

# 7964 ARJONS DRIVE, UNIT A

SAN DIEGO, CA 92126

FOR SALE/LEASE





## PROPERTY OVERVIEW

# 7964 ARJONS DRIVE UNIT A

- ±4,045 SF INDUSTRIAL / FLEX SPACE
- 1,200 SF PARTIAL 2ND FLOOR
- 800 SF CLIMATE CONTROLLED WAREHOUSE
- CLEAR HEIGHT: ± 16'
- 1 (12 X 12') GRADE LEVEL DOOR
- GOOD ACCESS TO I-805 AND I-15
- 1,100 SF GROUND FLOOR OFFICE SPACE
- 1,050 SF OF WAREHOUSE
- HEAVY POWER + EXCELLENT DISTRIBUTION THROUGH SPACE

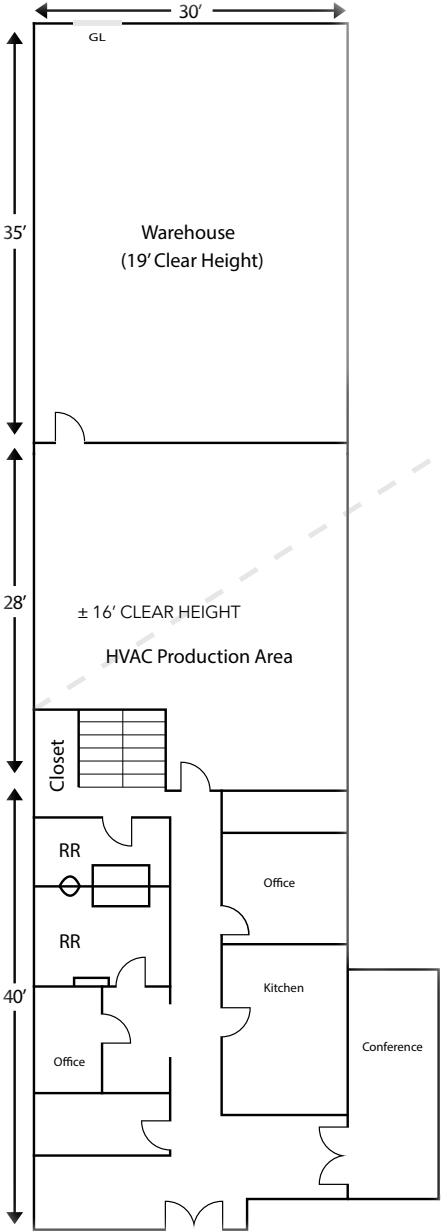
LEASE RATE | \$1.70 / SF GROSS

SALE PRICE | \$1,750,000



# 7964 ARJONS DRIVE

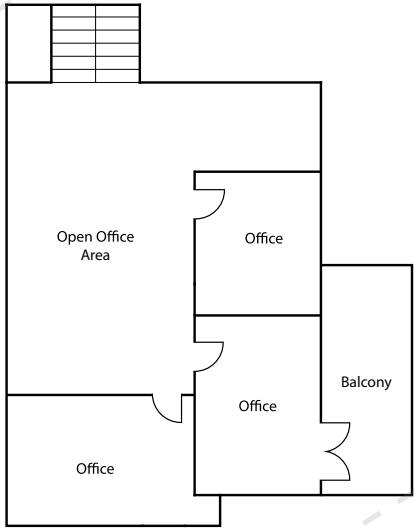
## FLOOR PLAN



FIRST FLOOR

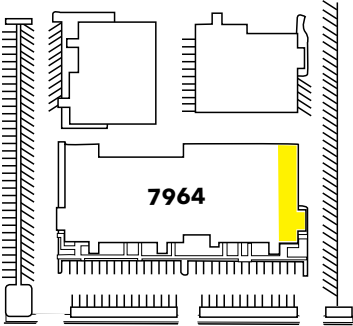
## FIRST & SECOND FLOOR FLOORPLAN

**7964 ARJONS DRIVE #A**  
SAN DIEGO, CALIFORNIA 92126  
± 4,045 SQ. FT. FLEX



SECOND FLOOR

### SITE PLAN

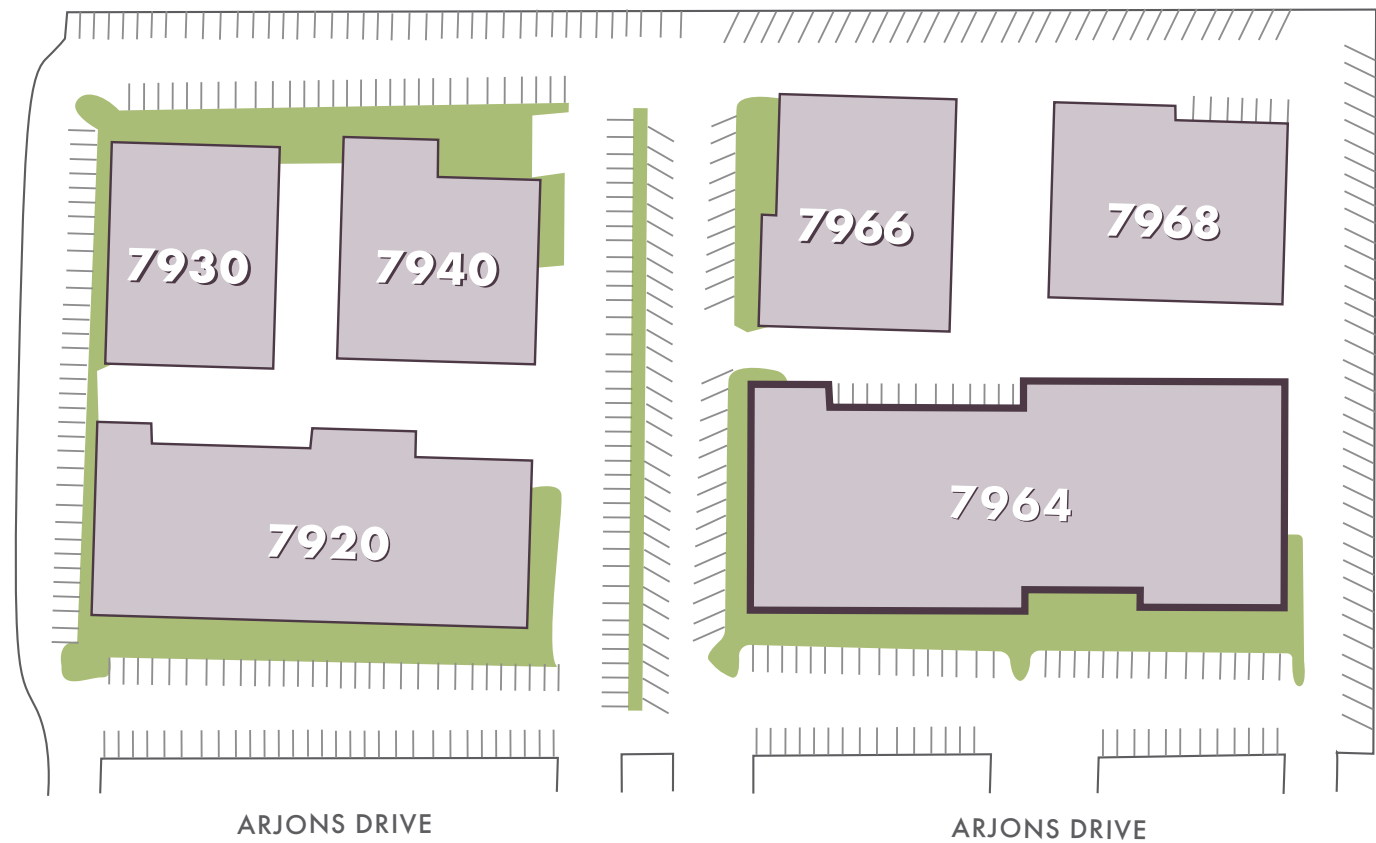


\* Rendering is an approximation, not drawn to scale.

# 7964

## ARJONS DRIVE

### SITE PLAN









# MIRAMAR

## INDUSTRIAL SUBMARKET

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.

101,905

2022 POPULATION  
3 MILE RADIUS

54,917

DAYTIME EMPLOYEES  
3 MILE RADIUS

\$109,178

MEDIAN HH INCOME  
3 MILE RADIUS

\$1.4B+

CONSUMER SPENDING  
3 MILE RADIUS

38.1

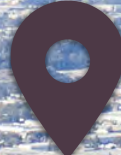
MEDIAN AGE  
3 MILE RADIUS

\$695,441

MEDIAN HOME VALUE  
3 MILE RADIUS

MIRAMAR | AT A GLANCE





7964 ARJONS DRIVE

- Cutwater Tasting Room

- Dixieline Lumber

- Taco Bell

- Salt and Butter Bakery

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

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

- Embolden Beer Co.

- 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

AREA  
AMENITIES



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For more information or tours, please contact:

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