

# ±2,665 SF OFFICE/WAREHOUSE SPACE AVAILABLE FOR SUBLEASE

8590 PRODUCTION AVENUE, SUITE B, SAN DIEGO, CA 92121



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REAL ESTATE SERVICES





## BUILDING FEATURES


- » Suite B available for sublease: ±2,665 SF
- » Located on Production Avenue just off signalized corner at Miramar Road
- » Includes reception area and one restroom
- » One ground level ±10'x12' overhead roll-up truck door
- » Parking in front and rear of the building
- » Good visibility and truck access on Production Avenue
- » Lease Rate: \$1.50/SF Gross
- » Sublease Term expires on 6/30/2025


 ±5,184 SF  
TOTAL BUILDING SIZE

 0.12 ACRES  
LOT SIZE

 ONE (1)  
# OF STORIES

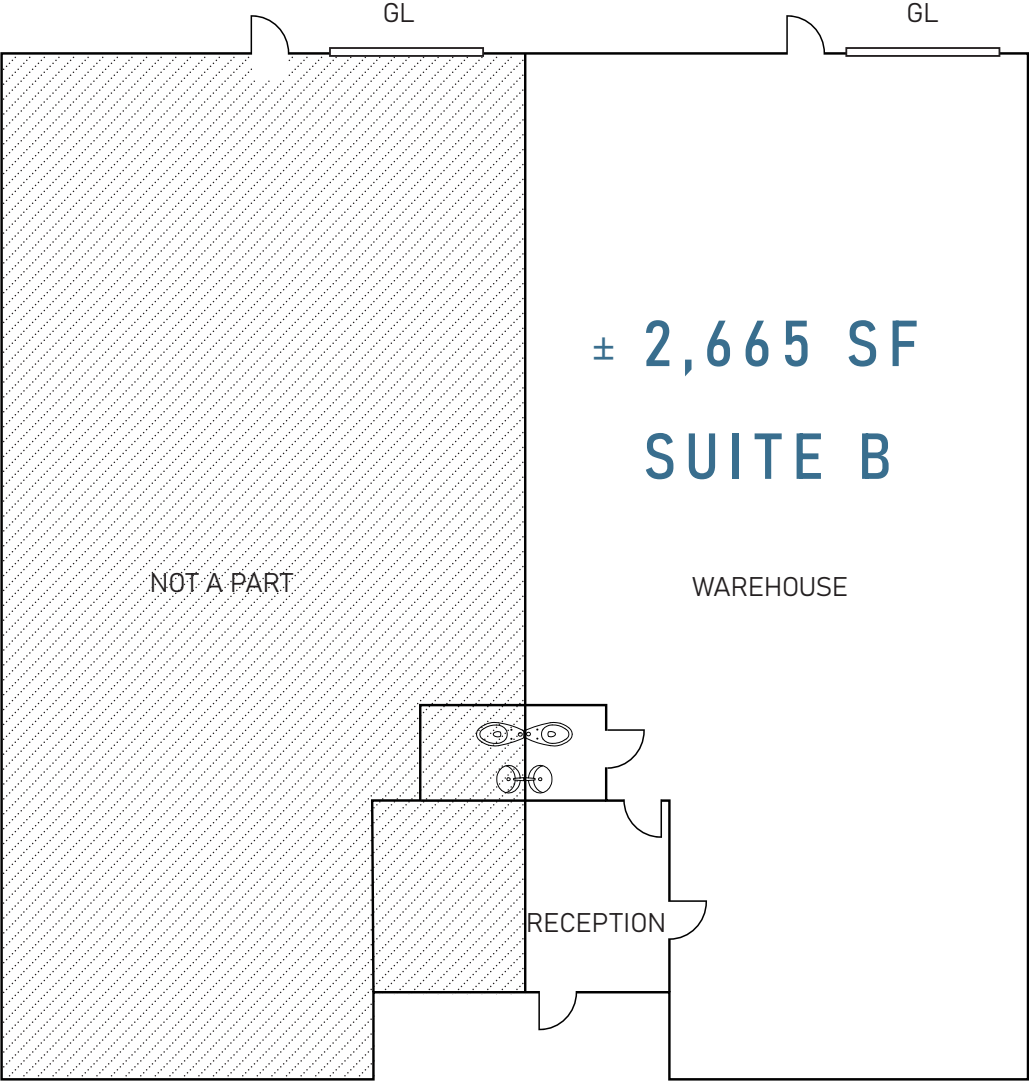
 ±100A/110-208V 3P4W  
POWER

 ±1.31/1,000 SF  
PARKING RATIO

 1978  
YEAR BUILT

 MULTI-TENANT  
TENANCY

# FLOOR PLAN



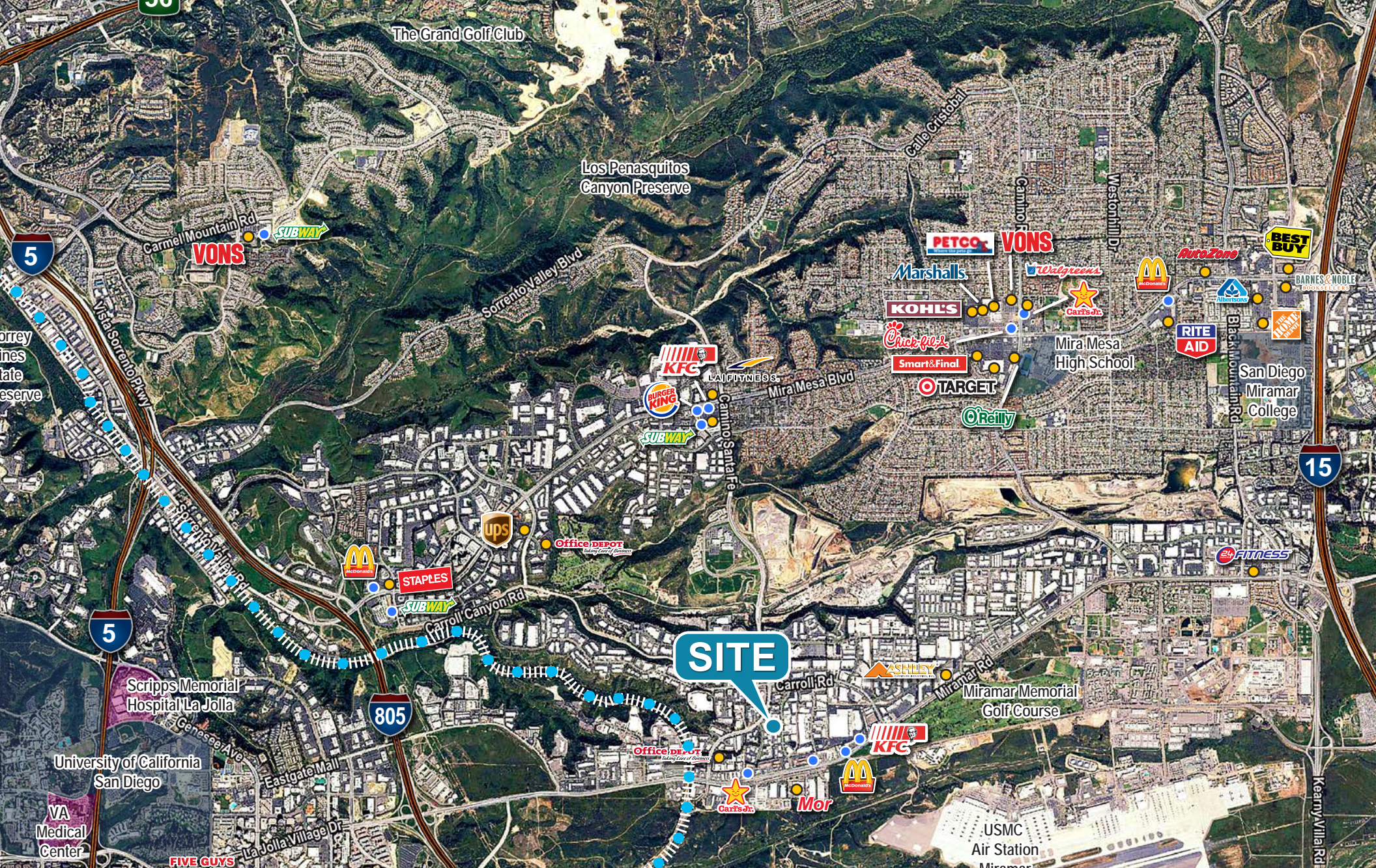




Population	1 Mile	3 Mile	5 Mile
2023 Total Population:	29	68,760	234,982
2028 Projected Population:	29	67,874	232,427
2023 Households	9	24,308	86,864
2028 Household Projection	9	23,989	85,757
Median Household Income:	\$131,250	\$104,901	\$108,035
Median Home Value:	\$700,000	\$711,645	\$740,653

Traffic Counts (Cars/Day)		
Miramar Road	Production Avenue	42,047
Miramar Road	Commerce Avenue	45,157
Camino Santa Fe	Construction Court	24,691
Carroll Road	Camino Santa Fe	10,030
Carroll Road	Production Avenue	10,000
Commerce Avenue	Miramar Road	6,617





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