

±7,190 SF INDUSTRIAL/FLEX BUILDING
AVAILABLE FOR SALE OR LEASE
8447 MIRAMAR MALL SAN DIEGO, CA 92121



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8447 Miramar Mall is centrally located off Miramar Road on Miramar Mall 1.5 miles from UTC. It is well-maintained with abundant space around the building, and it sits on ± 2.76 acres. It has an open space park like setting at the top of the canyon and nature preserve.

Few submarkets in San Diego are positioned as ideally within the region as Miramar. Interstates 805, 5 & 15 provide transportation corridors to the 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.

The submarket is a key area of the county that has been targeted by investors to reposition buildings with lab space to attract spillover demand from tenants in the Sorrento Mesa area. R&D and technology companies, have begun relocating into this submarket more frequently over the past few years. Rents offer a discount to neighboring life sciences nodes in the Sorrento Mesa and UC San Diego areas.

PROPERTY HIGHLIGHTS

- » Free-standing building on its own parcel
- » Complete Video Surveillance System
- » Solar Electric System
- » Fiber Optics to the building for Internet/telephone
- » HVAC Units replaced in 2016 w/ Air Scrubbing
- » Window Tint replaced in 2018
- » Potential Fenced Yard



PROPERTY OVERVIEW

SIZE

±7,269 SF

PARKING

24 Spaces

YEAR BUILT

1971

ASKING PRICE

INQUIRE

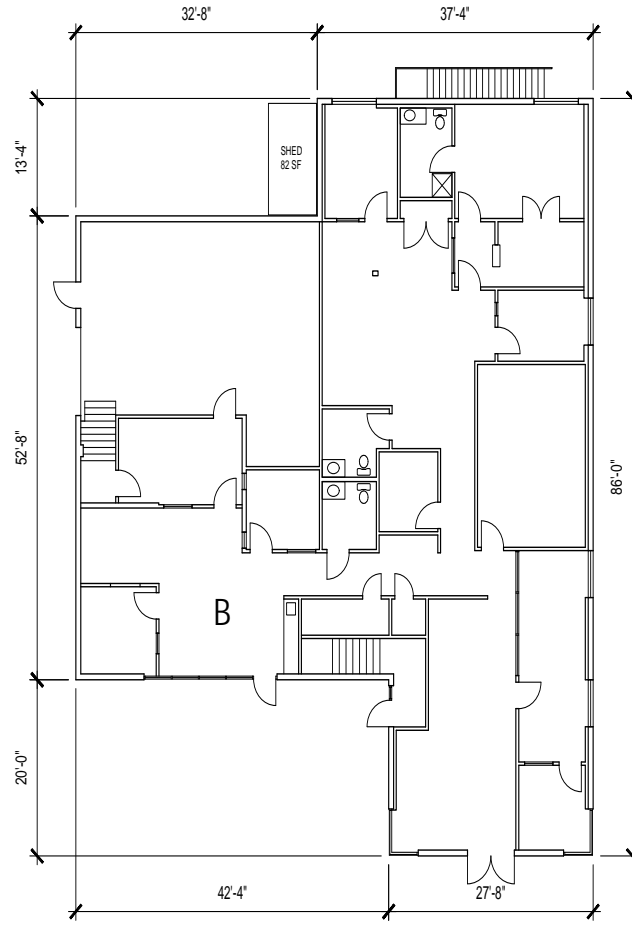
LEASE RATE

\$1.80 NNN

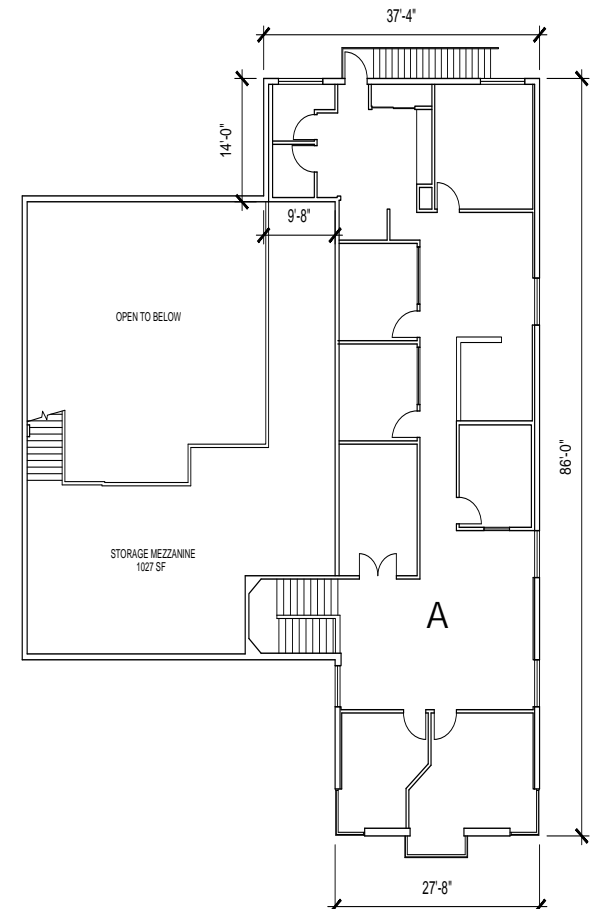
FLOOR PLAN

1st Floor: ±4,548 SF
[±3,573 SF office; ±800 SF warehouse & ±175 SF tech room]

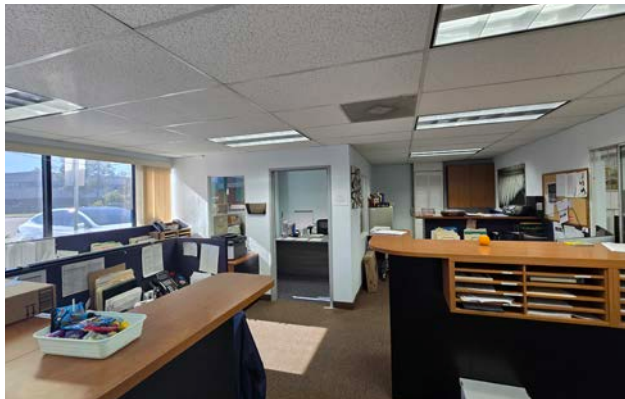
2nd Floor: ±2,721 SF*
[*±1,027 SF officemezzanine storage space not included in the Building SF]



GROUND LEVEL



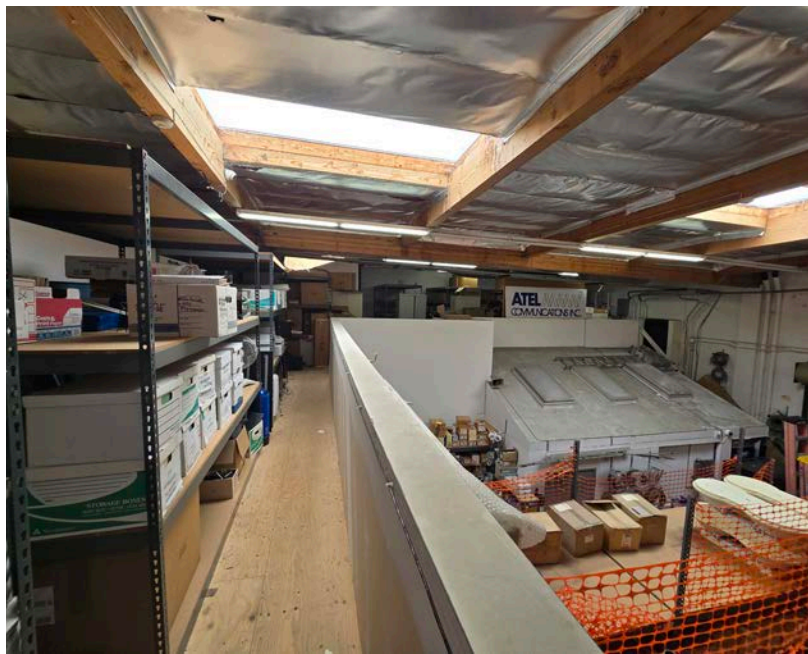
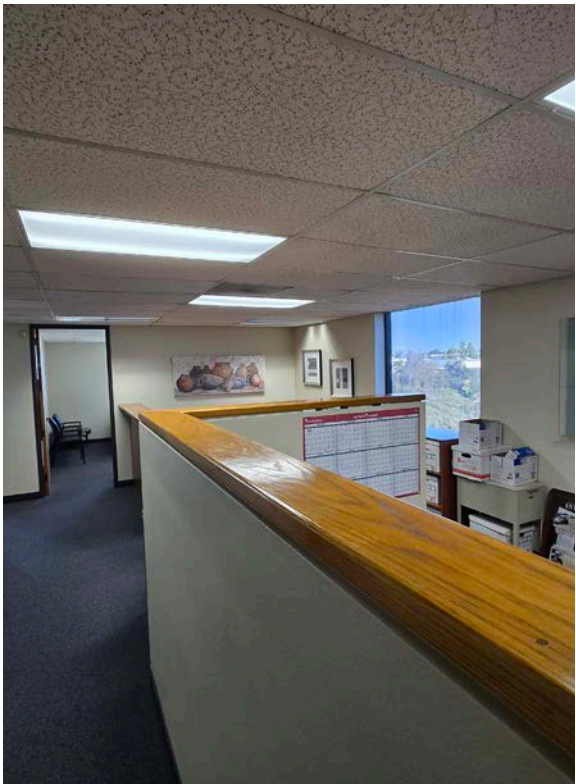
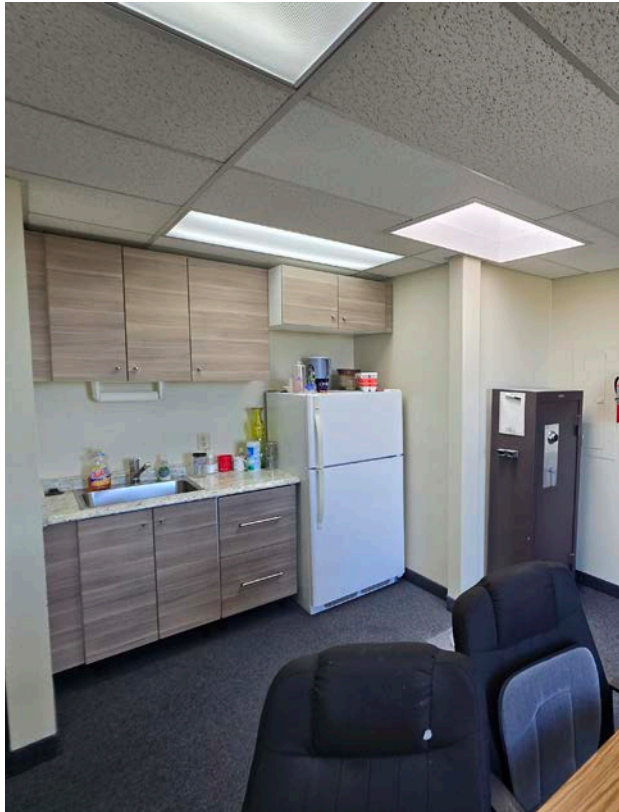
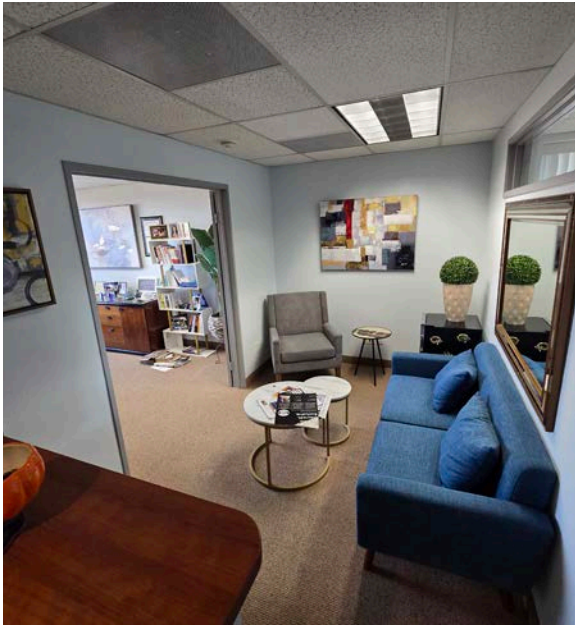
UPPER LEVEL



EXTERIOR PHOTOS



INTERIOR PHOTOS



POPULATION



26,000
1 MILE

78,861
3 MILE

247,720
5 MILE

HOUSEHOLDS



5,000
1 MILE

31,708
3 MILE

90,291
5 MILE

HOME VALUE



\$734,233
1 MILE

\$752,424
3 MILE

\$784,466⁵
MILE

INCOME



\$137,500
1 MILE

\$113,645
3 MILE

\$128,791
5 MILE

YEAR BUILT



1986
1 MILE

1980
3 MILE

1977
5 MILE

AGE



30
1 MILE

33.3
3 MILE

35.2
5 MILE

TRAFFIC COUNTS



MIRAMAR ROAD + MIRAMAR PLACE 62,073

MIRAMAR ROAD + EASTGATE MALL 60,454

CAMINO SANTA FE + CORTE SANTA FE.....26,055

CARROLL RD + BROWN DEER RD E 10,247





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