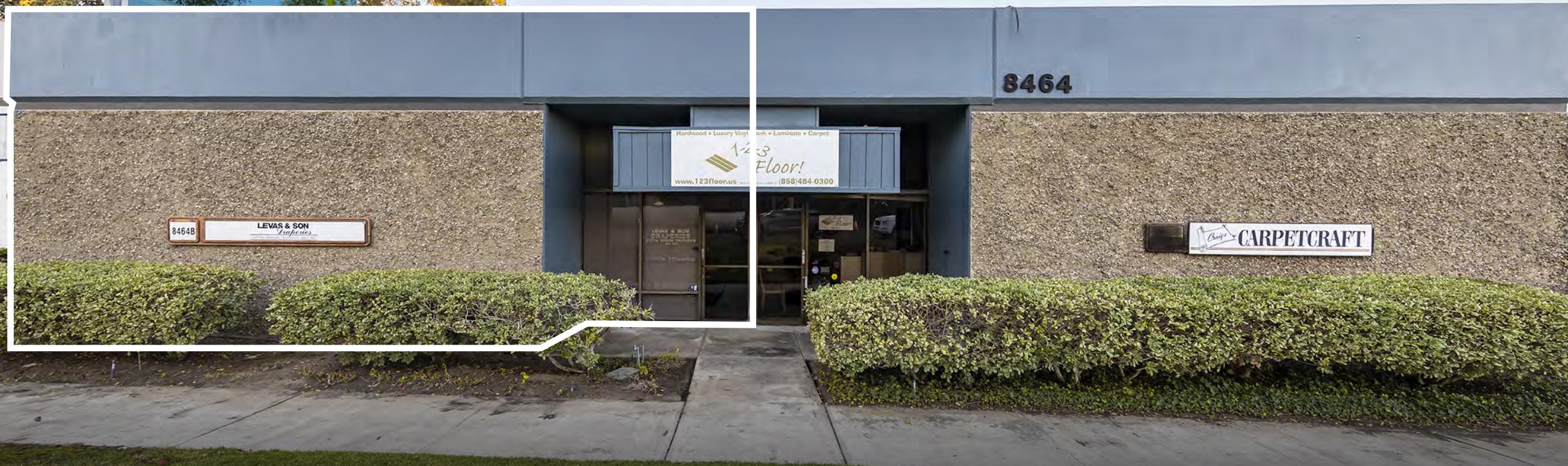


FOR LEASE

+/-2,619 SF INDUSTRIAL SPACE

# 8464 COMMERCE AVENUE

SAN DIEGO, CA 92121  
MIRAMAR





## PROPERTY OVERVIEW

- ✓ Single-story industrial space
- ✓ Frontage identification on Production Ave
- ✓ Conference room, reception area
- ✓ Open production area
- ✓ Rate \$5,000 / month
- ✓ Recently upgraded
- ✓ Insulated warehouse
- ✓ 100% climate controlled warehouse / production area



**LEASE RATE: \$1.85 / SF GROSS**

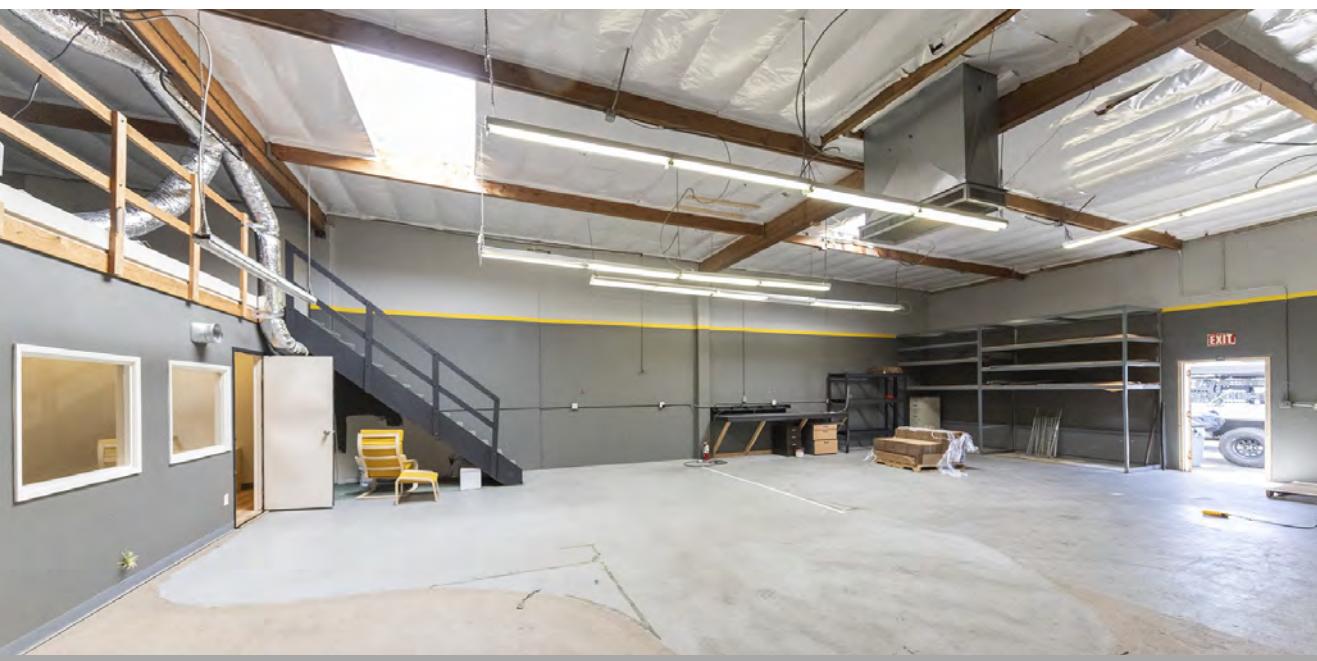
**8464 COMMERCE AVENUE**



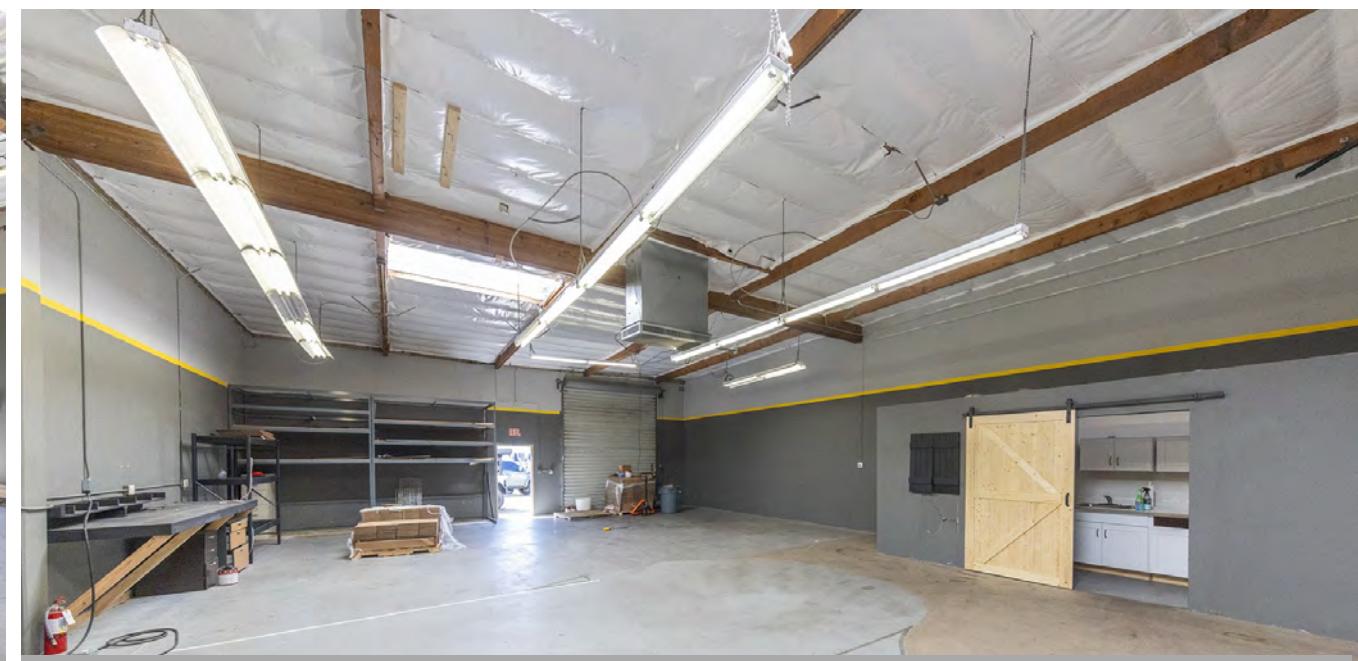
EXTERIOR



CONFERENCE ROOM



INSULATED WAREHOUSE



INSULATED WAREHOUSE



# MIRAMAR

Interstates 5, 15, and 805 provide transportation corridors to the border, Inland Empire, and Los Angeles, making Miramar an ideal location in Central County for distribution. 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.

Buildings have traded with regularity in the submarket, and given the breadth of inventory, both local and national investors have shown interest here when opportunities arise, making it one of the most liquid investment markets in San Diego.

Annual rent growth has averaged 7.0% over the past five years, and rents have shifted by 2.3% over the past 12 months. Rent growth has largely kept pace with neighboring submarkets over that period. Concessions are still relatively minimal, particularly for small-bay spaces, and a tenant might receive one month of free rent on a three-year term. Given the strength of demand for small-bay properties, some tenants buy buildings to secure occupancy in a low-availability environment.

**100,278**  
2024 POPULATION  
3 MILE RADIUS

**56,945**  
DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$140,400**  
AVERAGE HH INCOME  
3 MILE RADIUS

**\$1.37B**  
CONSUME SPENDING  
3 MILE RADIUS

**36.8**  
MEDIAN AGE  
3 MILE RADIUS

**\$760,640**  
MEDIAN HOME VALUE  
3 MILE RADIUS

8464 COMMERCE AVE  
SAN DIEGO, CA 92121



FOR LEASE

+/-2,619 SF INDUSTRIAL SPACE

# 8464 COMMERCE AVENUE

SAN DIEGO, CA 92121  
MIRAMAR



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