



FOR LEASE

# ±53,395 SF Freestanding Industrial / Manufacturing Building

8985 CRESTMAR POINT, MIRAMAR / SAN DIEGO, CA 92121



For more information contact:

**MICKEY MORERA**  
858.369.3030  
[mickey.morera@kidder.com](mailto:mickey.morera@kidder.com)  
LIC N° 00950071

**JAMES DUNCAN, SIOR**  
858.369.3015  
[james.duncan@kidder.com](mailto:james.duncan@kidder.com)  
LIC N° 01253770

**Kidder  
Mathews**



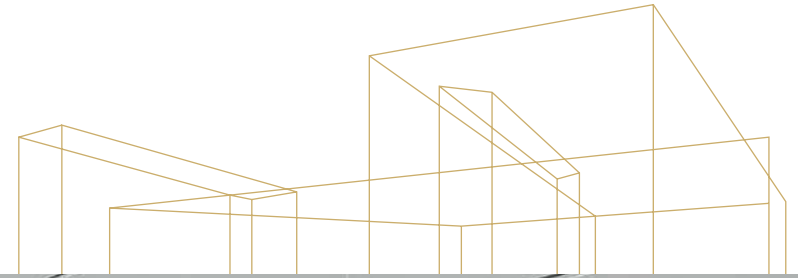
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**KIDDER.COM**

**FOR LEASE**

# 8985 Crestmar Point

MIRAMAR / SAN DIEGO, CA 92121



## Property Highlights

**APPROX. 53,395 SF** freestanding industrial / manufacturing building

**EXTENSIVE RENOVATIONS** - New office & warehouse areas, dock & grade loading, exterior painting, landscaping & parking lot

**APPROX. 17%** office & 83% high bay manufacturing / warehouse

**APPROX. 2.88/1,000** on-site parking

**CENTRALLY LOCATED** in Miramar

**FENCED/SECURED** - Entire property is fully fenced and secured

**FULLY SPRINKLERED** 0.8 / 2,000

**ZONED** IL-2-1

**24' MINIMUM** clear height

**NATURAL GAS** service to the building

**600A 277/480V** power capacity\*

**THREE (3)** dock-high doors

**THREE (3)** grade level roll-up doors

**SWEEPING VIEWS** to the north from 2nd floor

**LEASE RATE:** Negotiable (\$.27/SF NETS)

\*Tenant to verify power



FOR LEASE

# 8985 Crestmar Point

MIRAMAR / SAN DIEGO, CA 92121



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**FOR LEASE**

# 8985 Crestmar Point

MIRAMAR / SAN DIEGO, CA 92121

## Site Plan



- D** Dock Door
- G** Grade Door

For more  
information,  
contact

**MICKEY MORERA**

858.369.3030

[mickey.morera@kidder.com](mailto:mickey.morera@kidder.com)

LIC N° 00950071

**JAMES DUNCAN, SIOR**

858.369.3015

[james.duncan@kidder.com](mailto:james.duncan@kidder.com)

LIC N° 01253770

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



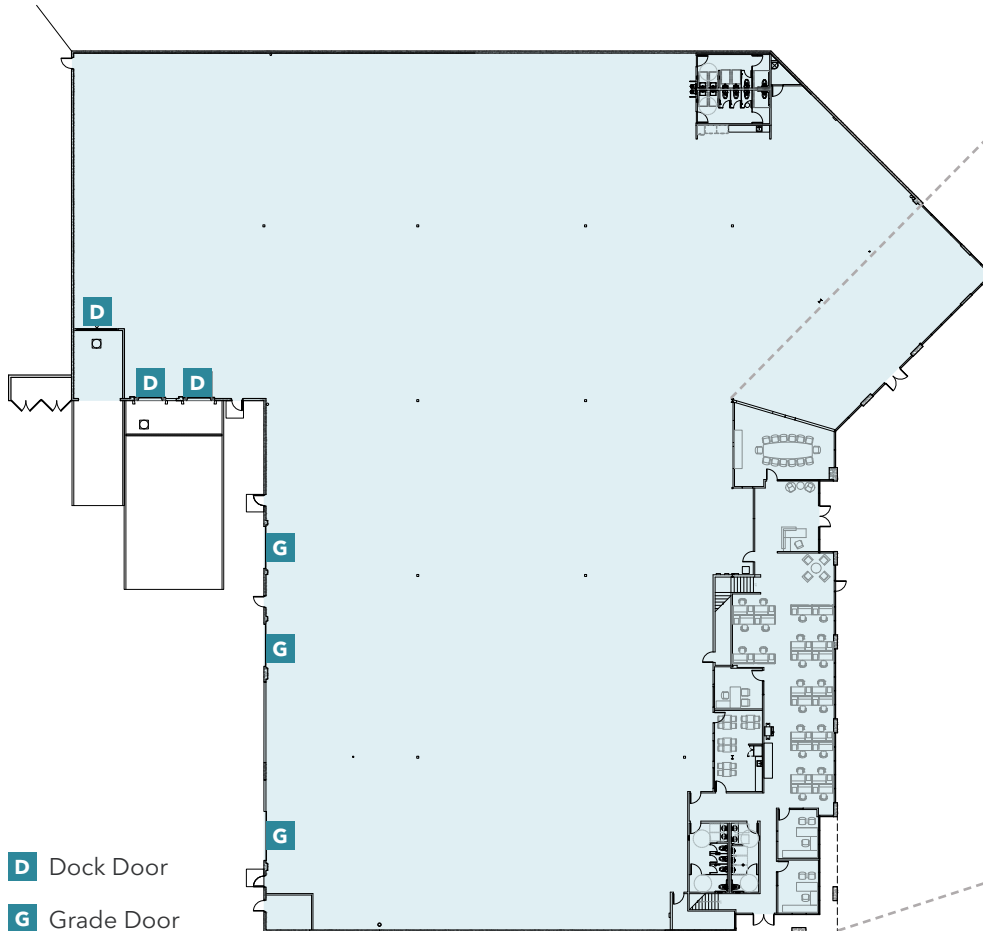
**FOR LEASE**

# 8985 Crestmar Point

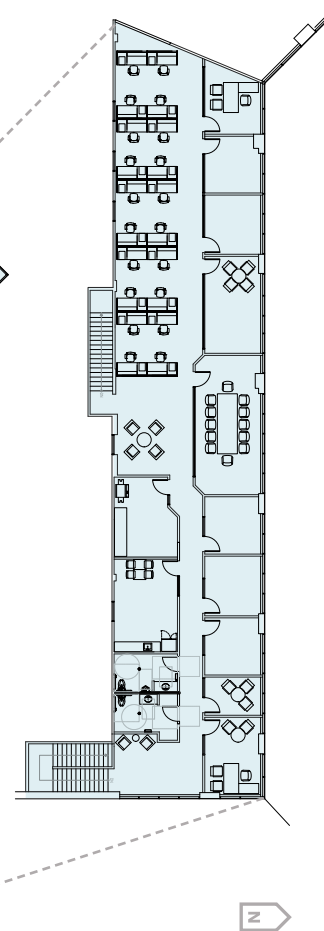
MIRAMAR / SAN DIEGO, CA 92121

## Floor Plan | ±53,395 SF Available

**1ST FLOOR**



**2ND FLOOR**



For more  
information,  
contact

**MICKEY MORERA**

858.369.3030

[mickey.morera@kidder.com](mailto:mickey.morera@kidder.com)

LIC N° 00950071

**JAMES DUNCAN, SIOR**

858.369.3015

[james.duncan@kidder.com](mailto:james.duncan@kidder.com)

LIC N° 01253770

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





FOR LEASE

# 8985 Crestmar Point

MIRAMAR / SAN DIEGO, CA 92121

## CORPORATE NEIGHBORS



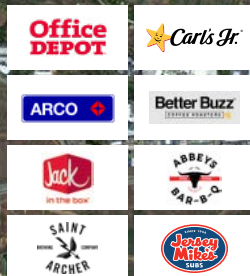


FOR LEASE

# 8985 Crestmar Point

MIRAMAR / SAN DIEGO, CA 92121

## NEARBY AMENITIES



MIRAMAR RD

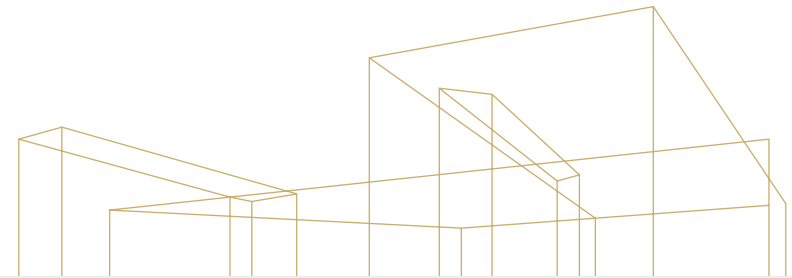
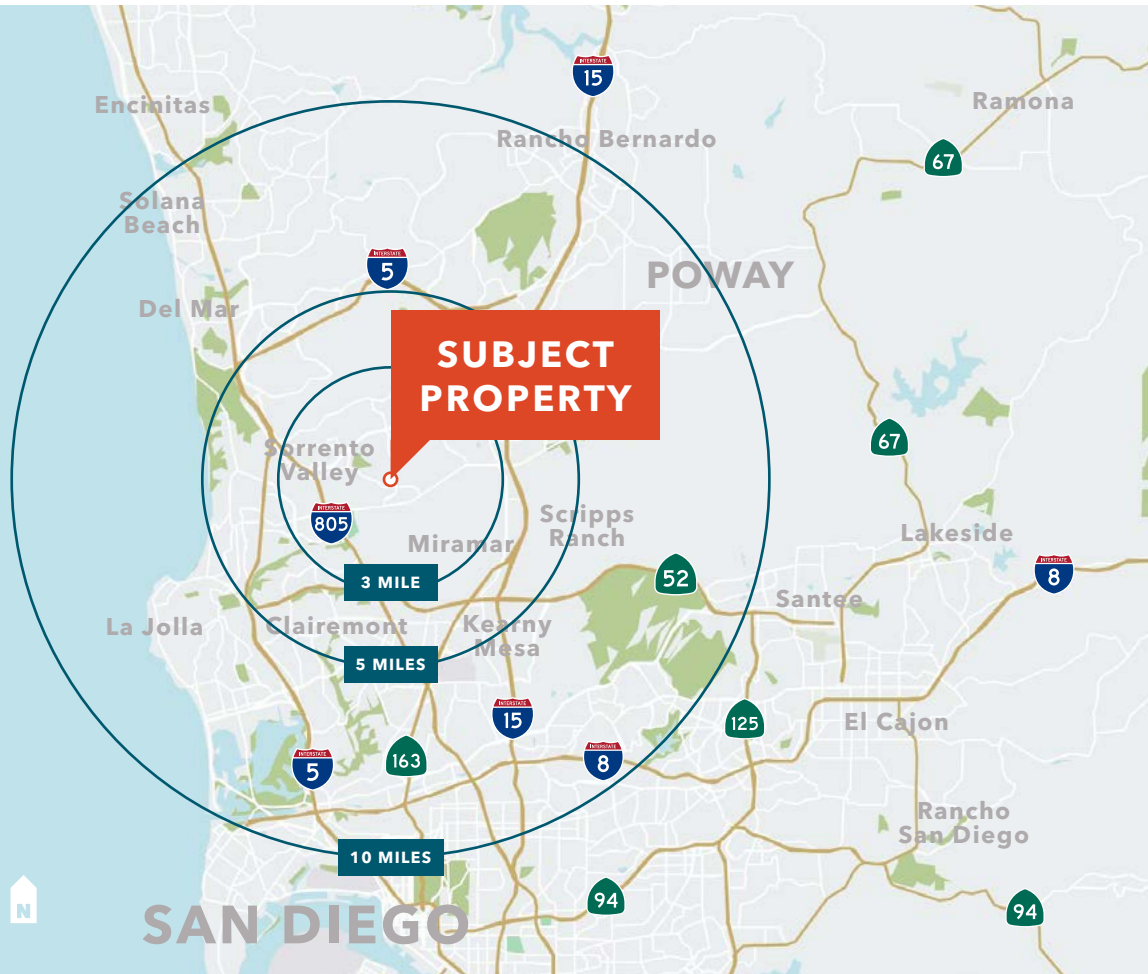




FOR LEASE

# 8985 Crestmar Point

MIRAMAR / SAN DIEGO, CA 92121



## DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
<b>POPULATION</b>			
2024 Estimated	72,422	244,246	877,715
2029 Projected	70,330	240,910	876,891
2020 Census	73,659	249,124	865,656

## HOUSEHOLDS

2024 Estimated HH	25,073	87,895	351,728
2029 Projected Households	24,300	86,888	351,776
2020 Census Households	24,939	87,168	341,247

## INCOME

2024 Estimated Average HH	\$165,624	\$175,260	\$178,616
2024 Estimated Median HH	\$130,062	\$135,943	\$134,643
2024 Estimated Per Capita	\$59,897	\$64,271	\$72,090

## BUSINESS

2024 Estimated Total Businesses	7,957	18,708	55,982
2024 Estimated Total Employees	109,400	226,369	545,340

For more  
information  
contact

**MICKY MORERA**  
858.369.3030  
[micky.morera@kidder.com](mailto:micky.morera@kidder.com)  
LIC N° 00950071

**JAMES DUNCAN, SIOR**  
858.369.3015  
[james.duncan@kidder.com](mailto:james.duncan@kidder.com)  
LIC N° 01253770

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





**FOR LEASE**

# 8985 Crestmar Point

MIRAMAR / SAN DIEGO, CA 92121

Mira Mesa is a community and neighborhood in the city of San Diego, California. The city-recognized Mira Mesa Community Plan Area is roughly bounded by Interstate 15 on the east, Interstate 805 on the west, the Los Peñasquitos Canyon on the north and



**19 MIN**

TO POWAY, CA

**13 MIN**

TO DEL MAR, CA

**18 MIN**

TO LA JOLLA, CA

**19 MIN**

DOWNTOWN SAN DIEGO, CA

