

5,112 SQUARE FOOT INDUSTRIAL / OFFICE
EXCELLENT OWNER USER OR INVESTMENT
MIRAMAR CALIFORNIA

COLDWELL BANKER COMMERCIAL WEST
Offered @ \$1,895,000 (\$370.70 P/SF)



PROPERTY DESCRIPTION

Coldwell Banker West Commercial is pleased to present a rare opportunity to acquire a premium industrial/office asset located at 7548 Trade Street in the thriving Miramar submarket of San Diego. This highly desirable location offers exceptional access to major freeways, a strong employment base, and proximity to key tech and life science hubs

7548 Trade Street is situated in the Miramar neighborhood of San Diego, California, within the 92121 ZIP code. This area is part of the broader Mira Mesa community, known for its blend of residential, commercial, and industrial zones. The property itself is located in the Miramar submarket, which is characterized by a mix of manufacturing and industrial Office facilities.

Market Comparison

San Diego County Average: The average sale price for industrial properties in San Diego County in the **92121 ZIP Code Average** which encompasses the Sorrento Valley and Miramar submarkets, the average asking price for industrial properties is about \$426 per square foot. Subject property is being offered at \$370.70 per square foot.

Property Overview

The building at 7548 Trade Street is a two-story industrial property constructed in 1971. It encompasses approximately 5,112 square feet on a 0.1-acre lot. The property is zoned IL-2-1.

Freeway Access

The property is very close to **I-805** and **I-5**, two major north-south corridors in San Diego County. It's also near **Highway 52**, which connects inland neighborhoods to the coastal areas. This connectivity makes it easy for logistics, commuting, and client/customer access.

Airport Access

San Diego International Airport is about **20–25 minutes** away via I-5 South, providing convenience for business travel or shipping needs.

Business District Proximity

7548 Trade Street is in the **Sorrento Valley/Miramar** submarket—one of the region's top **life sciences, tech, and light industrial hubs**. The area is well-developed with industrial, R&D, and office uses, offering strong synergy for businesses in logistics, tech, and biotech.

Local Streets

Trade Street and surrounding roads like **Camino Santa Fe** are wide and designed for truck and commercial traffic, facilitating easy ingress/egress for delivery or service vehicles.

Summary

****Prime access**

PROPERTY DETAIL & WORK COMPLETED

PROPERTY

➤ **Offered @ \$1,895,000 (\$370.70 Per Square Foot)**

- Address: 7548 Trade Street San Diego ca 92121
- APN: 343-061-21-00
- County: San Diego
- Building Square Foot: 5,112
- Lot Size: 4,331/.1
- HOA Fee: \$600.00 per month
- Land Use: Manufacturing (Light) / Office

NEW ROOF:

- Roof Specialists of San Diego
- Roof Completed: April 9, 2021 / Total Cost of \$55,645.00
- There is a 20 - year maintenance free material warranty, and a 10 - year workmanship warranty beginning the date of completion.

NEW HVAC SYSTEM:

- Work Completed: May 12, 2021
- Total Cost: \$22,894.00
- Compressor Warranty expires May 12, 2026 (5 units relaced on roof)

NEW EXTERIOR PAINTING

- August / September 2024

BUILDING LAYOUT

Upper Floor

- **Conference Room**
A dedicated space for team meetings, presentations, and client discussions.
- **Work Room**
Open layout with 6 workstations
Includes 2 attached private offices, ideal for team leads or supervisors
- **Private Offices (7 Total)**
Individually enclosed offices for managers, executives, or focused work.
- **Restrooms**
 - 1 Women's Restroom
 - 1 Men's Restroom
- **Storage Room**
Secured space for office supplies, equipment, or archive storage.

Ground Floor

- **Reception Area**
Front-facing secretary area for greeting visitors and managing administrative tasks.
- **Private Offices (2 Total)**
Suitable for front-facing roles or additional management.
- **Meeting Room**
Smaller than the main conference room; ideal for informal meetings or client consultations.
- **Storage Closets (3 Total)**
Conveniently located for quick access to supplies or documentation.
- **Full Bathroom**
Includes shower and tub — suitable for long shifts or employees needing freshening up.
- **Restrooms**
 - 1 Women's Restroom
 - 1 Men's Restroom

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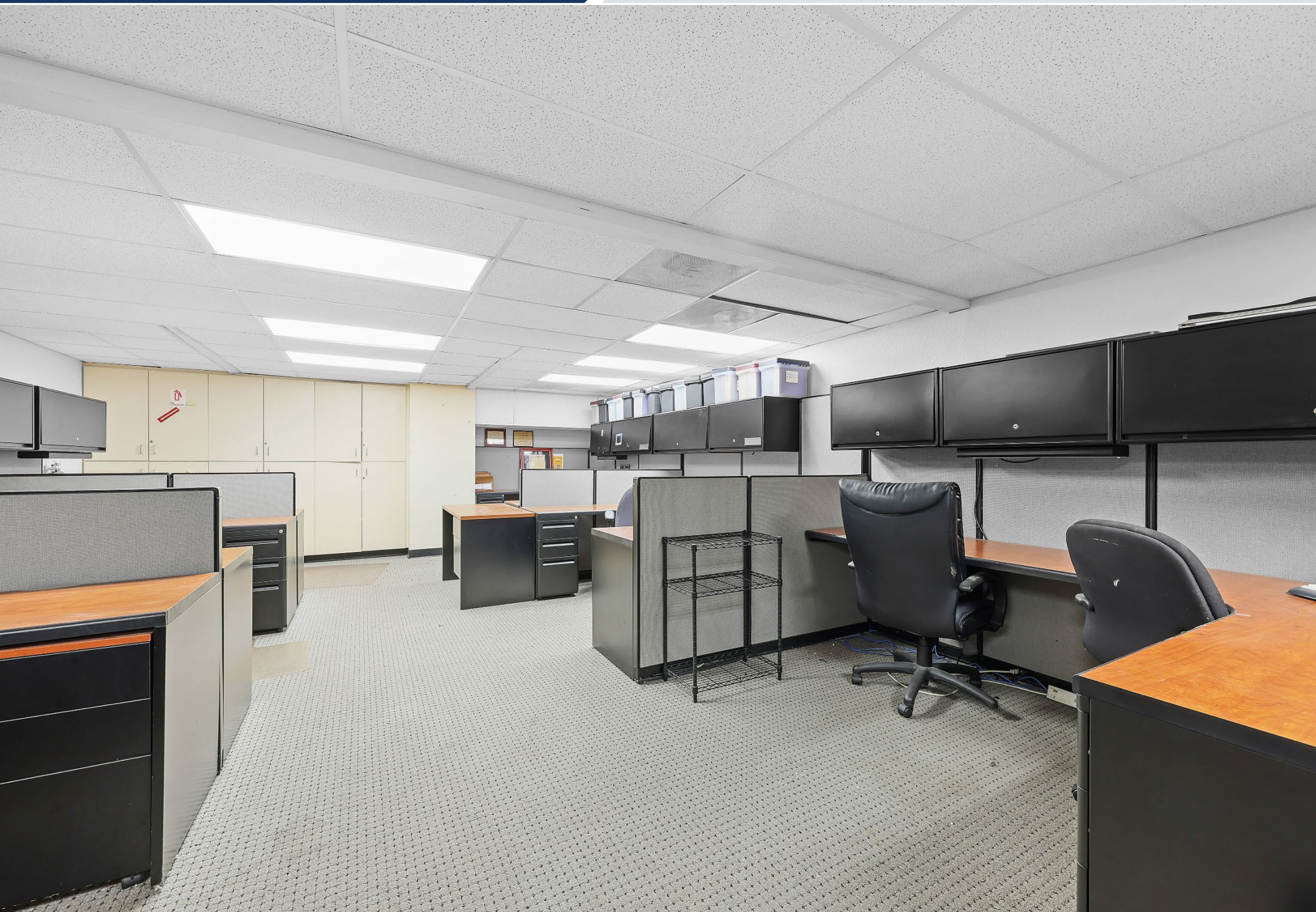
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SALES COMPARABLES

COMP 1



7360 Trade St ; San Diego,
Ca 92121
Sold: \$1,999,000
\$409.46 Per Square Foot
Building Square Feet: 4,882
Built 1980
DOM: 393 Days



7014 Carrol Road
Sold: \$4,000,000 Industrial / Office
\$388.47 Per Square Foot
Building Square Feet: 10,284
Built 1982 / 2021
DOM: 150 Days
• Owner / User

COMP 2



7390 Trade St ; San Diego,
Ca 92121
Sold: \$2,175,000
\$413.18 Per Square Foot
Building Square Feet: 5,264
Built 1978
DOM: 112 Days

COMP 3



7398 Trade St ; San Diego,
Ca 92121
Sold: \$1,800,000
\$401.25 Per Square Foot
Building Square Feet: 4,486
Built 1981
DOM: 116 Days

SBA LOAN AVAILABLE NOW WITHIN 45 DAYS



about us.

We are Spiro and George, Senior Loan Officers at Statewide CDC. For over 20 years we have helped small businesses get the financing they need. We are experienced SBA underwriters and have successfully navigated every type of loan imaginable—and even some that were not so straightforward. We collaborate with a wide network of lenders and hold internal SBA approval authority, allowing us to work quickly and efficiently. We take pride in providing the thorough, personalized attention that both borrowers and lenders deserve.

Spiro brings 20+ years in commercial banking, with extensive expertise in underwriting, credit, and specialty finance. As Sr Specialty Finance Manager at JP Morgan Chase for 15 years, he led SBA, Equipment, and Asset-Based Lending while contributing to talent development. Previously, he specialized in Credit and Treasury at Wells Fargo, earning his Certified Treasury Professional certification.

George brings 15 years in small business finance, including founding a financial services firm for the medical industry. His expertise in consulting, financial analysis, and management has supported clients with acquisitions and real estate investments. With skills in financial reporting, billing, and operations, George addresses client challenges as both a financial expert and seasoned business owner.

our services.



Special Properties ~
Surgery, Hotel,
Gas Station, etc



We underwrite
every deal



Projection Based
Lending



Construction
Financing



We have internal SBA
Approval Authority



Debt Restructuring
Lending



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“Our commitment is to help our clients establish and preserve value by offering the best commercial real estate transaction services available.”



Tom Papoulias
Vice President
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California License #: 01145581

Arizona Broker's License #: BR631650000

About My Team

Our executive team brings a wealth of experience with some of today's top real estate and investment firms. We are committed to cultivating a corporate culture centered on my core values.



CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence. (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Coldwell Banker Commercial West and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Coldwell Banker Commercial, LLC , Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Coldwell Banker Commercial West.

DISCLAIMER:

This Memorandum contains select information pertaining to the Property and the Owner. and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness. or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors. and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion. to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Coldwell Banker Commercial West nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

This information has been secured from sources we believe to be reliable, however we make no representation or warranties, express or implied to the accuracy of this information. References to square footage, age, pricing or pro-forma expectations are approximate. Buyer must verify all information.