



FOR LEASE

Miramar Ridge Business Center

7920-7950 Miramar Road, San Diego, CA 92121

±695 SF, 1,562 SF, & 6,750 SF Suites Available

**Retail/Showroom/Industrial
Multi-Tenant Park**

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Miramar Ridge Business Center Project Highlights

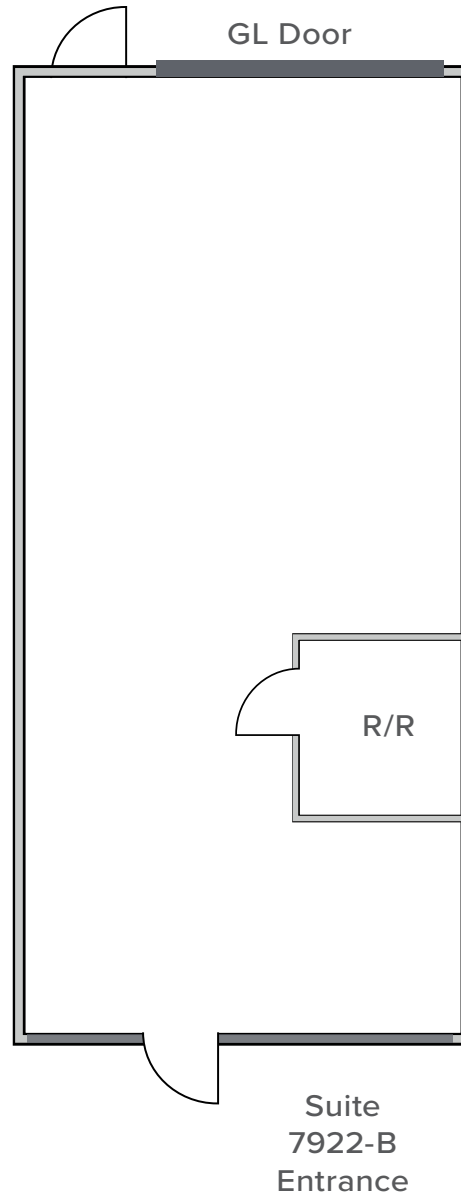
- 37,278 SF Multi-Tenant Business Park
- Incredible frontage and visibility on Miramar Rd
- Ideal for showroom/warehouse use
- ±15' Clear height
- Signalize corner location - Miramar Rd & Ale Smith Dr
- 60,000 Cars per day on Miramar Rd
- Miramar location and address
- Local and responsive ownership
- 10'x14' Roll-up doors/grade level loading
- IL-2-1 Zoning
- Close proximity to I-805, I-15, & I-5



Availabilities

Suite 7922-B

- ±1,562 SF Available
- 95% Warehouse, 5% Showroom
- One (1) 10'x14' Roll-Up Grade-Level Loading Door
- ±15' Clear Height
- Miramar Rd Visibility
- Zoning: IL-2-1
- Available Immediately
- Lease Rate:
Contact Broker



**Not to Scale*



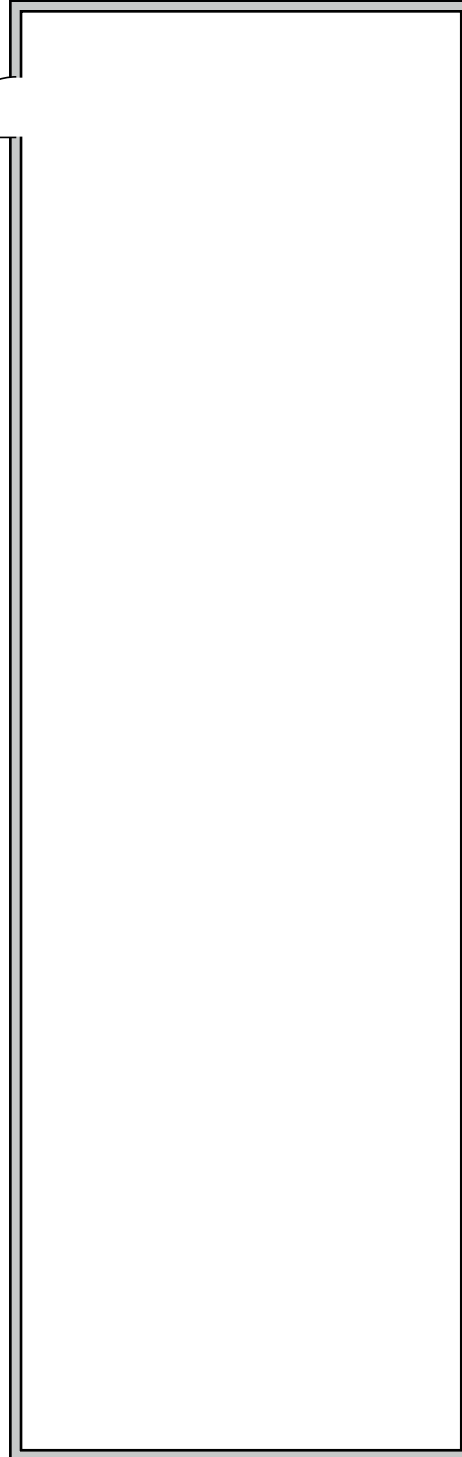
Suite
7920-101
Entrance

Availabilities

Suite 7920-101

- Miramar Rd High Visibility Retail Showroom
- $\pm 6,750$ SF Available
- 100% Showroom
- $\pm 15'$ Clear Height
- Zoning: IL-2-1
- Available Immediately
- Lease Rate:
Contact Broker

**Not to Scale*



Miramar Rd
60,000 cars per day

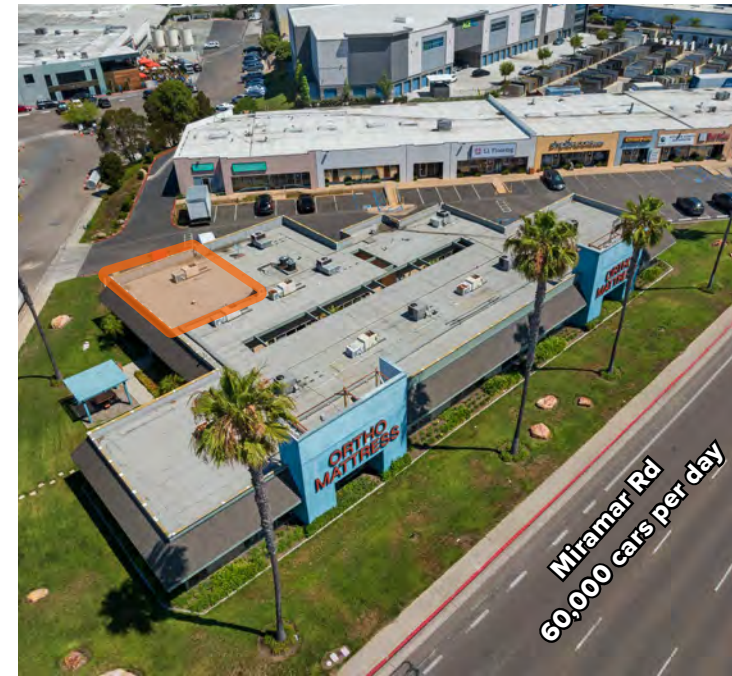
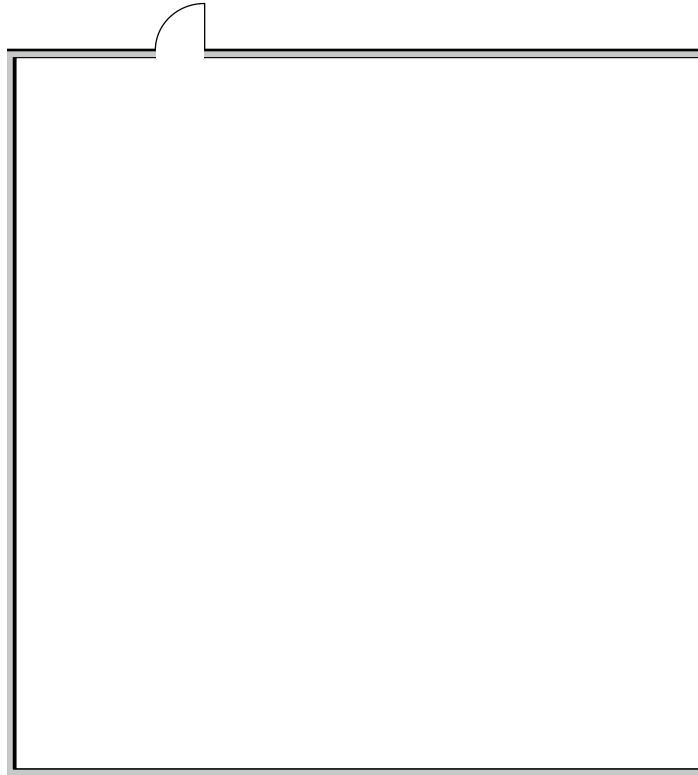


Availabilities

Suite 7920-117

- ±695 SF Available
- 100% Office
- Zoning: IL-2-1
- Available Immediately
- Lease Rate:
Contact Broker

Suite 7920-117
Entrance



**Not to Scale*

ALESMITH CT

Suite 7922-B
Available 1,562-SF

Suite 117
695 SF

Suite 7920-101
Available 6,750 SF

7950 MIRAMAR RD

Miramar Rd
60,000 cars per day

ANTARES DR






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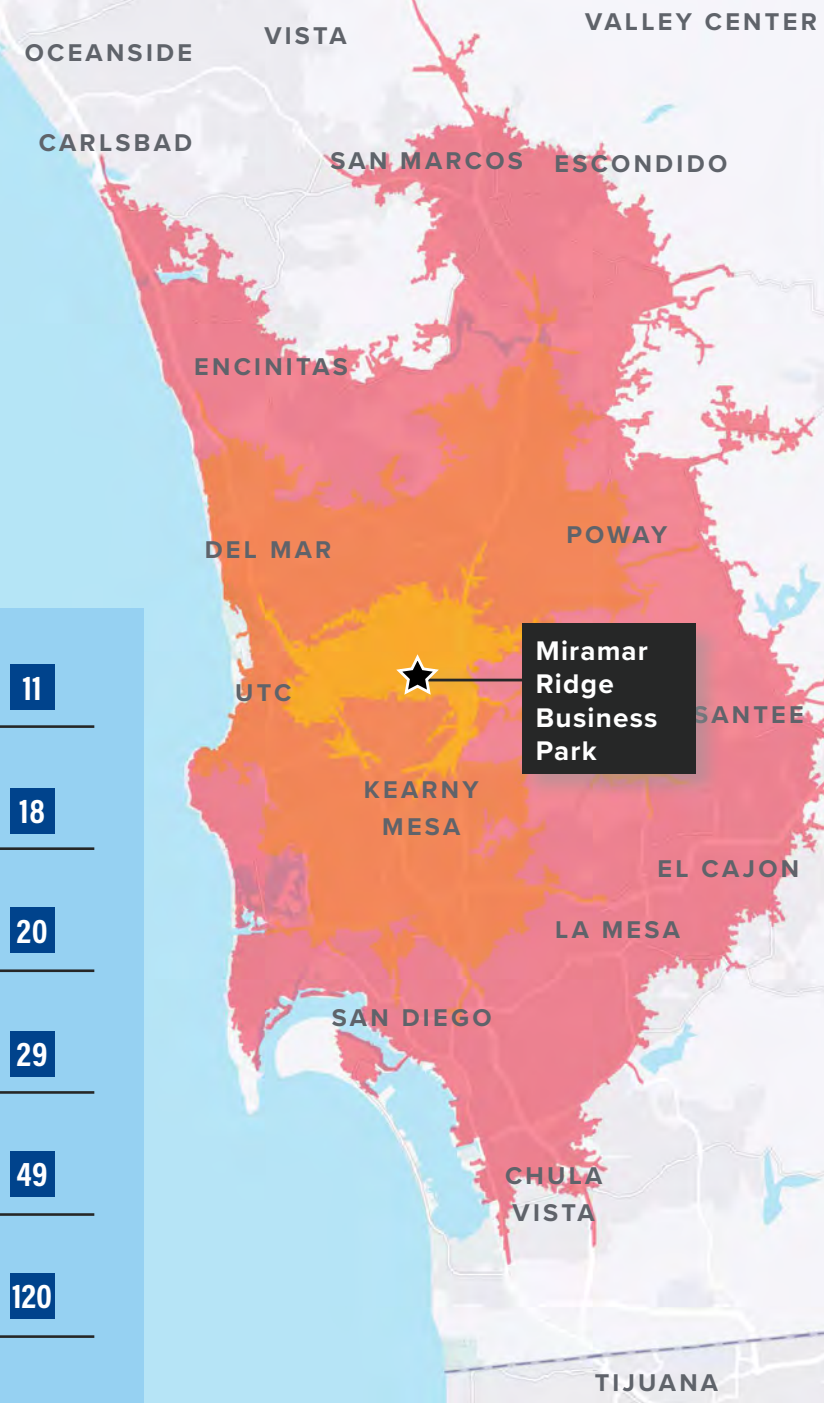
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Drive Times

	Drive Time	Daytime Population
	<u>10 Minutes</u>	<u>165,148</u>
	<u>20 Minutes</u>	<u>998,277</u>
	<u>30 Minutes</u>	<u>2,303,812</u>

Minutes to University Town Center	11
Minutes to Downtown San Diego	18
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120



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