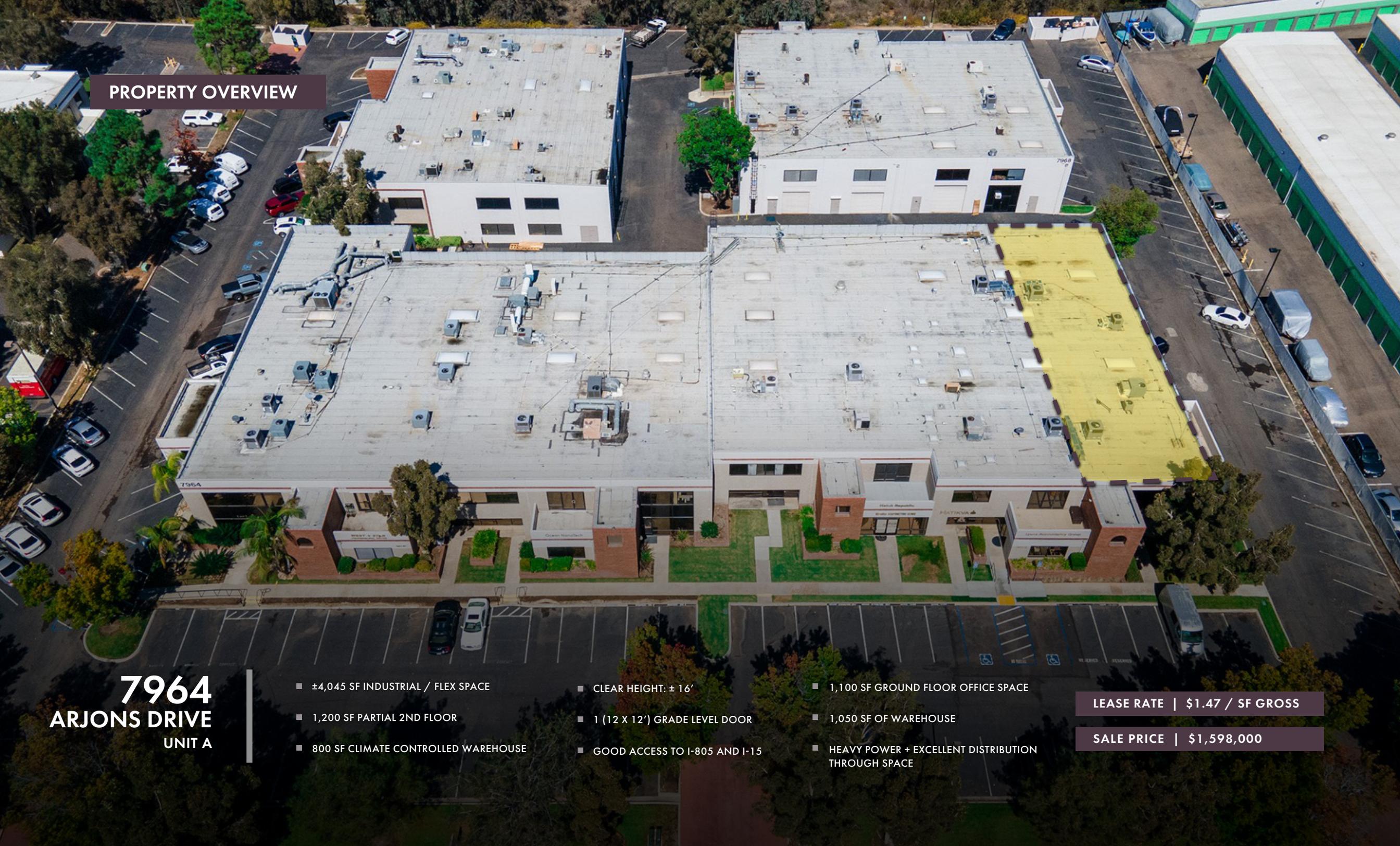


# 7964 ARJONS DRIVE, UNIT A

SAN DIEGO, CA 92126

FOR SALE/LEASE





PROPERTY OVERVIEW

**7964**  
**ARJONS DRIVE**  
UNIT A

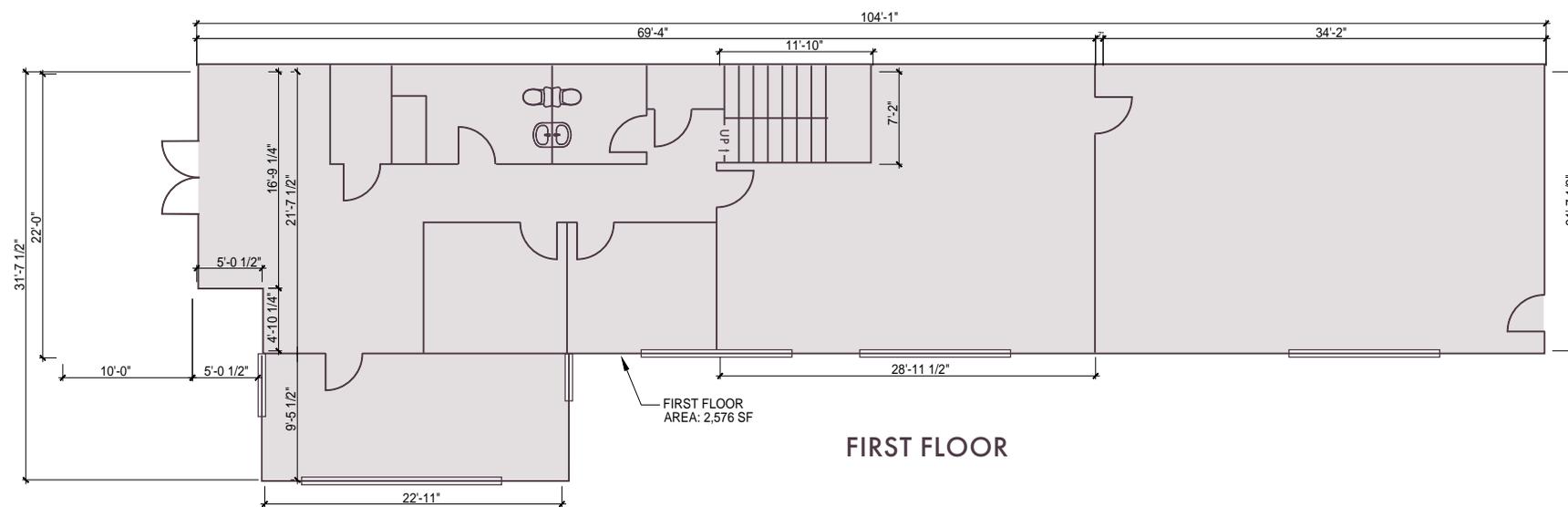
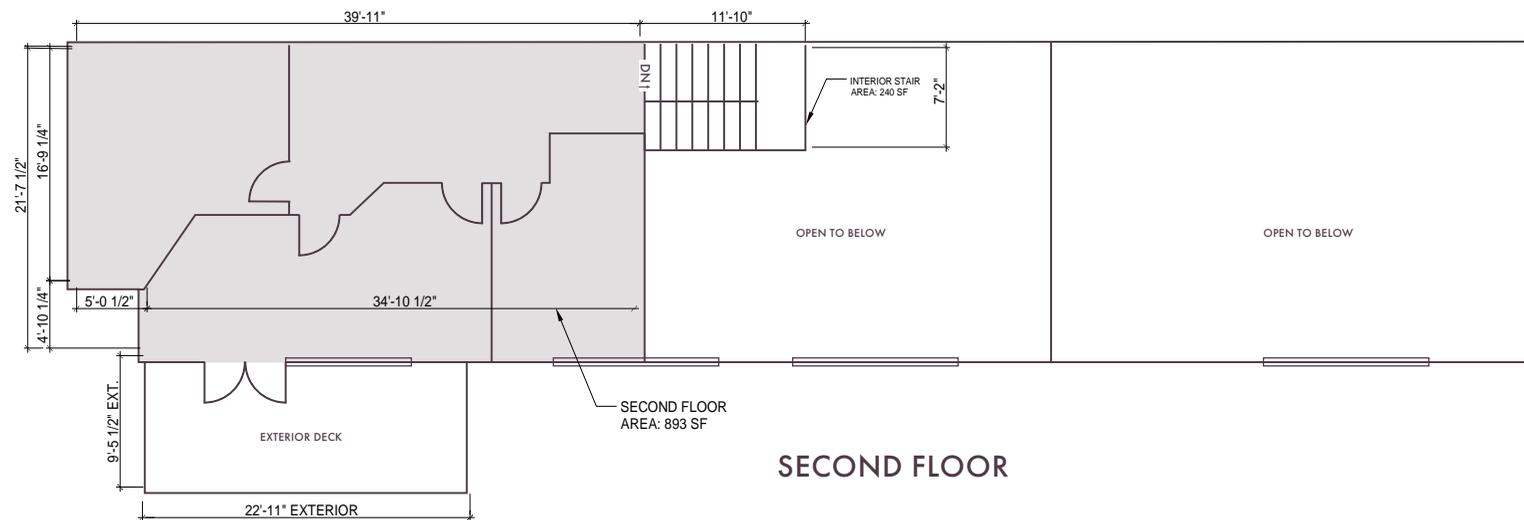
- ±4,045 SF INDUSTRIAL / FLEX SPACE
- CLEAR HEIGHT: ± 16'
- 1,100 SF GROUND FLOOR OFFICE SPACE
- 1,200 SF PARTIAL 2ND FLOOR
- 1 (12 X 12') GRADE LEVEL DOOR
- 1,050 SF OF WAREHOUSE
- 800 SF CLIMATE CONTROLLED WAREHOUSE
- GOOD ACCESS TO I-805 AND I-15
- HEAVY POWER + EXCELLENT DISTRIBUTION THROUGH SPACE

LEASE RATE | \$1.47 / SF GROSS

SALE PRICE | \$1,598,000

# 7964 ARJONS DRIVE

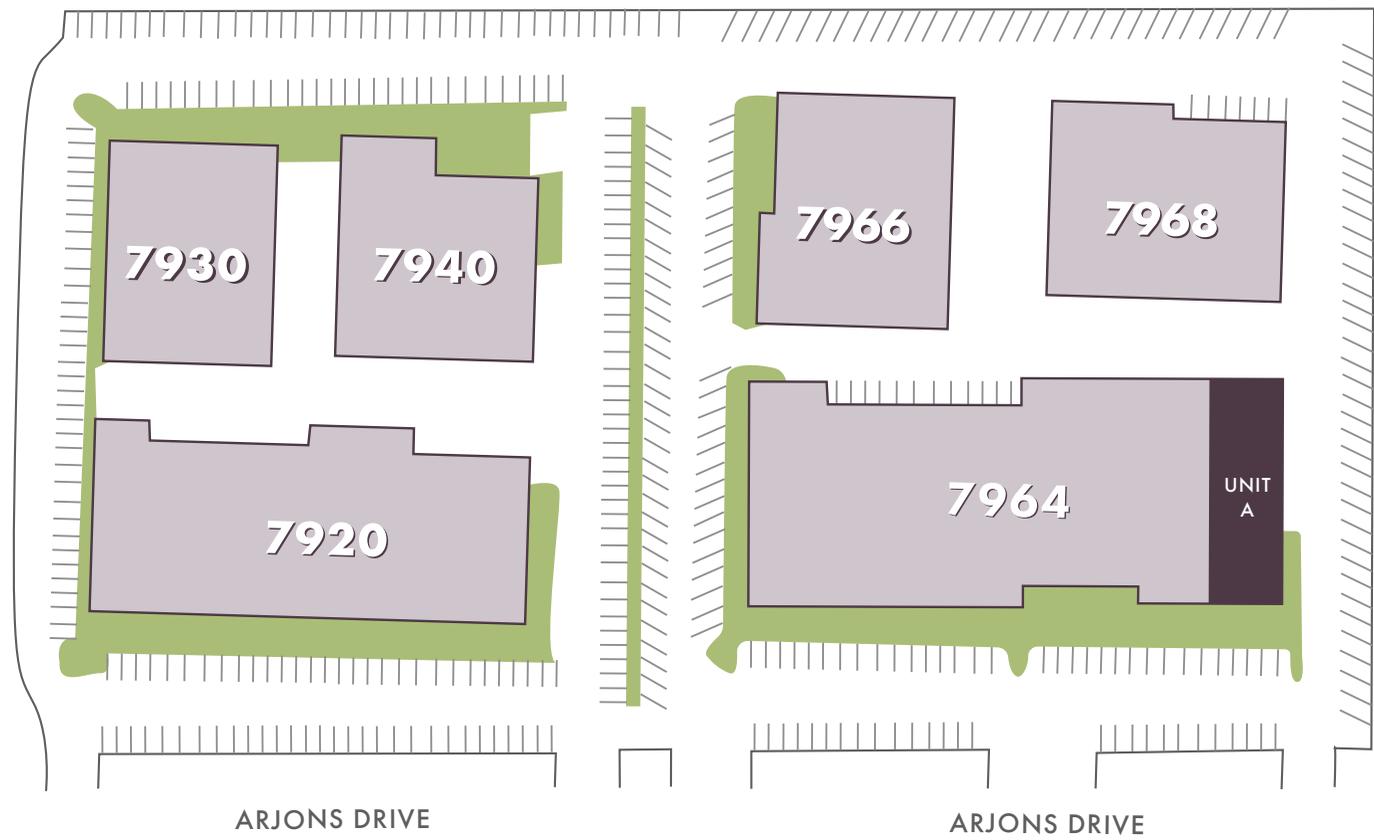
## FLOOR PLAN



# 7964

## ARJONS DRIVE

### SITE PLAN





# MIRAMAR

## INDUSTRIAL SUBMARKET

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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

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MIRAMAR | AT A GLANCE



7964 ARJONS DRIVE

- Cutwater Tasting Room

- Dixieline Lumber

- Taco Bell

- Salt and Butter Bakery

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

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

- 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

CARROLL ROAD

CAMINO SANTA FE

PRODUCTION ROAD

COMMERCE AVENUE

MIRAMAR ROAD

AREA AMENITIES

# 7964 ARJONS DRIVE, UNIT A

SAN DIEGO, CA 92126

FOR SALE/LEASE



Lyons Accountancy Group

HATIKVA

79 UNIT B

For more information or tours, please contact:

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First Vice President

t 858.230.1166  
pbritvar@lee-associates.com

CA RE Lic. #01949354

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