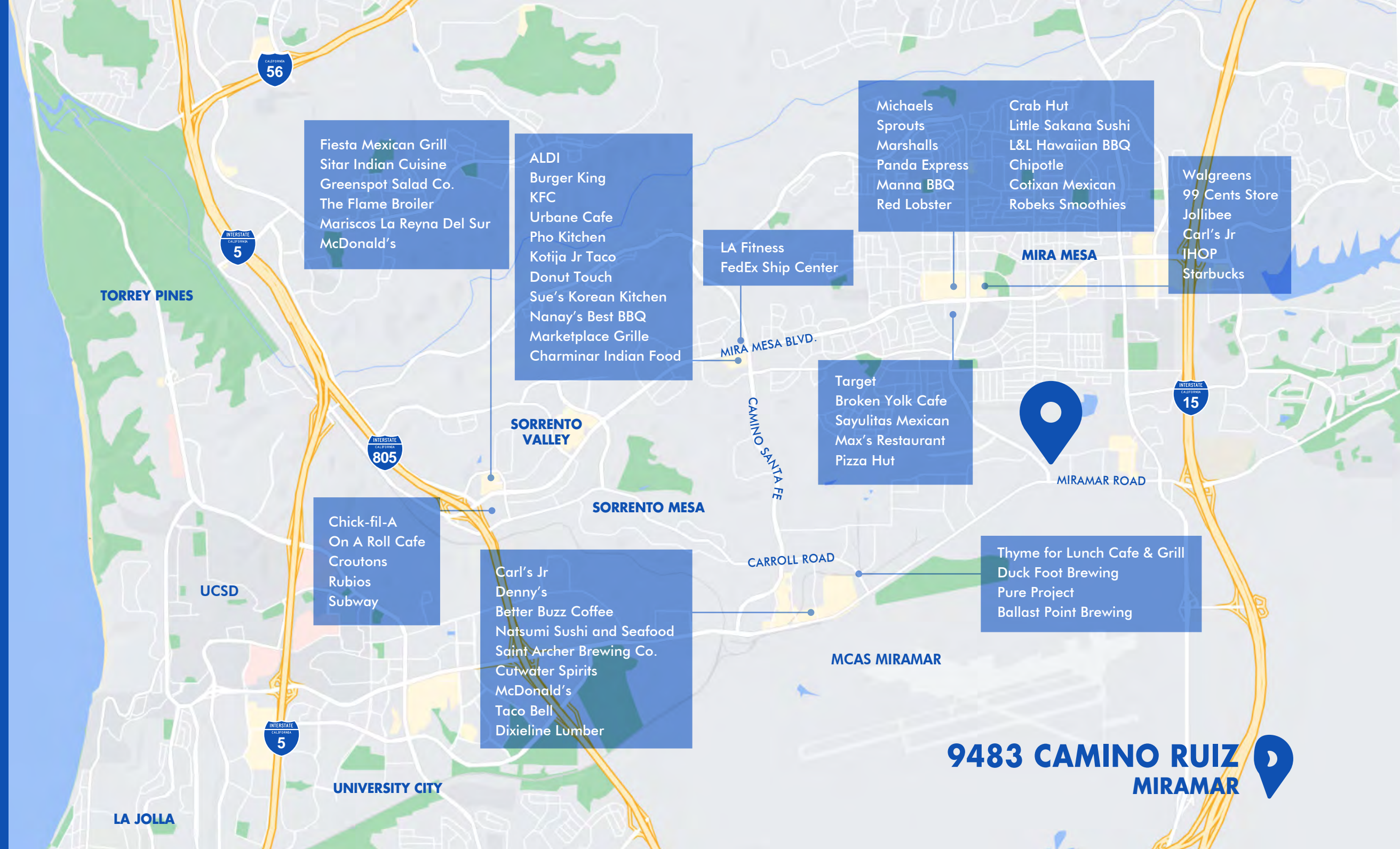
9483 CAMINO RUIZ | SUITE C

- ▶ $\pm 1,630$ SF ground-floor office / showroom suite
- ▶ Ideal for retail, office and showroom uses
- ▶ Open floorplan with en suite kitchen and one restroom
- ▶ Located within a $\pm 12,902$ SF two-story flex building
- ▶ Zero core factor
- ▶ Ample parking
- ▶ Flexible zoning
- ▶ High-profile location in heart of Miramar
- ▶ $\pm 73,010$ cars per day on Camino Ruiz / Miramar Road
- ▶ Freeway proximate

LEASE RATE: \$3,200 / MONTH



9483 CAMINO RUIZ | SUITE C



- Fiesta Mexican Grill
- Sitar Indian Cuisine
- Greenspot Salad Co.
- The Flame Broiler
- Mariscos La Reyna Del Sur
- McDonald's

- ALDI
- Burger King
- KFC
- Urbane Cafe
- Pho Kitchen
- Kotija Jr Taco
- Donut Touch
- Sue's Korean Kitchen
- Nanay's Best BBQ
- Marketplace Grille
- Charminar Indian Food

- LA Fitness
- FedEx Ship Center

- | | |
|---------------|---------------------|
| Michaels | Crab Hut |
| Sprouts | Little Sakana Sushi |
| Marshalls | L&L Hawaiian BBQ |
| Panda Express | Chipotle |
| Manna BBQ | Cotixan Mexican |
| Red Lobster | Robeks Smoothies |

- Walgreens
- 99 Cents Store
- Jollibee
- Carl's Jr
- IHOP
- Starbucks

- Target
- Broken Yolk Cafe
- Sayulitas Mexican
- Max's Restaurant
- Pizza Hut

- Thyme for Lunch Cafe & Grill
- Duck Foot Brewing
- Pure Project
- Ballast Point Brewing

- Carl's Jr
- Denny's
- Better Buzz Coffee
- Natsumi Sushi and Seafood
- Saint Archer Brewing Co.
- Cutwater Spirits
- McDonald's
- Taco Bell
- Dixieline Lumber

- Chick-fil-A
- On A Roll Cafe
- Croutons
- Rubios
- Subway

9483 CAMINO RUIZ
MIRAMAR

MIRAMAR

Few submarkets in San Diego are positioned as ideally within the region as Miramar. Interstates 5, 15, and 805 provide transportation corridors to the San Diego/Mexico border, Inland Empire, and Los Angeles. It is also one of the most densely populated areas of San Diego, which provides a deep well of potential workers for local employers in the submarket.

Mira Mesa is dominated by two retail corridors that stretch from Interstate 805 to Interstate 15 along Mira Mesa Boulevard and Miramar Road. The eastern portion of the submarket is filled with residential neighborhoods. Median household incomes in the area top \$105,000, above the median for the broader San Diego region, providing one of the stronger nodes in North County for potential buying power among households.

Technology and biotech firms have shown an increased willingness to branch out here to take advantage of lower rents, a central location, and proximity to San Diego's primary life science and tech nodes in Sorrento Mesa, UTC, and Torrey Pines.

73,010 CARS PER DAY
CAMINO RUIZ / MIRAMAR ROAD

24,540 CARS PER DAY
CAMINO RUIZ / ACTIVITY ROAD

93,945

2024 POPULATION
(3-MILE RADIUS)

69,374

DAYTIME EMPLOYEES
(3-MILE RADIUS)

\$113,743

MEDIAN HH INCOME
(3-MILE RADIUS)

\$1.25B+

CONSUMER SPENDING
(3-MILE RADIUS)

36.5

MEDIAN AGE
(3-MILE RADIUS)

\$743,677

MEDIAN HOME VALUE
(3-MILE RADIUS)

±1,630 SF GROUND FLOOR OFFICE / SHOWROOM SUITE | MIRAMAR



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For more information or tours,
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