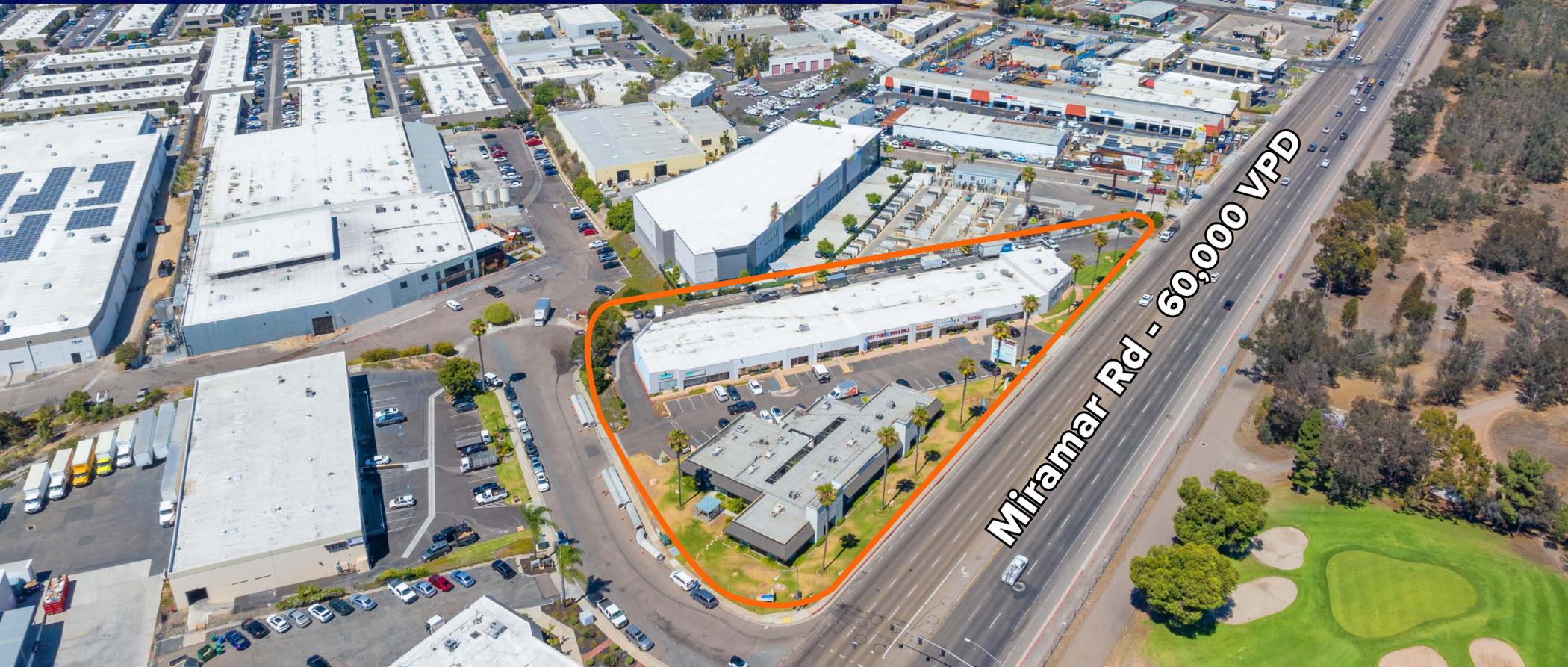


FOR LEASE

Miramar Ridge Business Center

7920-7950 Miramar Road, San Diego, CA 92121



Industrial/Showroom/Retail Multi-Tenant Park

±695 SF - 6,750 SF Suites Available

Contact

Evan McDonald, SIOR

+1 858 353 8669

License No. 01813359

evan.mcdonald@colliers.com

Kurtis Blanchard

+1 760 670 8367

License No. 02114080

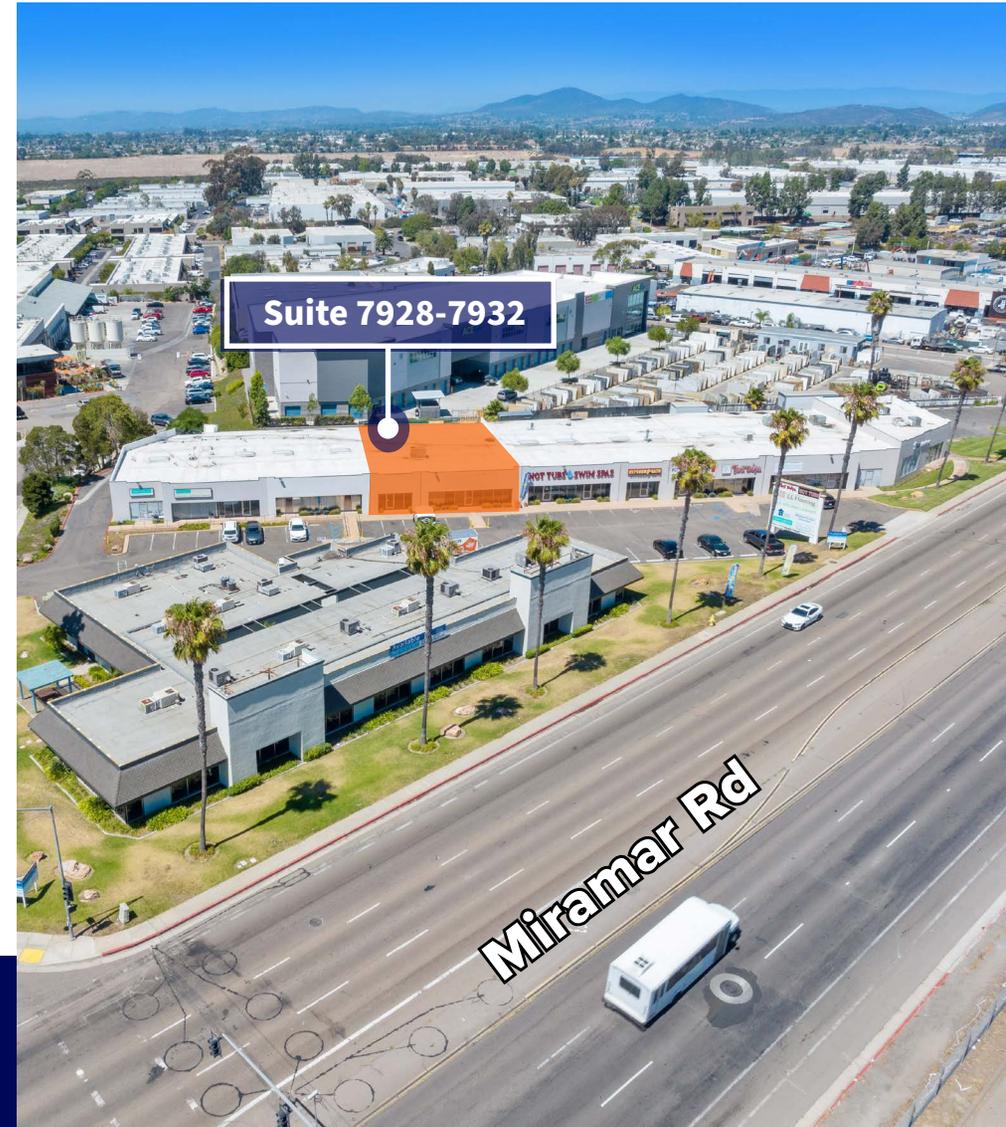
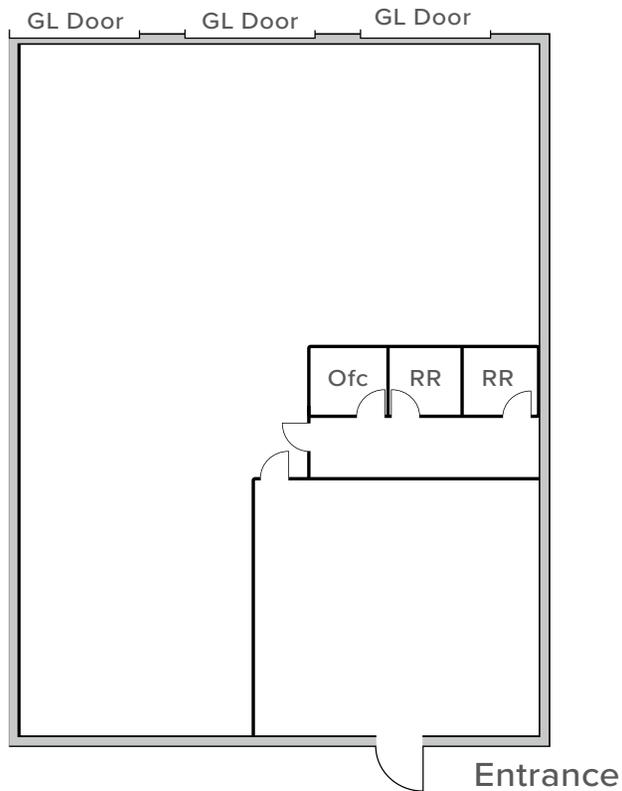
kurtis.blanchard@colliers.com

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
- $\pm 15'$ 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
- Roll-up doors/grade level loading
- IL-2-1 Zoning
- Close proximity to I-805, I-15, & I-5



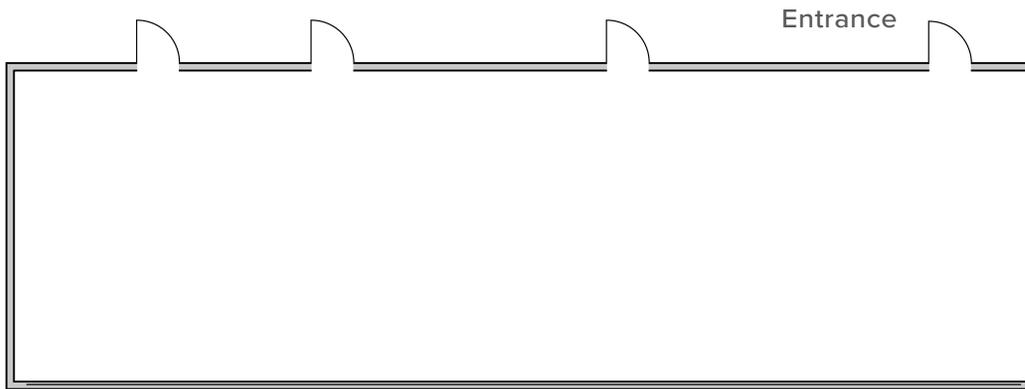
Available - Suite 7928-7932



Suite 7926-7932 Highlights

- $\pm 4,680$ SF Available
- 50% Warehouse, 50% Showroom
- Three (3) Roll-Up Grade-Level Loading Door
- $\pm 15'$ Clear Height
- Miramar Rd Visibility
- Zoning: IL-2-1
- Available Immediately
- Lease Rate: Contact Broker

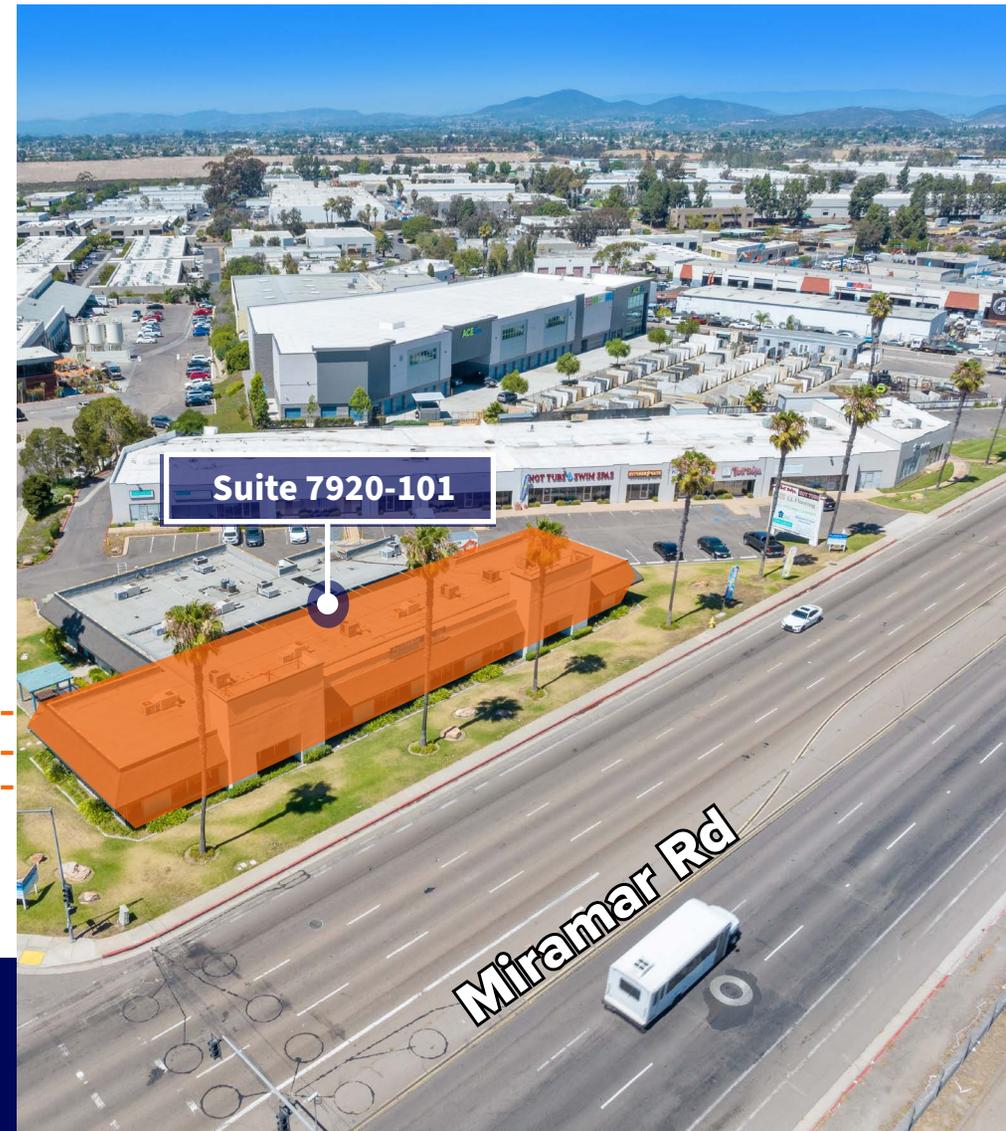
Available - Suite 7920-101



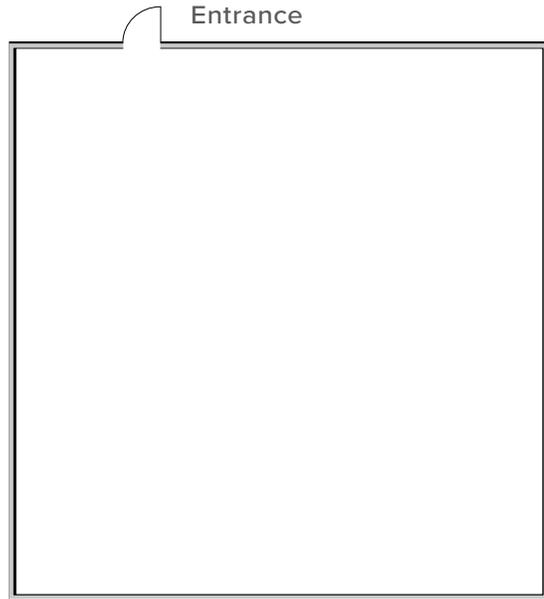
Miramar Rd

Suite 7920-101 Highlights

- Miramar Rd High Visibility Retail Showroom
- ±6,750 SF
- 100% Showroom
- Zoning: IL-2-1
- Available Immediately
- Lease Rate: Contact Broker



Available - Suite 7920-117



Suite 7920-117 Highlights

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

Drive Times

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

Minutes to University Town Center **11**

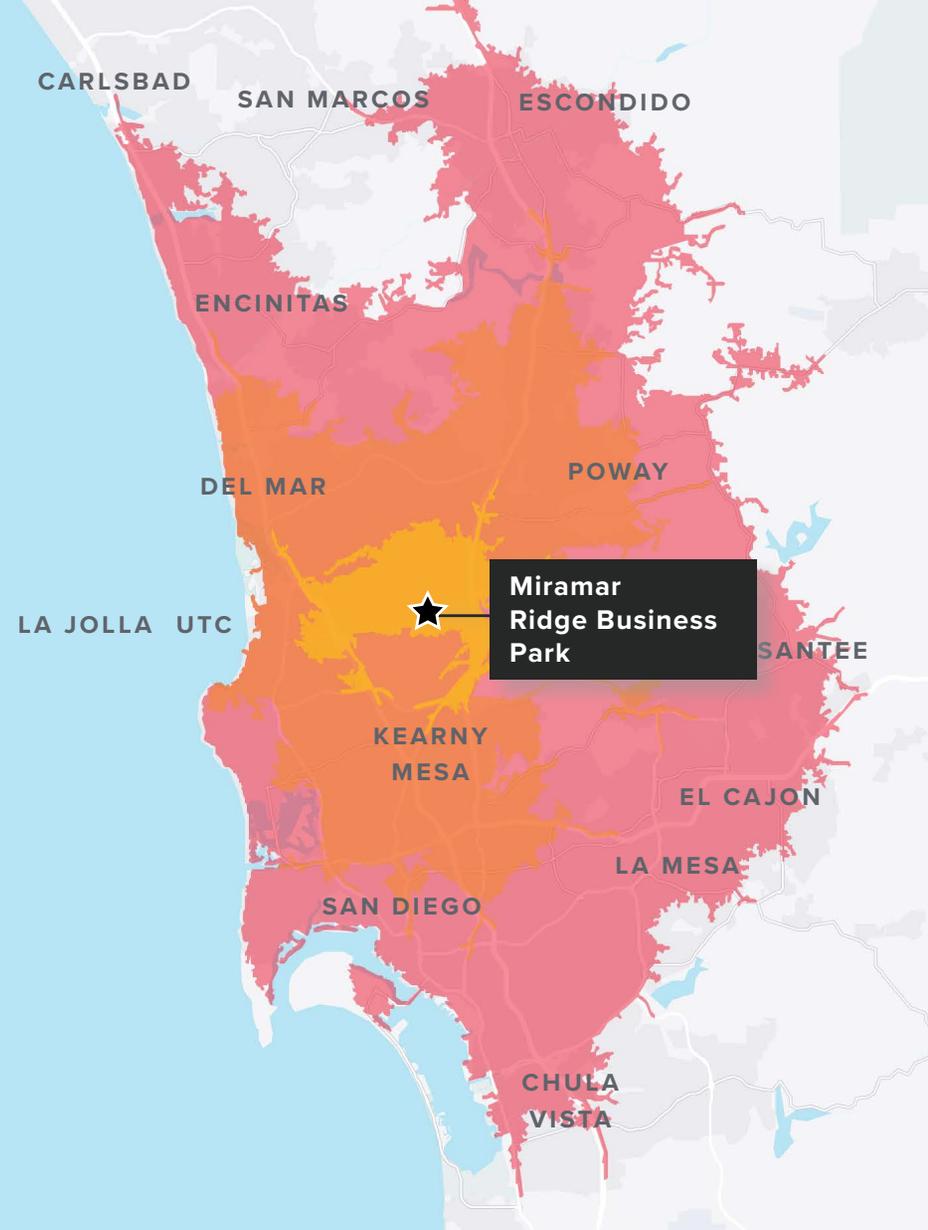
Minutes to Downtown San Diego **18**

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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CONTACT US

Evan McDonald, SIOR
 Executive Vice President
 +1 858 353 8669
 License No. 01813359
 evan.mcdonald@colliers.com

Kurtis Blanchard
 Vice President
 +1 760 670 8367
 License No. 02114080
 kurtis.blanchard@colliers.com

Colliers
 4350 La Jolla Village Drive, Suite 500
 San Diego, CA 92122
 colliers.com