

FOR LEASE

# 9483 CAMINO RUIZ

SAN DIEGO, CA 92126

MIRAMAR

±1,630 SF GROUND FLOOR  
OFFICE / SHOWROOM SUITE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**IDEAL FOR RETAIL, OFFICE & SHOWROOM USES!**

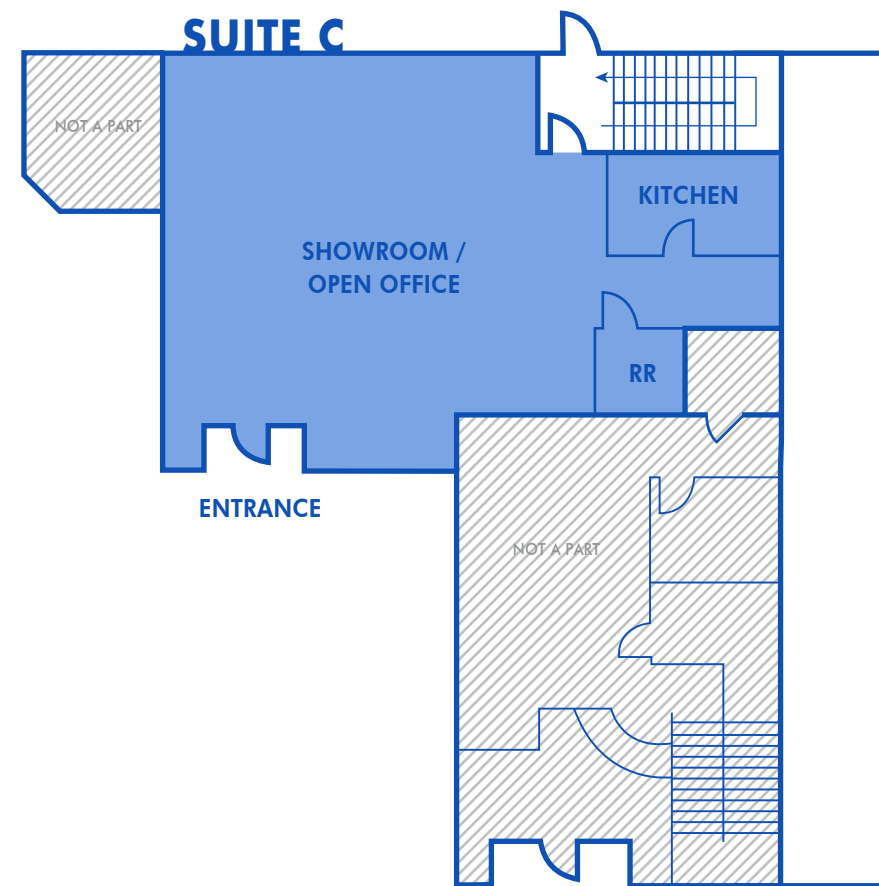
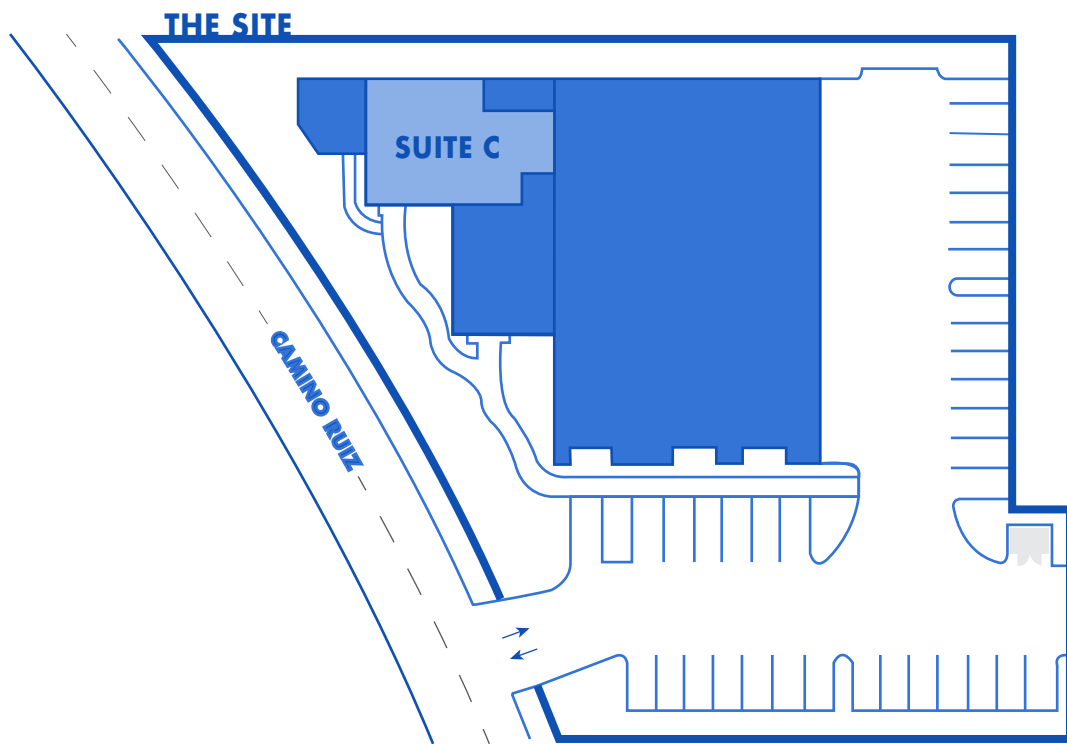
**HIGH-VISIBILITY IN HEART OF MIRAMAR | FLEXIBLE ZONING | ZERO CORE FACTOR**



- ▶ ±1,630 SF ground-floor office / showroom suite
- ▶ Ideal for retail, office and showroom uses
- ▶ Open floorplan with en suite kitchen and one restroom
- ▶ Located within a ±12,902 SF two-story flex building
- ▶ Zero core factor
- ▶ Ample parking
- ▶ Flexible zoning
- ▶ High-profile location in heart of Miramar
- ▶ ±73,010 cars per day on Camino Ruiz / Miramar Road
- ▶ Freeway proximate

**LEASE RATE: \$3,500 / MONTH**

**9483 CAMINO RUIZ | SUITE C**



## 9483 CAMINO RUIZ | SUITE C

Fiesta Mexican Grill  
Sitar Indian Cuisine  
Greenspot Salad Co.  
The Flame Broiler  
Mariscos La Reyna Del Sur  
McDonald's

ALDI  
Burger King  
KFC  
Urbane Cafe  
Pho Kitchen  
Kotija Jr Taco  
Donut Touch  
Sue's Korean Kitchen  
Nanay's Best BBQ  
Marketplace Grille  
Charminar Indian Food

LA Fitness  
FedEx Ship Center

Michaels  
Sprouts  
Marshalls  
Panda Express  
Manna BBQ  
Red Lobster

Crab Hut  
Little Sakana Sushi  
L&L Hawaiian BBQ  
Chipotle  
Cotixan Mexican  
Robeks Smoothies

Walgreens  
99 Cents Store  
Jollibee  
Carl's Jr  
IHOP  
Starbucks

Target  
Broken Yolk Cafe  
Sayulitas Mexican  
Max's Restaurant  
Pizza Hut

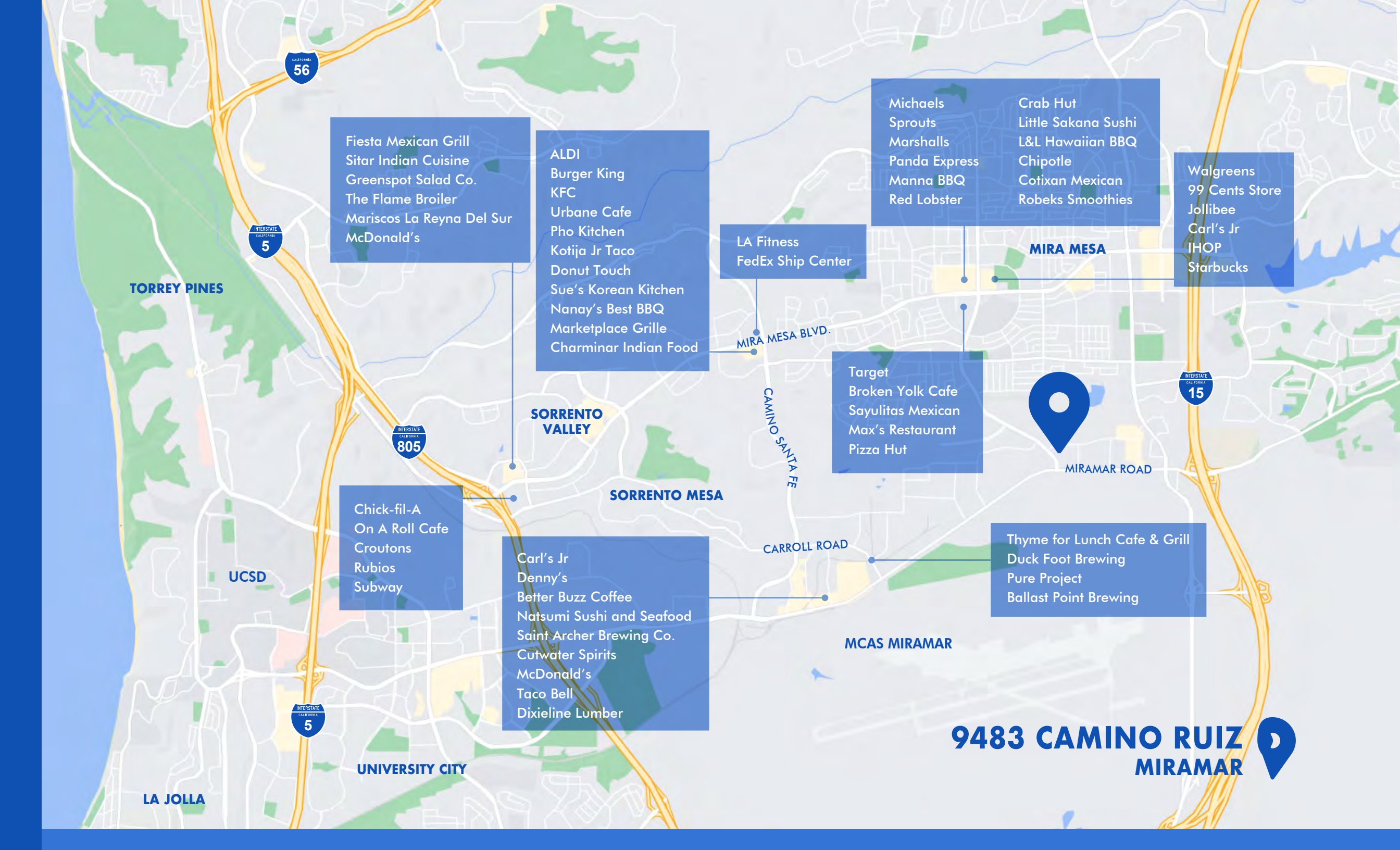
Chick-fil-A  
On A Roll Cafe  
Croutons  
Rubios  
Subway

Carl's Jr  
Denny's  
Better Buzz Coffee  
Natsumi Sushi and Seafood  
Saint Archer Brewing Co.  
Cutwater Spirits  
McDonald's  
Taco Bell  
Dixieline Lumber

Thyme for Lunch Cafe & Grill  
Duck Foot Brewing  
Pure Project  
Ballast Point Brewing



**9483 CAMINO RUIZ**  
**MIRAMAR**



# MIRAMAR

Few submarkets in San Diego are positioned as ideally within the region as Miramar. Interstates 5, 15, and 805 provide transportation corridors to the San Diego/Mexico border, Inland Empire, and Los Angeles. 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.

Mira Mesa is dominated by two retail corridors that stretch from Interstate 805 to Interstate 15 along Mira Mesa Boulevard and Miramar Road. The eastern portion of the submarket is filled with residential neighborhoods. Median household incomes in the area top \$105,000, above the median for the broader San Diego region, providing one of the stronger nodes in North County for potential buying power among households.

Technology and biotech firms have shown an increased willingness to branch out here to take advantage of lower rents, a central location, and proximity to San Diego's primary life science and tech nodes in Sorrento Mesa, UTC, and Torrey Pines.

**73,010 CARS PER DAY**  
CAMINO RUIZ / MIRAMAR ROAD

**24,540 CARS PER DAY**  
CAMINO RUIZ / ACTIVITY ROAD

**93,945**

**2024 POPULATION**  
(3-MILE RADIUS)

**69,374**

**DAYTIME EMPLOYEES**  
(3-MILE RADIUS)

**\$113,743**

**MEDIAN HH INCOME**  
(3-MILE RADIUS)

**\$1.25B+**

**CONSUMER SPENDING**  
(3-MILE RADIUS)

**36.5**

**MEDIAN AGE**  
(3-MILE RADIUS)

**\$743,677**

**MEDIAN HOME VALUE**  
(3-MILE RADIUS)

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For more information or tours,  
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