

SALE / LEASE

# CARMIRA BUSINESS PARK

7020 CARROLL ROAD  
SAN DIEGO, CALIFORNIA

+/- 10,284 SF SINGLE-STORY INDUSTRIAL MANUFACTURING OPPORTUNITY IN MIRAMAR  
PREMIUM CORNER LOT AT HIGH-PROFILE SIGNALIZED INTERSECTION



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

DOCK LOADING | FENCED YARD | HIGHLY-DISTRIBUTED ELECTRICAL | AMPLE PARKING



# 7020 CARROLL ROAD

SAN DIEGO, CALIFORNIA

PLEASE CONTACT BROKER FOR PRICING



» +/- 10,284 SF INDUSTRIAL MANUFACTURING FACILITY

» ONE DOCK LOADING DOOR

» +/- 16' CLEAR-HEIGHT

» LOCATED WITHIN MULTI-TENANT BUSINESS PARK

» FENCED YARD

» SPRINKLERED

» IL-2-1 ZONING

» HIGHLY-DISTRIBUTED ELECTRICAL

» CENTRALLY LOCATED



# CARMIRA BUSINESS PARK

7004-7020 CARROLL ROAD



AVAILABLE

**+/- 10,284 SF SINGLE-STORY  
INDUSTRIAL MANUFACTURING FACILITY**







# CARMIRA BUSINESS PARK

JACK IN THE BOX

BETTER BUZZ COFFEE

JERSEY MIKE'S SUBS  
THE UPS STORE

CARL'S JR  
PAULY'S PIZZA JOINT  
TENKATORI MIRAMAR  
GYROGRILL  
DONATOS TACO SHOP

DENNY'S  
THE MELTDOWN

STARBUCKS  
NATSUMI SUSHI & SEAFOOD  
KEBABISH  
REPLICA PRINT & COPY  
SAN DIEGO BEER & WINE CO.  
MAXWELL'S BOXING

PHO HA NOI ASIAN CUISINE  
DAGONG ASIAN FOOD EXPRESS  
ABBEY'S REAL TEXAS BBQ  
SOTOS MEXICAN FOOD  
SOTOS FRUITERIA  
VINTAGE WINES

EMBOLDEN BEER CO.

CUTWATER TASTING ROOM

HIGHLY-DESIRABLE MIRAMAR LOCATION | WALKING DISTANCE TO AMENITIES | CENTRAL SAN DIEGO LOCATION



# MIRAMAR INDUSTRIAL MARKET

Miramar/Mira Mesa is one of San Diego's biggest industrial submarkets, buttressed by one of the largest concentrations of manufacturing inventory in the region. The diverse set of tenants in Miramar have been attracted to the central location with arterial freeway access amid a huge concentration of households.

The flex inventory 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. That trend took hold in Sorrento Mesa several years ago and has expanded here as opportunities increasingly dwindle in the neighboring submarket.

Few submarkets in San Diego are positioned as ideally within the region as Miramar. Interstates 5, 15, and 805 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 in the submarket.

Buildings have traded with regularity in the submarket, and given the breadth of inventory, both local and national investors have shown interest here when opportunities arise, making it one of the most liquid investment markets in San Diego.

Technology and biotech firms have shown an increased willingness to branch out here to take advantage of lower rents, a central location, and proximity to San Diego's primary life science and tech nodes in Sorrento Mesa, UTC, and Torrey Pines. That trend may accelerate in the coming years, particularly among firms priced out of neighboring Sorrento Mesa where so much of the older inventory is being redeveloped into high-end lab space as their leases expire.

## MIRAMAR AT A GLANCE

74,137

POPULATION  
3 MILE RADIUS

94,332

DAYTIME EMPLOYEES  
3 MILE RADIUS

\$104,403

MEDIAN HH INCOME  
3 MILE RADIUS

\$1.02B+

CONSUMER SPENDING  
3 MILE RADIUS

37.1

MEDIAN AGE  
3 MILE RADIUS

\$710,803

MEDIAN HOME VALUE  
3 MILE RADIUS



# SAN DIEGO

## AMERICA'S FINEST CITY

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Famous for its miles and miles of white-sand beaches and amazing weather, the city offers an abundance of fun attractions for visitors of all ages.

Boasting a citywide population of more than 1.3 million and more than 3 million residents countywide, San Diego is California's second largest city and the United States' eighth largest. San Diego County is made up of 18 incorporate cities and towns along with other charismatic neighborhoods and communities, such as Carlsbad, Coronado, Del Mar, Downtown San Diego's Gaslamp Quarter, Point Loma, Chula Vista, Old Town, La Jolla, Pacific Beach, and North Park.

San Diego is renowned for its incredible climate, which is characterized as warm, dry summers and

mild winters with most of the annual precipitation falling between December and March. The average yearly temperature measures above 70 degrees, with an average of just 42 rainy days per year.

America's Finest City also showcases many popular attractions for the whole family to enjoy. Some of these include Sea World San Diego, LEGOLAND California, the world-famous San Diego Zoo, the Cabrillo National Monument, Balboa Park, several casinos, and many historic parks and museums.

Another attraction of San Diego is its immediacy to Mexico. Because they share an international border, Tijuana and San Diego are grouped together as an international metropolitan area. Many visitors make their way south to enjoy professional sporting events, luxury spas, beachfront resorts, golf courses, festivals and celebrations, colorful neighborhoods, and the nightlife.



**3,276,208**

2022 POPULATION  
SAN DIEGO COUNTY



**6.6%**

POPULATION GROWTH  
2010-2020

**2**

LARGEST  
CITY  
IN CALIFORNIA

**8**

LARGEST  
CITY  
IN UNITES STATES



**70'**

AVERAGE TEMPERATURE



**80%**

SUNNY DAYS



MIRAMAR

# 7020 CARROLL ROAD

SAN DIEGO, CALIFORNIA

+/- 10,284 SF SINGLE-STORY INDUSTRIAL MANUFACTURING OPPORTUNITY

For information or to tour the property, please contact:

**PAUL BRITVAR**  
First Vice President

† 858.230.1166  
pbritvar@lee-associates.com  
CA RE Lic. #01949354

**BRENT BOHLKEN**  
Senior Vice President / Principal

† 858.395.8053  
bbohlken@lee-associates.com  
CA RE Lic. #01022607



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