



# COMMERCIAL SPACE FOR SUBLEASE 7340 MIRAMAR RD

San Diego | 92126

Large commercial space

13,874 SF

**\$1.00** PSF Per Month + NNN

STROMCOMMERCIAL.COM | (619)243-1244

# LIMITLESS OPPORTUNITIES AT A LIMITED PRICE



- NNN Estimates: \$0.34 per square foot
- 3.4/1,000 parking ratio (Frequent ample parking available at a first come, first serve basis)
- Building-top signage (space sees 68,000 cars per day)
- Term thru: April 30, 2027

Great offering in Central Miramar, just minutes from La Jolla, Sorrento Valley, and major freeways. Space was previously used as an adult classroom. Potential for an office user, retail business, company storage, and any value-seeking commercial user. Located in a vibrant center, best known for San Diego landmark: The Pyramid. Chance to impress clients, attract premium talent, and establish a brand identity with proximity to restaurants, entertainment and major freeways.

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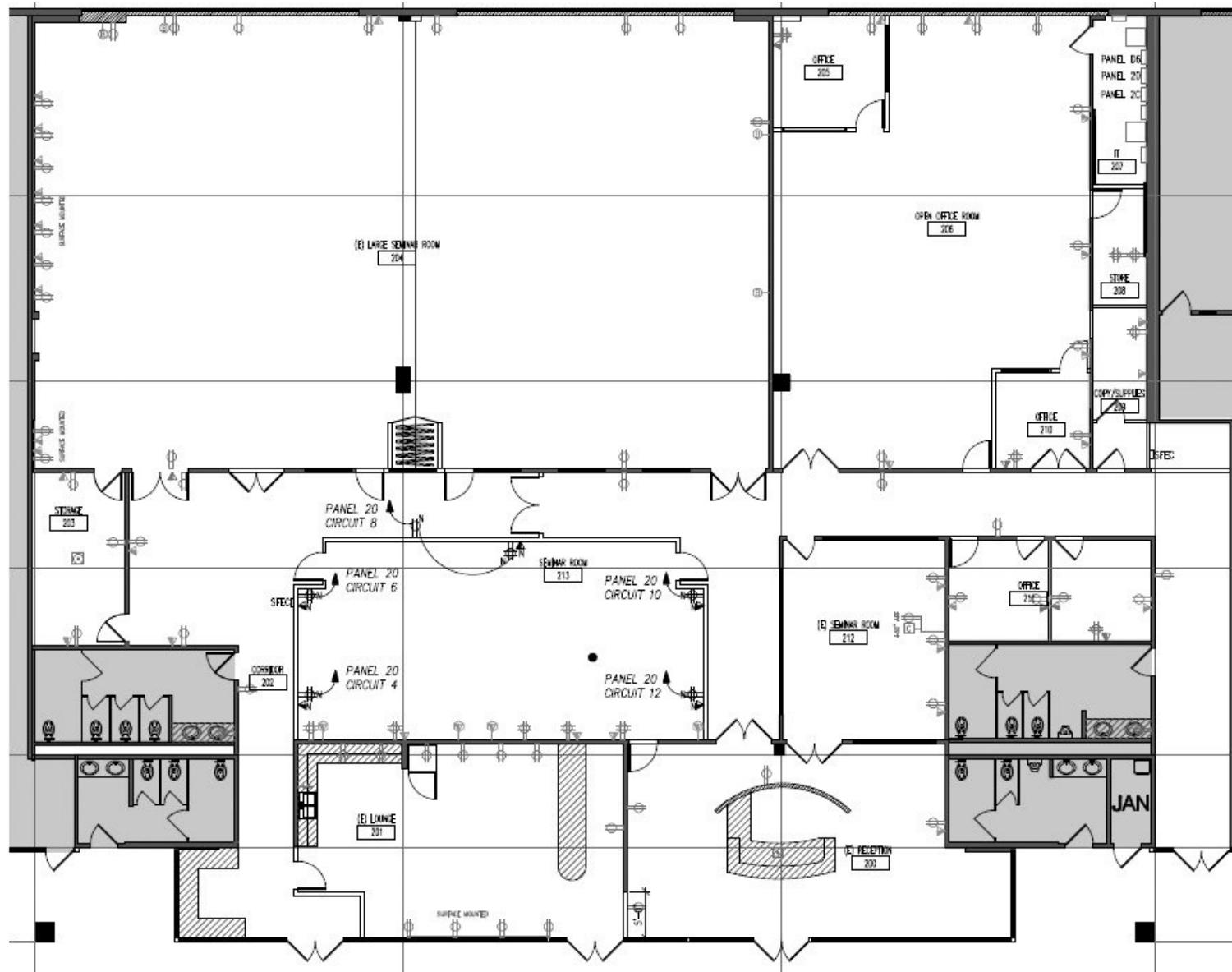
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# FLOORPLAN



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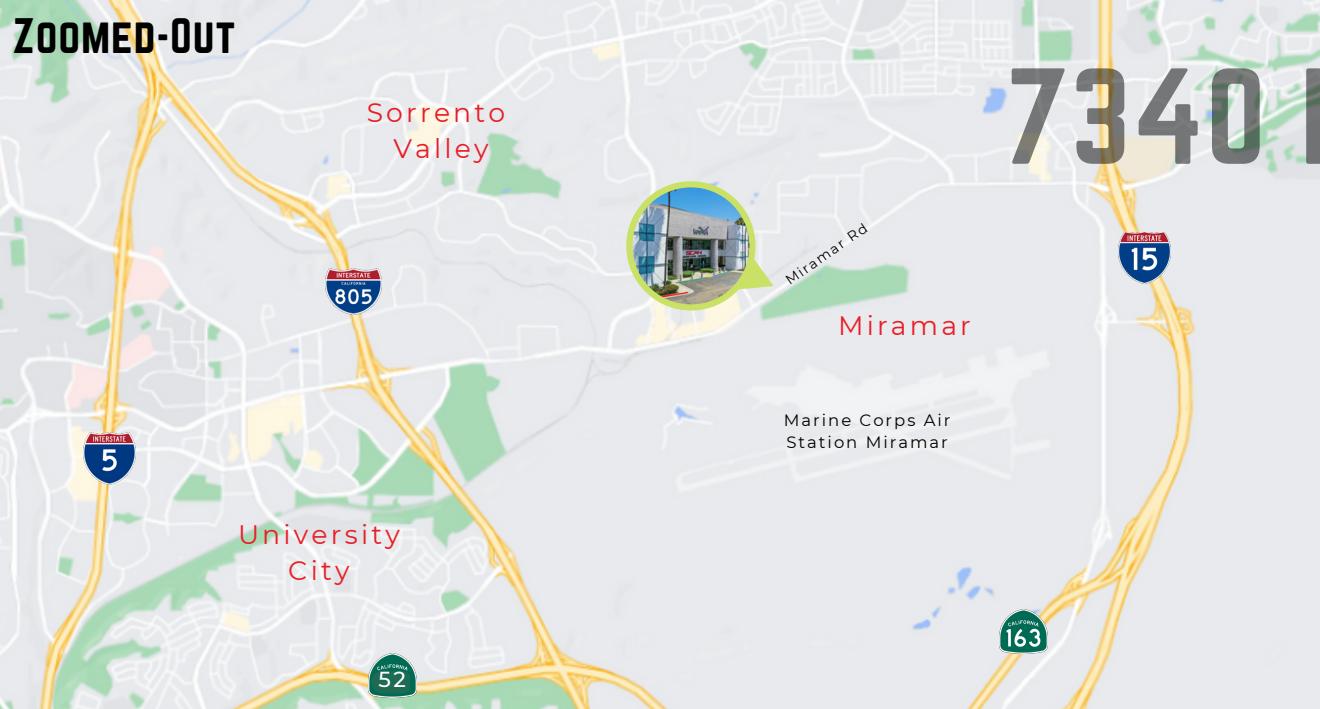
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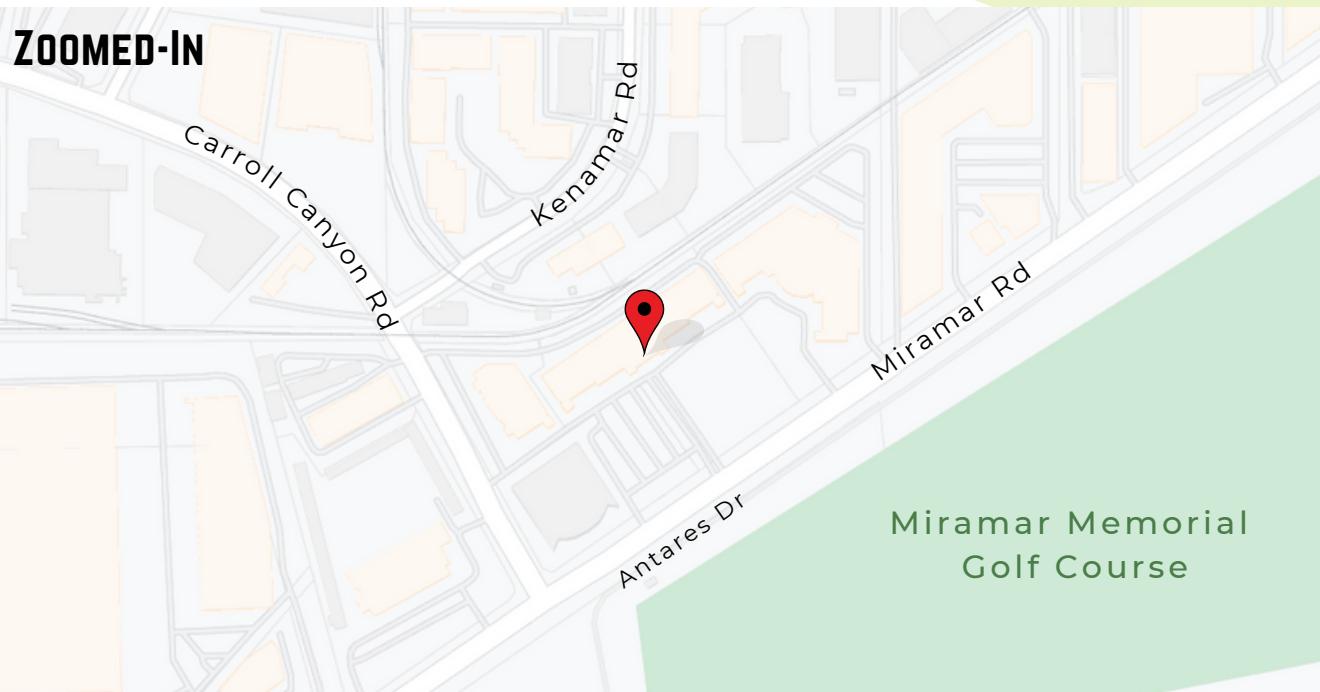
ZOOMED-OUT



# 7340 MIRAMAR RD



ZOOMED-IN



## LOCATION

Located in the heart of Miramar, at the landmark Pyramid shopping center. Across from gold course and just minutes from the 805 and 115 Freeways

### Central San Diego

Great location to pull talent and customers from all parts of San Diego. Quick freeway access provides short travel times to North County, Downtown, East County, Mission Valley, and La Jolla

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