

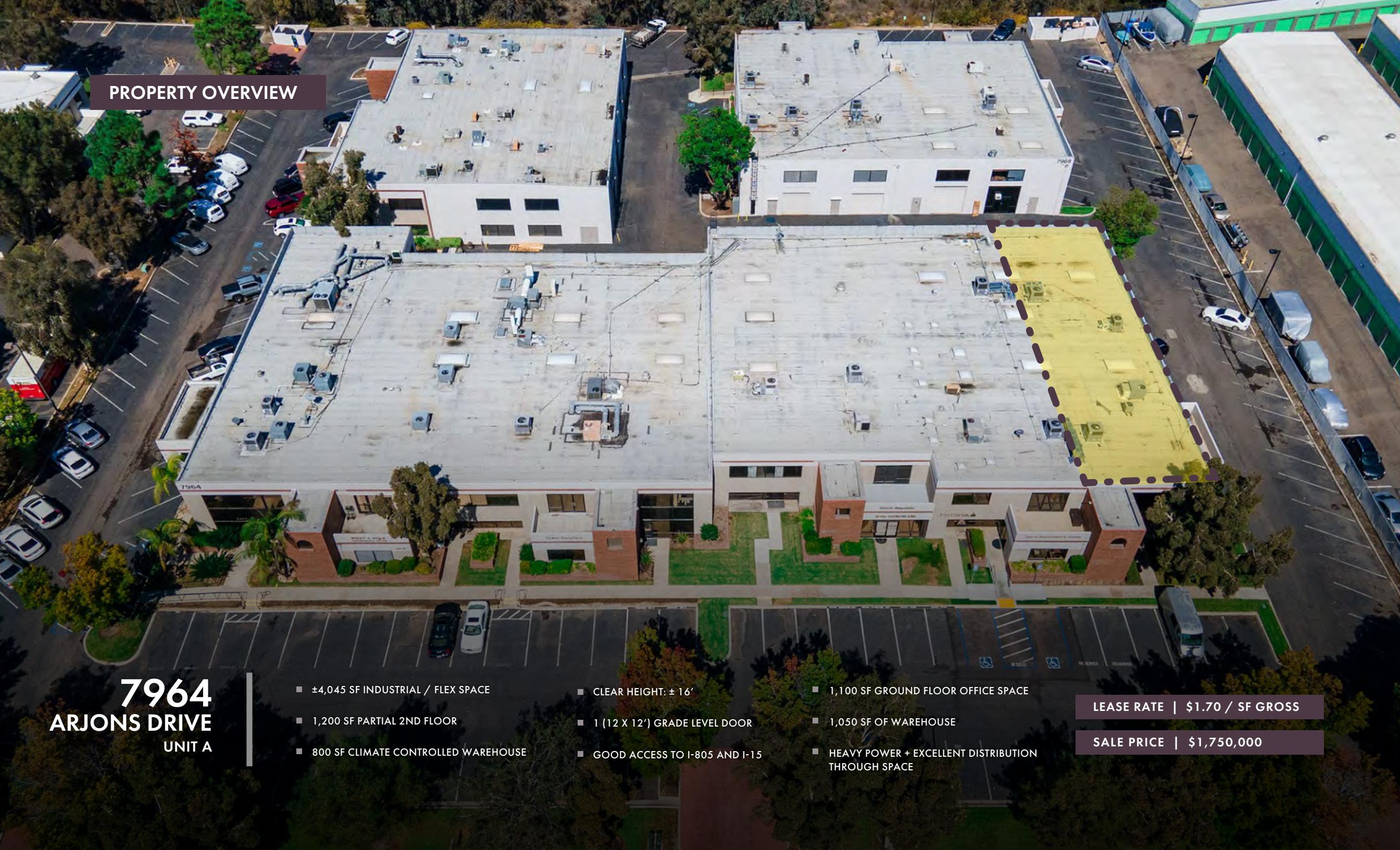
FOR SALE/LEASE

# 7964 ARJONS DRIVE, UNIT A

SAN DIEGO, CA 92126



## 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

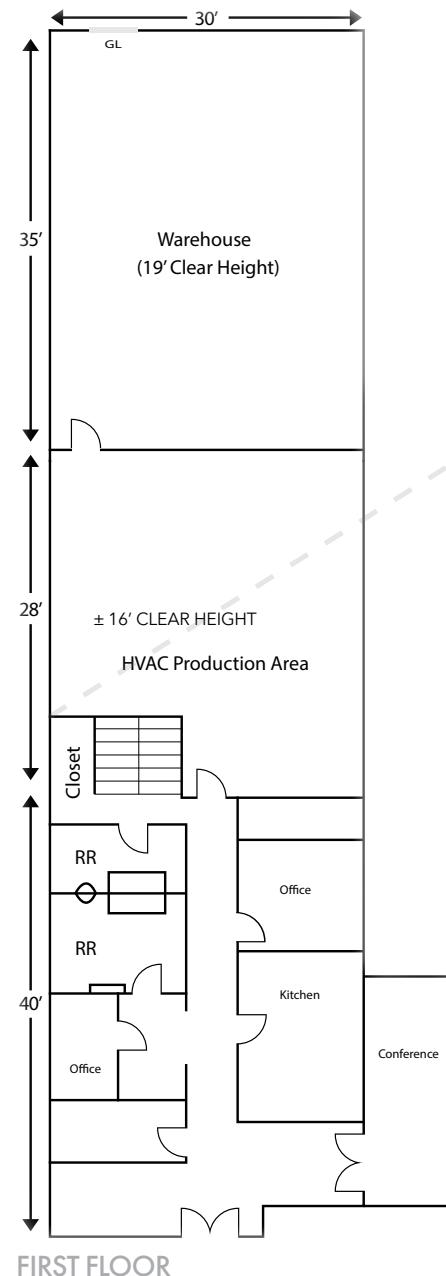
- 1,100 SF GROUND FLOOR OFFICE SPACE
- 1,050 SF OF WAREHOUSE
- HEAVY POWER + EXCELLENT DISTRIBUTION THROUGH SPACE

**LEASE RATE | \$1.70 / SF GROSS**

**SALE PRICE | \$1,750,000**

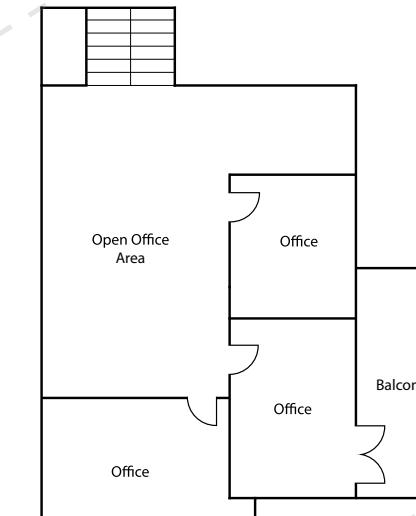
# 7964 ARJONS DRIVE

## FLOOR PLAN



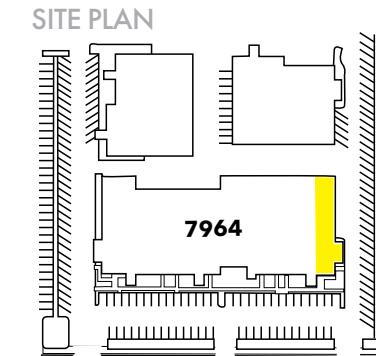
FIRST FLOOR

## FIRST & SECOND FLOOR FLOORPLAN



SECOND FLOOR

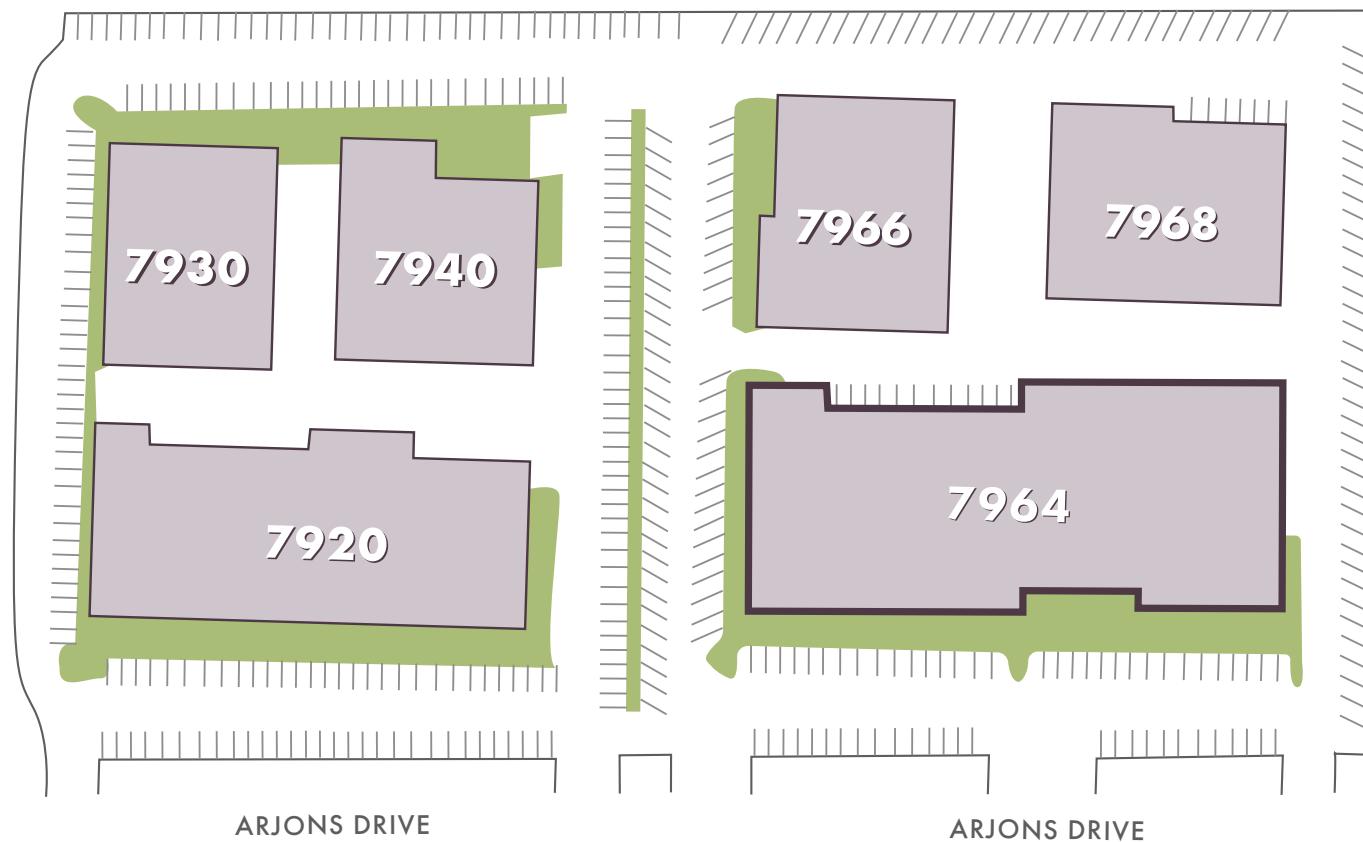
**7964 ARJONS DRIVE #A**  
SAN DIEGO, CALIFORNIA 92126  
± 4,045 SQ. FT. FLEX



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

# 7964 ARJONS DRIVE

## SITE PLAN





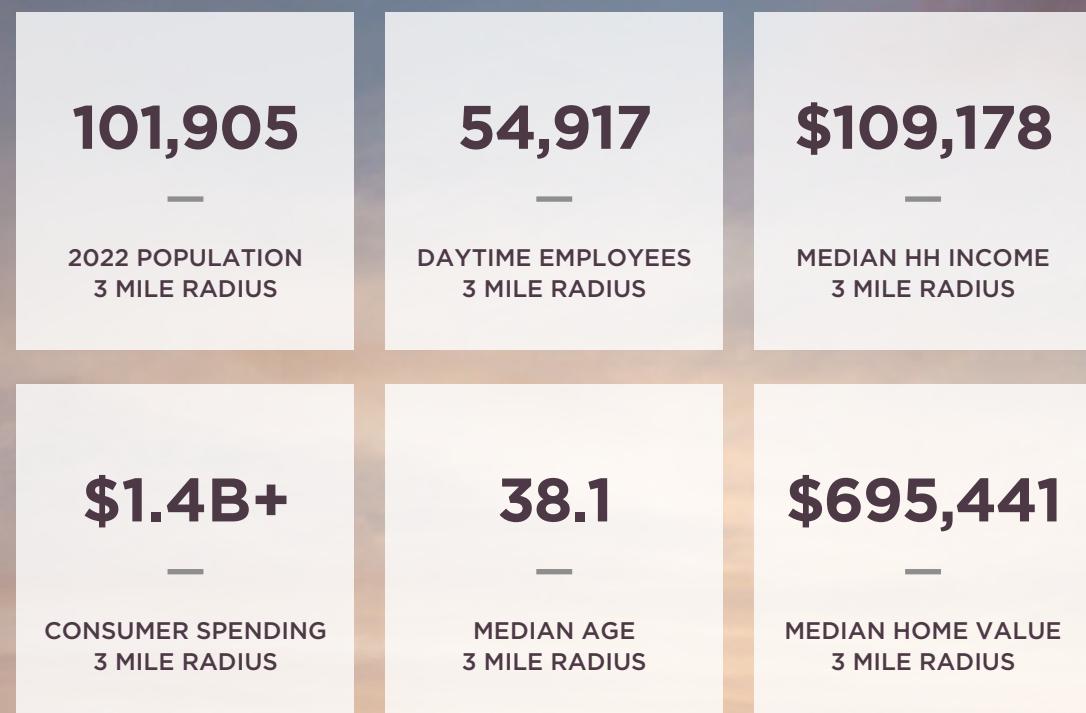
## MIRAMAR INDUSTRIAL SUBMARKET

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.



### MIRAMAR | AT A GLANCE



FOR SALE/LEASE

# 7964 ARJONS DRIVE, UNIT A

SAN DIEGO, CA 92126



For more information or tours, please contact:

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