



**±5,115 SF FLEX BUILDING AVAILABLE FOR SALE**  
**7548 TRADE STREET, SAN DIEGO, CA 92123**

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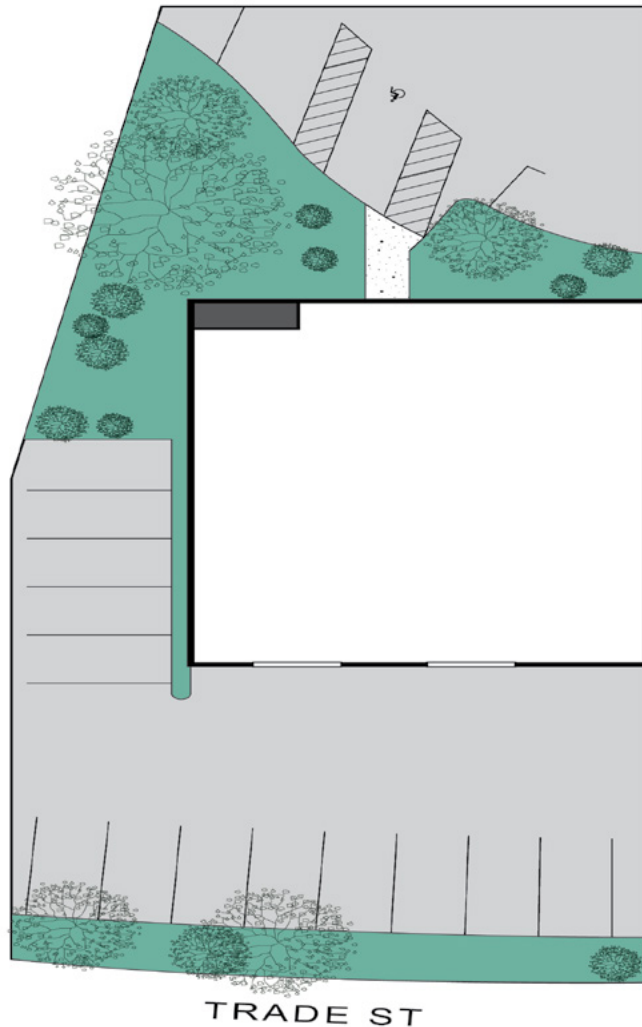
**Voit**  
REAL ESTATE SERVICES

**MULVANEY** SIOR  
COMMERCIAL  
ALLIANCE  

## EXECUTIVE SUMMARY

Voit Real Estate Services is pleased to present the opportunity to acquire 7548 Trade Street, an approximate 5,115 SF flex property located in San Diego County's Miramar submarket. This property was constructed in 1971 and features grade level loading capability. The existing configuration can be flexible for a number of tenants. Located in the heart of Miramar with direct access to Interstates 805 & 15, it is a prime location to accommodate defense, R&D, manufacturing and tech uses.

## SITE PLAN

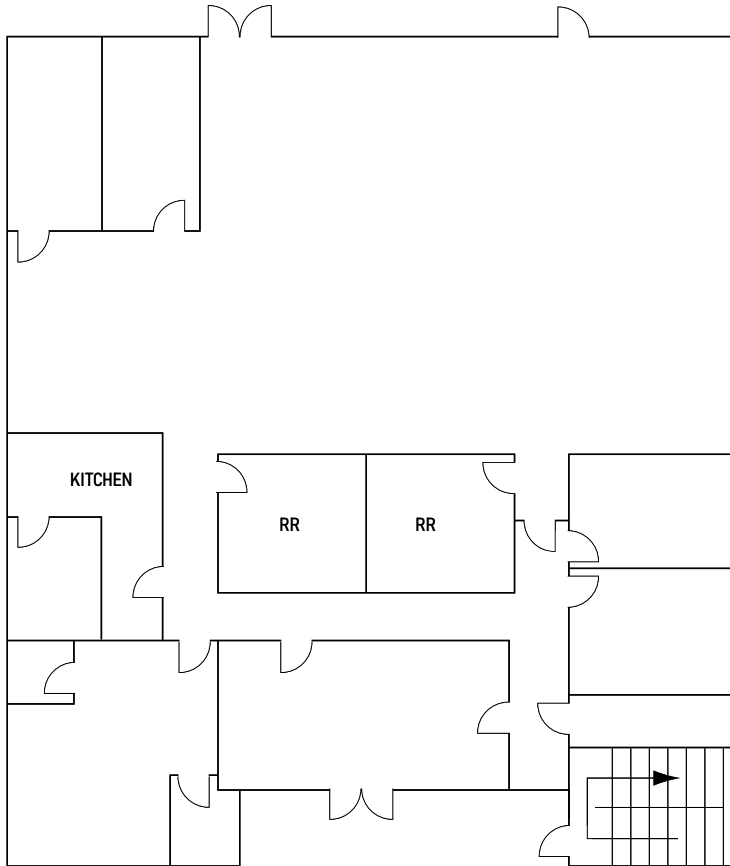


## PROPERTY SUMMARY

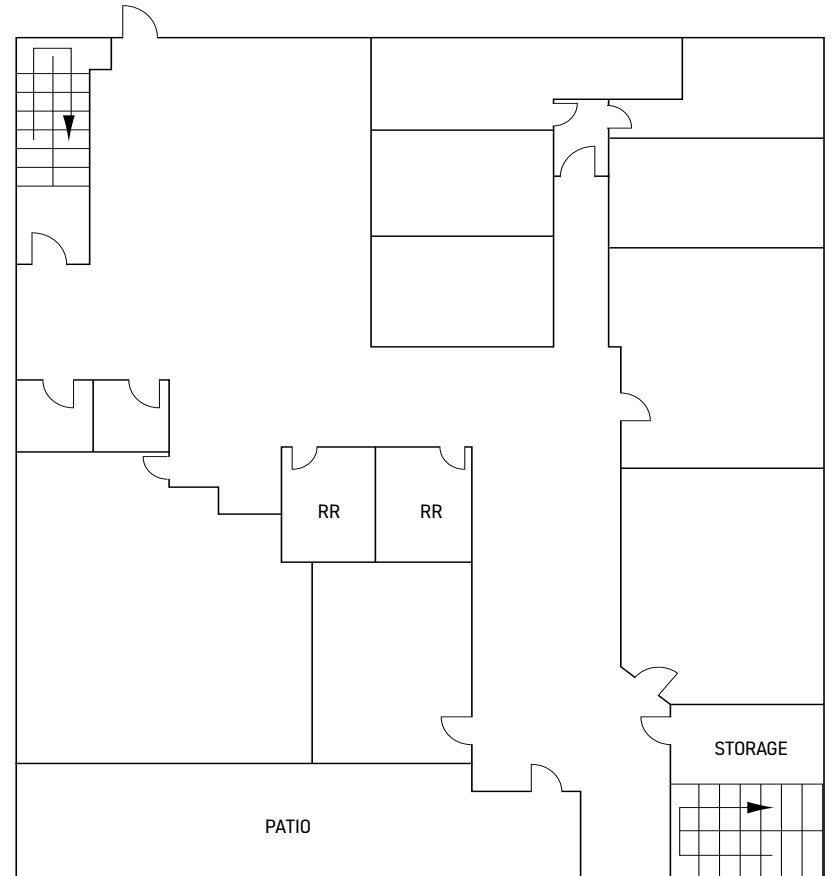
STREET ADDRESS	7548 Trade Street, San Diego, CA 92123
SUBMARKET	Miramar
BUILDING SIZE	±5,115 Square Feet
LAND SIZE	±4,331 Square Feet
FLOORS	Two (2)
YEAR BUILT	1971
PARKING RATIO	±1.75/1,000 Square Feet
APN	343-061-21-00
PRICE	\$1,995,000
ZONING	IL-2-I



FIRST FLOOR PLAN



SECOND FLOOR PLAN





56

5

15

805

The Grand Golf Club

Los Penasquitos Canyon Preserve

Carmel Mountain Rd  
**VONS**

**SUBWAY**

Sorrento Valley Blvd

**PETCO** **VONS**

Marshall's

Walgreens

McDonald's

AutoZone

**BEST BUY**

**KOHL'S**

Starbucks

Alto's Books

BARNES & NOBLE

THE HOME DEPOT

Chick-fil-A

Smart & Final

Mira Mesa High School

**RITE AID**

Black Mountain Rd

San Diego Miramar College

**TARGET**

O'Reilly

**KFC**

LA FITNESS

**BURGER KING**

**SUBWAY**

Camino Santa Fe

Mira Mesa Blvd

**SITE**

Office DEPOT

McDonald's

**STAPLES**

**SUBWAY**

Carroll Canyon Rd

**ups**

5

Scripps Memorial Hospital La Jolla

University of California San Diego

VA Medical Center

**FIVE GUYS**

**RAJ'S**

**PETSMART**

**DSW SHOW WAREHOUSE**

**VONS**

Office DEPOT

Starbucks

**Mor**

McDonald's

**KFC**

**ASHLEY**

Miramar Memorial Golf Course

USMC Air Station Miramar

Keamy Villain Rd



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