

FOR LEASE

**9483  
CAMINO  
RUIZ**  
SAN DIEGO, CA 92126

MIRAMAR

**±1,630 SF GROUND FLOOR  
OFFICE / SHOWROOM  
OPPORTUNITY**

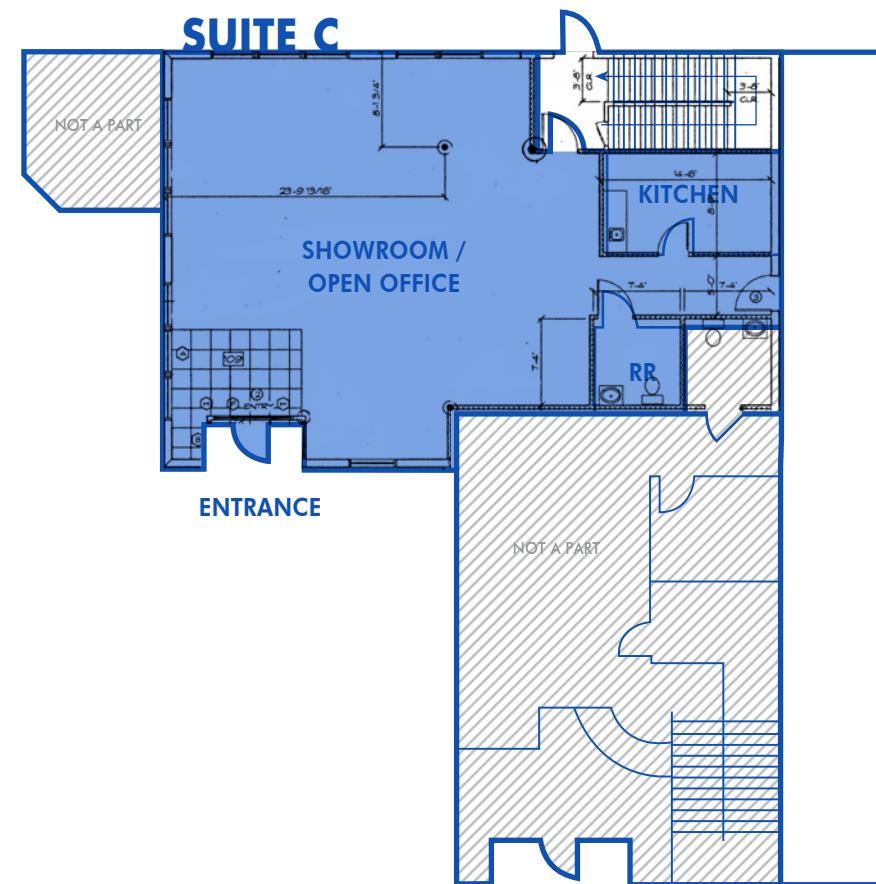
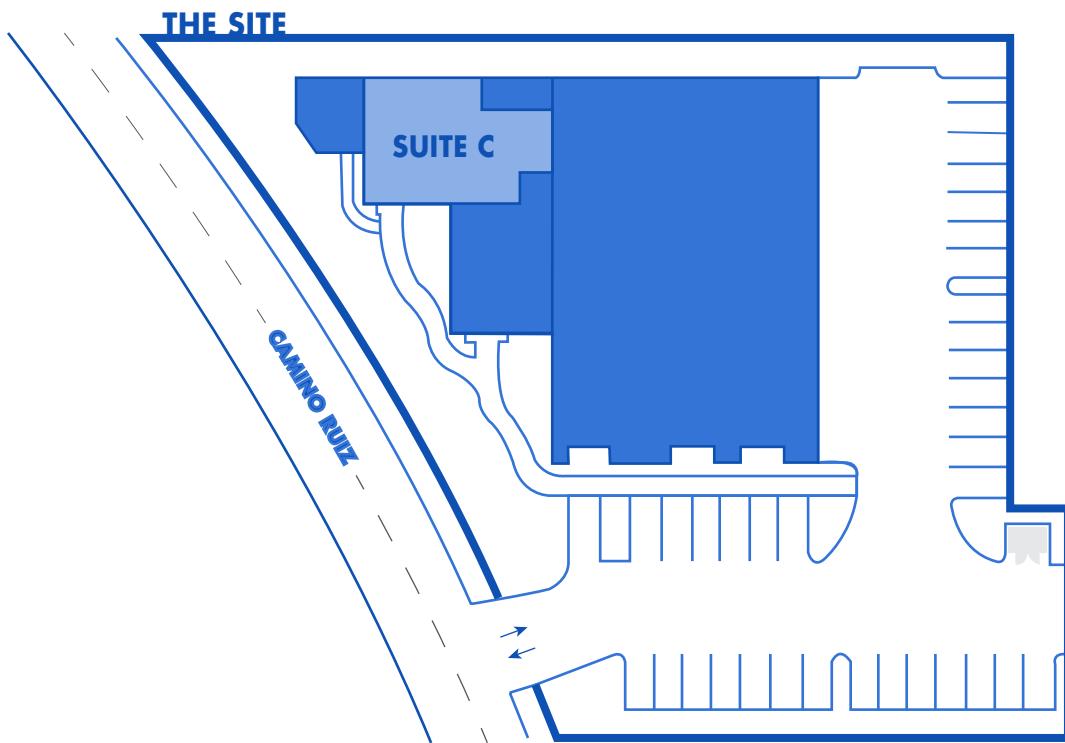
**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES





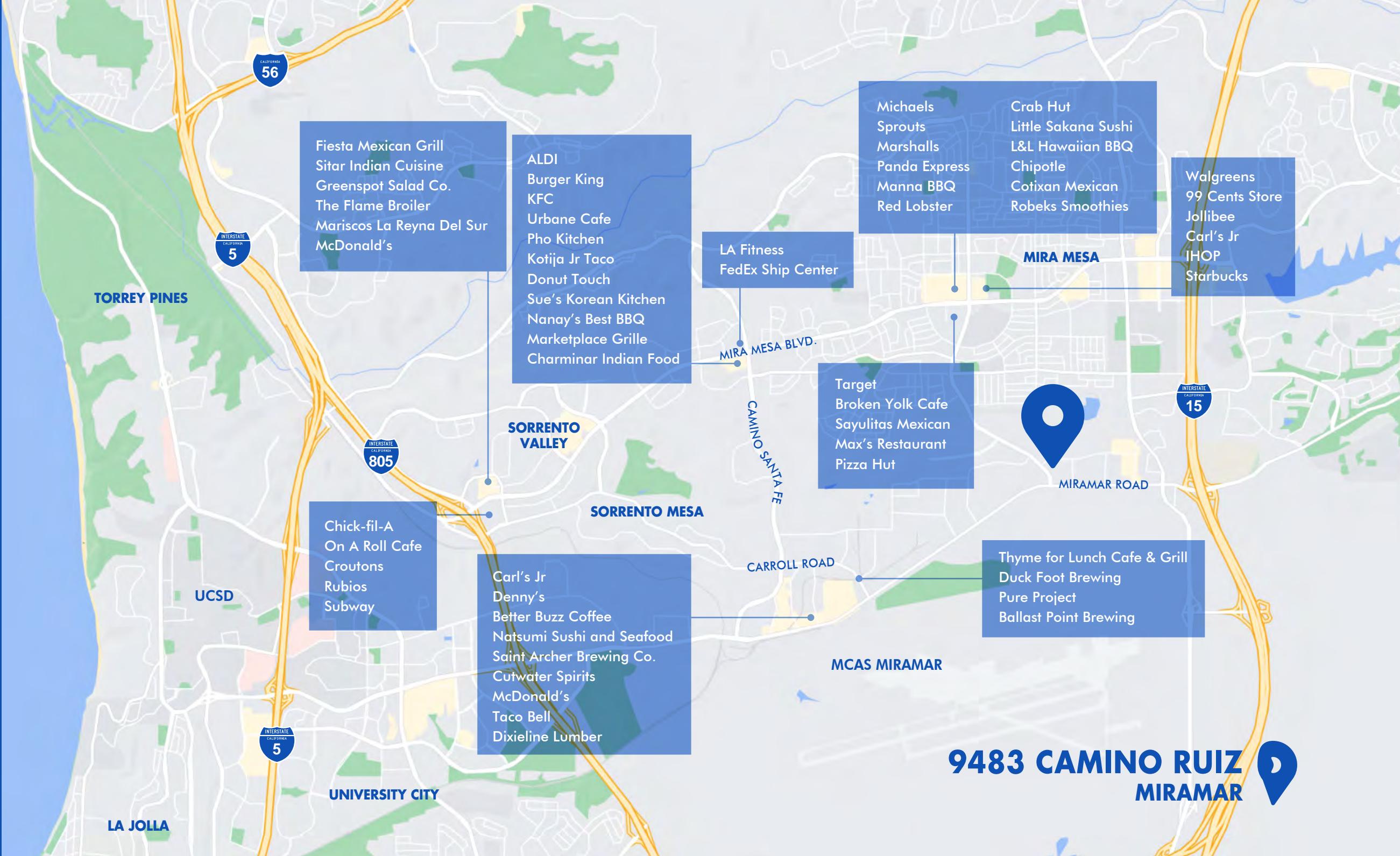
- ▶ ± 1,630 SF ground-floor office / showroom suite
- ▶ Ideal for retail, office and showroom uses
- ▶ Open floorplan with en suite kitchen and one restroom
- ▶ Located within a ± 12,902 SF two-story flex building
- ▶ Zero core factor
- ▶ Ample parking
- ▶ Flexible zoning
- ▶ High-profile location in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

**LEASE RATE: \$3,200 / MONTH**



**9483 CAMINO RUIZ | SUITE C**

Floorplan and site plan not to scale, for reference only.



# 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



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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