

FOR SALE

7726 ARJONS DRIVE, SAN DIEGO, CA 92126

±5,549 SF OFFICE/FLEX PID BUILDING



For More Information, Contact:

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7726 ARJONS DRIVE

San Diego, CA 92126

BUILDING FEATURES:

- ±5,549 SF Office/Flex PID Building
- High-Quality Single Story Building
- Built in 1989
- 100% HVAC
- 300 Amps Power (Tenant to Verify)
- 14'-16' Clear Height (Drop Ceiling @13')
- 2.16/1,000 Parking Ratio
- IL-2-1 Zoning
- Street Fronting on Arjons Drive
- Exclusive Outdoor Patio
- Central Miramar Location
- Easy Access to I-15, I-5 & 805 Freeways
- HOA Association Dues: \$350.00/Month

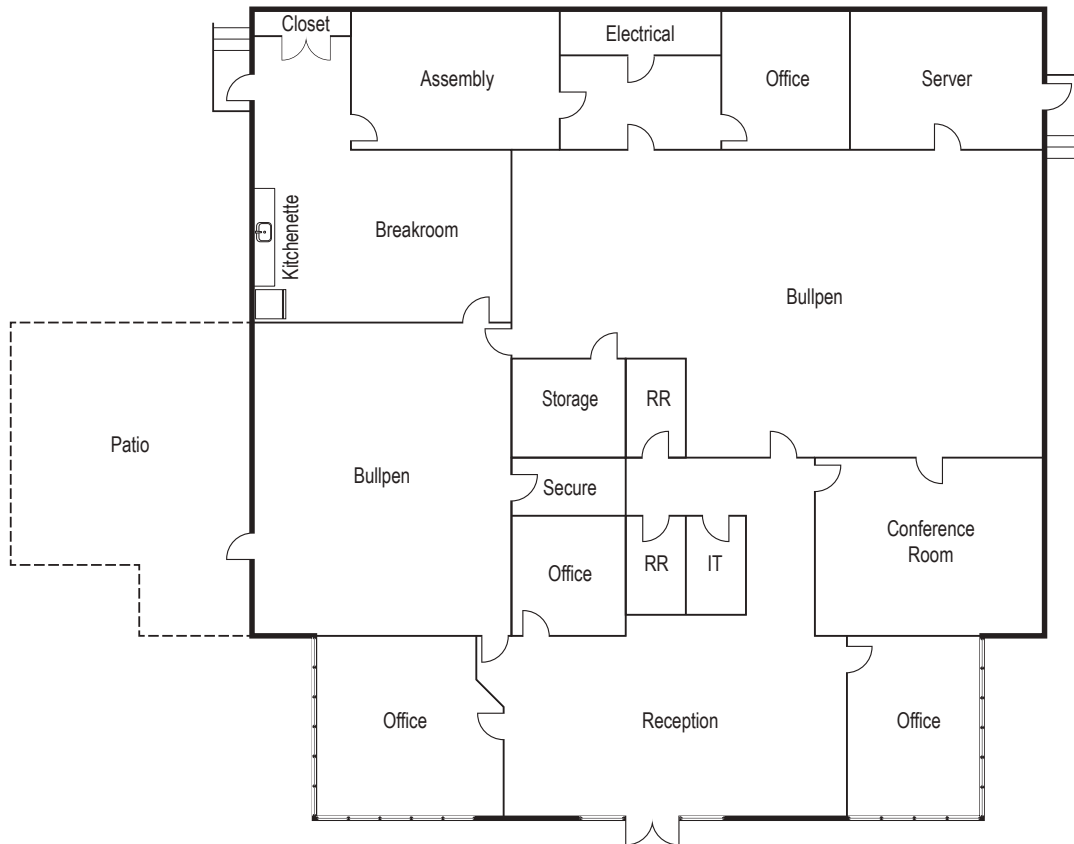
SALE PRICE: \$2,200,000
(\$396/SF)



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FLOOR PLAN



SITE PLAN



This is an aerial map of San Diego, California, with a blue dashed line tracing a route through the city. A blue speech bubble labeled "SITE" points to a specific location near Miramar. The map includes various landmarks, highways, and retail stores. Key features include:

- Highways:** Interstate 5 (I-5), Interstate 805 (I-805), and Interstate 15 (I-15).
- Landmarks:** Scripps Memorial Hospital La Jolla, University of California San Diego, VA Medical Center, Los Penasquitos Canyon Preserve, and USMC Air Station Miramar.
- Retail Stores:** Vons, Target, Kohl's, Petco, Marshalls, Walgreens, Carls Jr., McDonald's, Burger King, KFC, Office Depot, Staples, UPS, and Five Guys.
- Other Locations:** Mira Mesa High School, San Diego Miramar College, Miramar Memorial Golf Course, and the Torrey Pines State Reserve.

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