

HIGHLY-DESIRABLE CENTRAL SAN DIEGO LOCATION



7688 MIRAMAR ROAD

SAN DIEGO, CA 92126

FOR SALE OR LEASE

9,990 SF SINGLE-STORY INDUSTRIAL BUILDING IN MIRAMAR

Please do not disturb tenant.

FOR SALE OR LEASE

7688 MIRAMAR ROAD

- +/- 9,990 SF SINGLE-STORY INDUSTRIAL
- 0.40 ACRE LAND PARCEL
- ONE GRADE-LEVEL LOADING DOOR
- ONE DOCK WELL
- 14' - 16' CLEAR HEIGHT
- FULLY SPRINKLERED
- LOCATED IN THE HANNAH GILLARD CENTER
- ZONED: IL-2-1

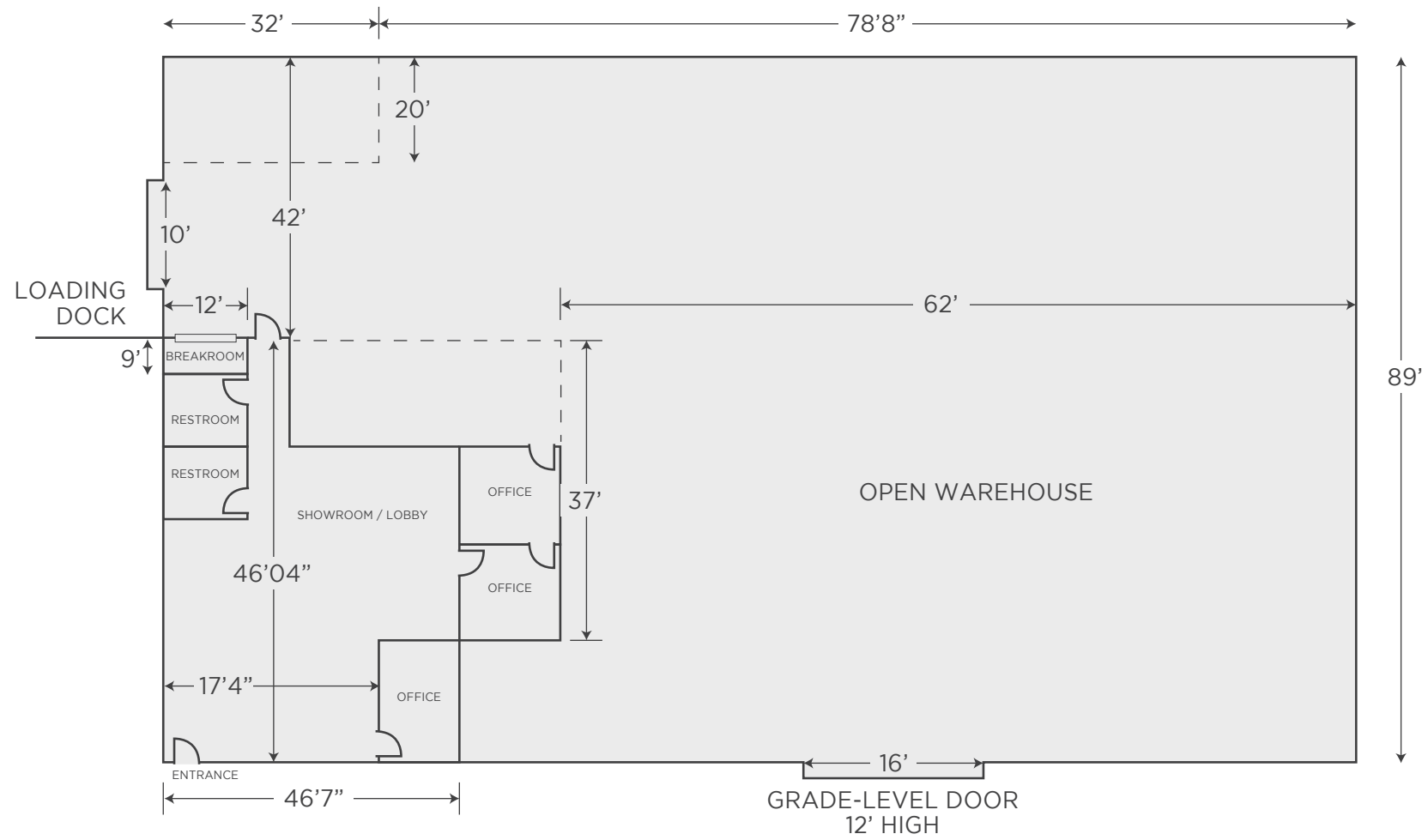
SALE PRICE: \$3,750,000

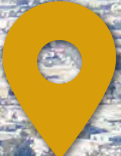
LEASE RATE: \$1.70 / SF NNN

(NNN's approximately \$0.19 / SF)



SINGLE-STORY INDUSTRIAL IN THE HEART OF MIRAMAR





7688 MIRAMAR ROAD

- Cutwater Tasting Room

- Dixieline Lumber

- Taco Bell

- McDonald's
- Sima's Grill & Deli
- Chung Hing
- Tony's Fresh Mexican
- Bunny Chow

- Ballast Point Brewing
- Pure Project
- Duck Foot Brewing
- Thyme for Lunch Cafe

- Supernatural Sandwiches
- Rigoberto's Taco Shop
- The Pizza Joint
- Lee's Haircut

- Starbucks
- Natsumi Sushi & Seafood
- Kebashi
- San Diego Beer & Wine Co.
- Replica Print & Copy

- Jack in the Box

- Sotos Mexican Food
- Sotos Fruteria
- Abbey's Real Texas BBQ
- Pho Ha Noi Asian Cuisine

- Better Buzz Coffee

- Denny's

- Donatos Taco Shop
- Gyrogrill
- Virsa Indian Cuisine
- Tenkatori
- Pauly's Pizza Joint

- Jersey Mikes Subs
- The UPS Store

- Carl's Jr

- Salt and Butter Bakery

- Embolden Beer Co.

CARROLL ROAD

CAMINO SANTA FE

PRODUCTION ROAD

COMMERCE AVENUE

MIRAMAR ROAD

MIRAMAR

INDUSTRIAL SUBMARKET

MIRAMAR | AT A GLANCE

67,566

—
2023 POPULATION
3 MILE RADIUS

79,536

—
DAYTIME EMPLOYEES
3 MILE RADIUS

\$103,450

—
MEDIAN HH INCOME
3 MILE RADIUS

\$869M+

—
CONSUMER SPENDING
3 MILE RADIUS

37.8

—
MEDIAN AGE
3 MILE RADIUS

\$658,902

—
MEDIAN HOME VALUE
3 MILE RADIUS

Mira Mesa/Miramar is one of San Diego's largest industrial submarkets, buttressed by one of the largest concentrations of specialized industrial inventory in the region. The diverse set of tenants in Mira Mesa are attracted to the central location with arterial freeway access amid a huge concentration of households. The flex inventory that does exist, about 4.9 million SF, has begun being targeted by investors to reposition into lab space to attract spillover demand from tenants in the Sorrento Mesa area, particularly along Interstate 805 where the two submarkets share a border.

Demand has been steady with net absorption that has tallied 160,000 SF compared to the five-year average of 120,000 SF, and the vacancy rate has changed by -0.9% year over year to 2.2%, which is trending near an all-time low. However, net absorption was only marginal during the past two quarters as available space has dwindled.

Ground-up development has not taken hold here in recent years, and most activity takes the form of renovations into higher-end space that might accommodate expansions from biotech firms or repositioning dated buildings into more modern facilities.

Buildings trade with regularity in the submarket, and given the breadth of inventory, both local and national investors show interest here when opportunities arise.

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For more information or tours, please contact:

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