

9465-9475 Black Mountain Rd San Diego CA 92126



CYRUS & EMILIA
COMMERCIAL REAL ESTATE



RETAIL FOR LEASE

Black Mountain Road Near Miramar Rd.



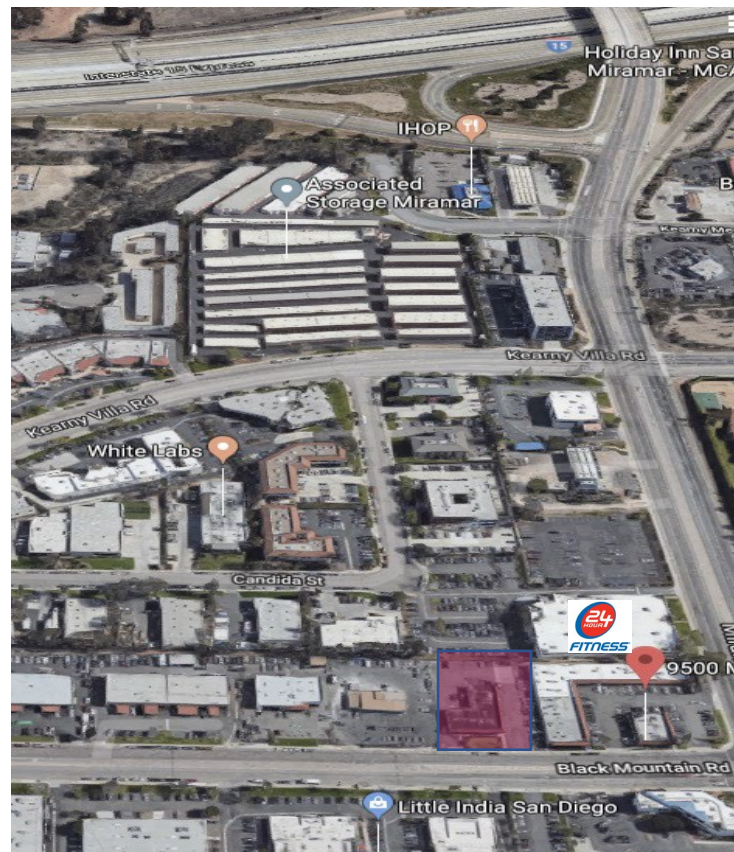
Property Overview

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Cyrus & Emilia Inc is offering a lease opportunity in Black Mountain Road near the corner of Miramar Road. This building is a light industrial zoned building allowed for retail use. Current tenants include a tattoo shop, vape store, pawn shop and a printing company. This is an excellent location for all types of business. Miramar Road and Mira Mesa combined is heavily populated with over 1,000 businesses within a 1-mile radius and estimated 95,000 residents within a 3-mile radius. It is also directly across from the entrance/exit to the Miramar Corps Air Station, home to 16,000+ Marines and U.S. Navy personnel. We will also consider a ground lease of the entire parcel for other retail, drive-thru and service use.

Highlights

- 61,030 Average Daily Traffic in the corner of Miramar Road and Black Mountain Road
- Near the I-15 freeway exit, traffic flow towards residents going in and out of Mira Mesa
- Directly across the Marine Corp Air Station Miramar
- Direct access to Mira Mesa and Scripps Ranch, both are high-income neighborhood
- Only 1.5 miles away from Miramar College with 12,000+ students
- Located next to 24-Hour Fitness
- Less than a mile away from two proposed residential development – Stone Creek Development and Carroll Canyon Development – with projected 5,000+ residential units
- Average household income of \$112,000 within a 3-mile radius



Property Highlights

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1,950 SF, Can be subdivided

Retail or Office Spaces Available

Excellent Exposure to Major Traffic

Parking Available

\$2.25-\$2.50 PSF NNN

For More Information:

CYRUS RAPINAN

Managing Partner

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EMILIA RAPINAN

Managing Partner

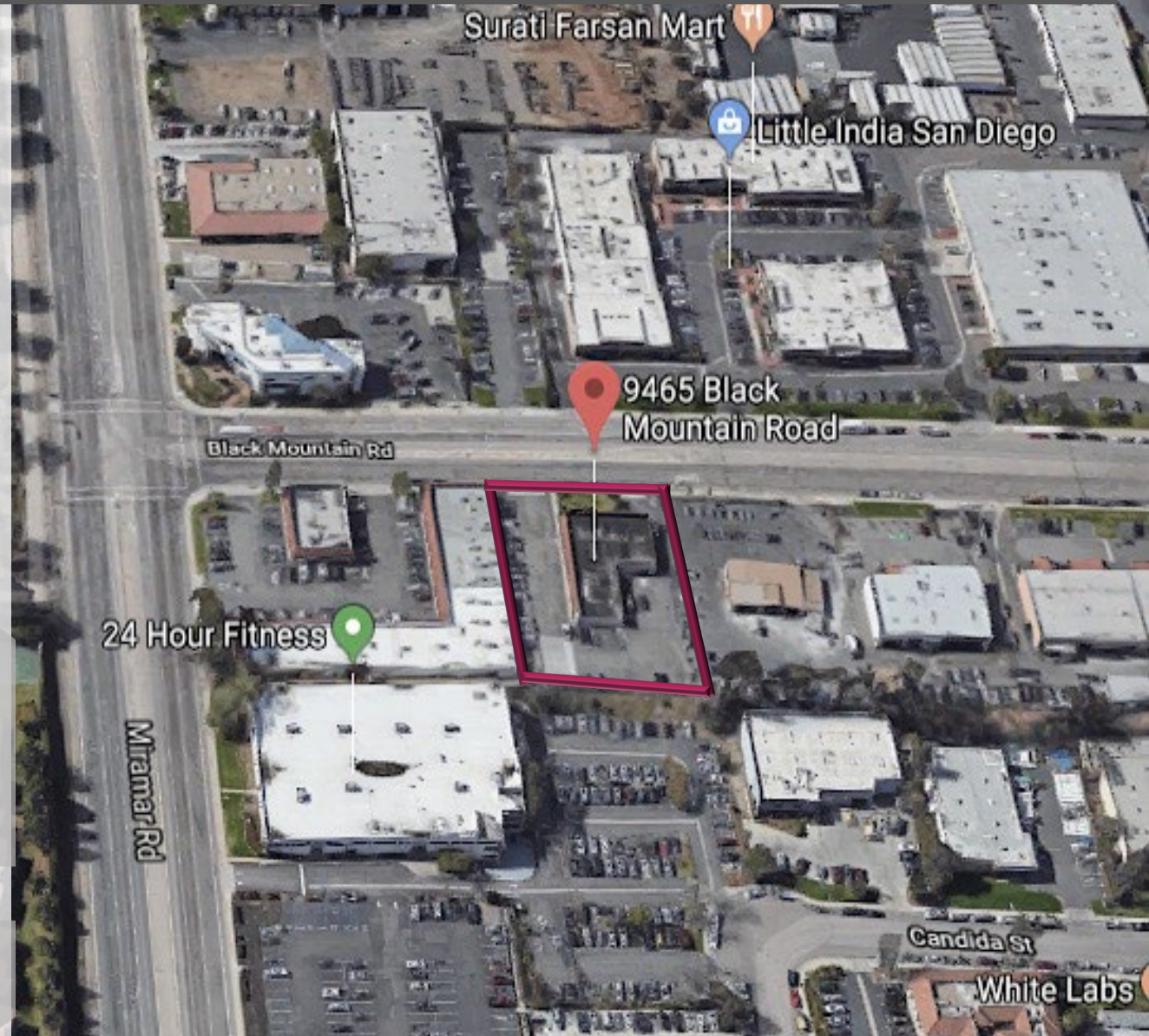
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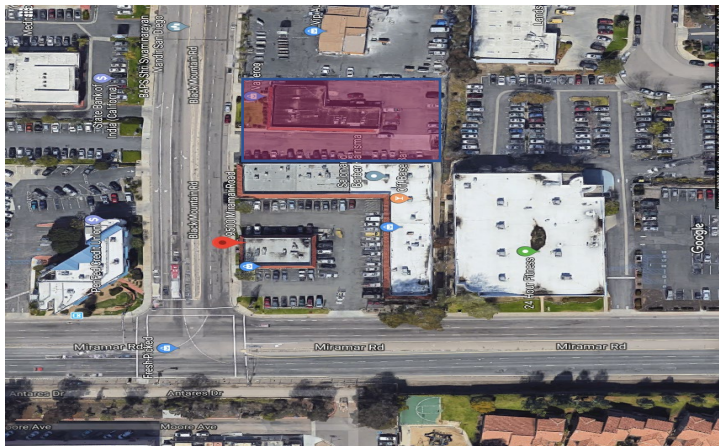
www.cyrusemilia.com



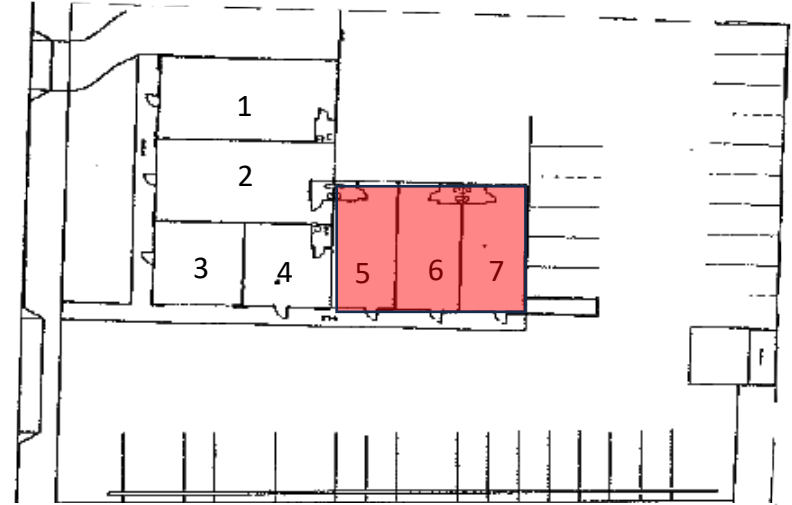
Current Site Plan

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	SUITE	TENANT	SF
1	9469	American Tattoo San Diego	
2-3	9465-66	Aroma Avenue 3	
4	9467	The Nutrition Place	
5	9471	AVAILABLE	650
6	9473	AVAILABLE	650
7	9475	AVAILABLE	650



BLACK MOUNTAIN RD



MIRAMAR ROAD

Market Overview

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SUBMARKET OF MIRAMAR – MIRA MESA – SCRIPPS RANCH

Surrounding neighborhoods including Mira Mesa and Scripps Ranch are affluent residential communities home to 200,000+ people. The average household income in these communities are \$112,000 and \$132,000, respectively. The 3 markets of Miramar, Mira Mesa and Scripps Ranch are considered to house major employers in the biotech and technology industries enhancing the trade area's daytime population. These submarkets are considered to be San Diego's most active and dynamic employment centers.

NOTABLE HIGHLIGHTS IN THIS MARKET:

- Marine Corps Air Station Miramar – Home to 16,000+ military service members and civilians
- Stone Creek Development – Future redevelopment of 300+ acre for 4,445 multifamily units with industrial and commercial elements
- Carroll Canyon Redevelopment – Future redevelopment of 23+ acre for 1,800 residential units, community park and transit center
- Fenton Technology Park – 120-acre campus with industrial, office and technology space
- Sorrento Mesa Technology Hub – Major employer including Qualcomm and many other major technology companies
- San Diego Miramar College – over 12,000 students

Area Demographics

5-Mile Population of 200,000+

5-Mile # of Businesses – 11,645

Average Home Value - \$634,899

2018 Population By Race 5-Mile Radius

White	104,354
Asian	70,109
Black	7,077
Indian	1,077
Other	10,453

Actual Photos

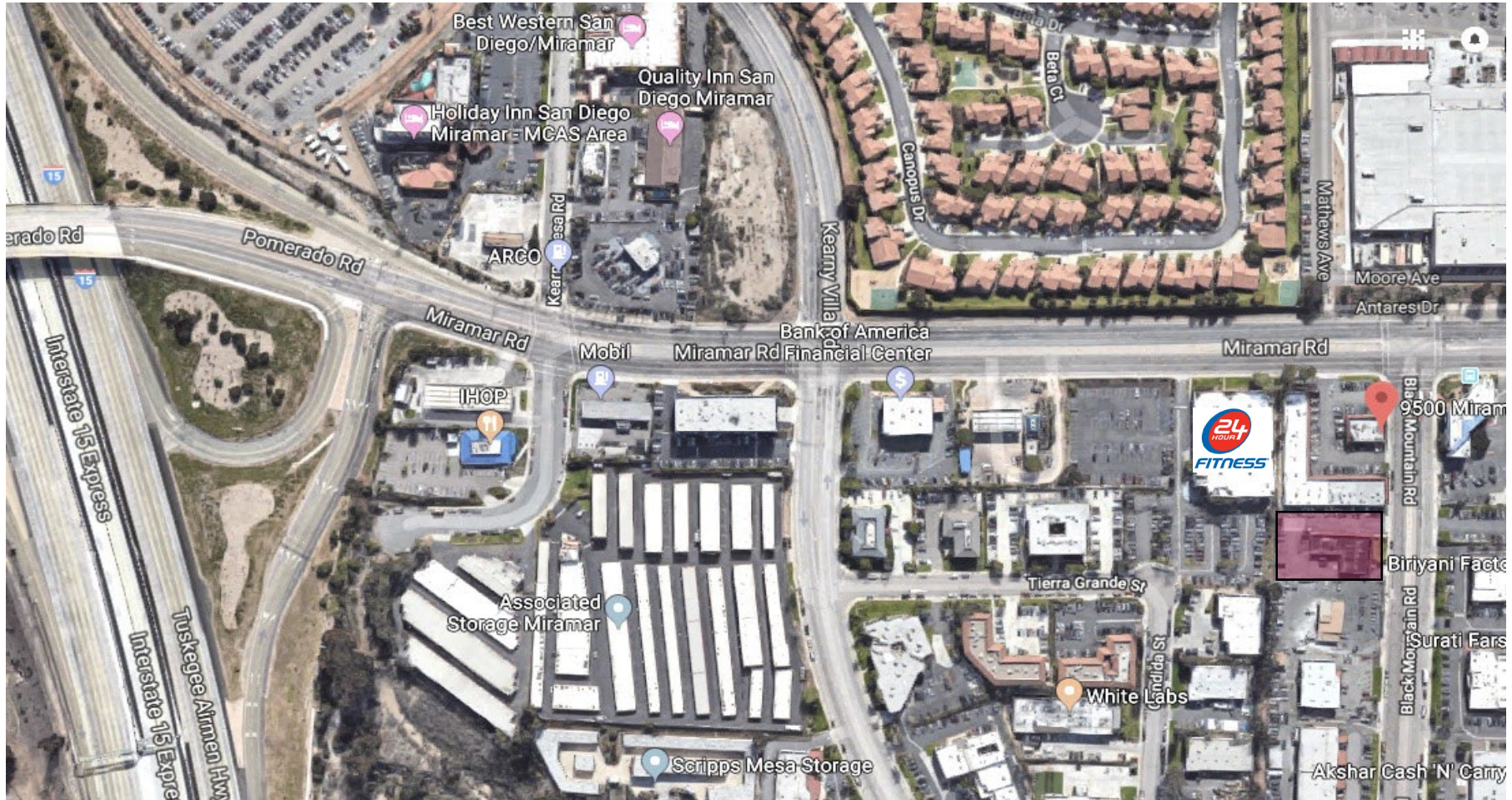
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*All information regarding this property is deemed to be reliable, however, no representation, guarantee, or warranty is made to the accuracy thereof and is submitted subject to error, omissions, change of price, or withdrawal without notice.

Location Map

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