

RARE PRODUCTION LAB

Fully Climate-Controlled Space

7570



7570 TRADE STREET

SAN DIEGO, CA 92126

±4,781 SF INDUSTRIAL BUILDING IN **MIRAMAR**

LEASE RATE: \$2.05/SF GROSS | SALE PRICE: \$1,998,000

7570



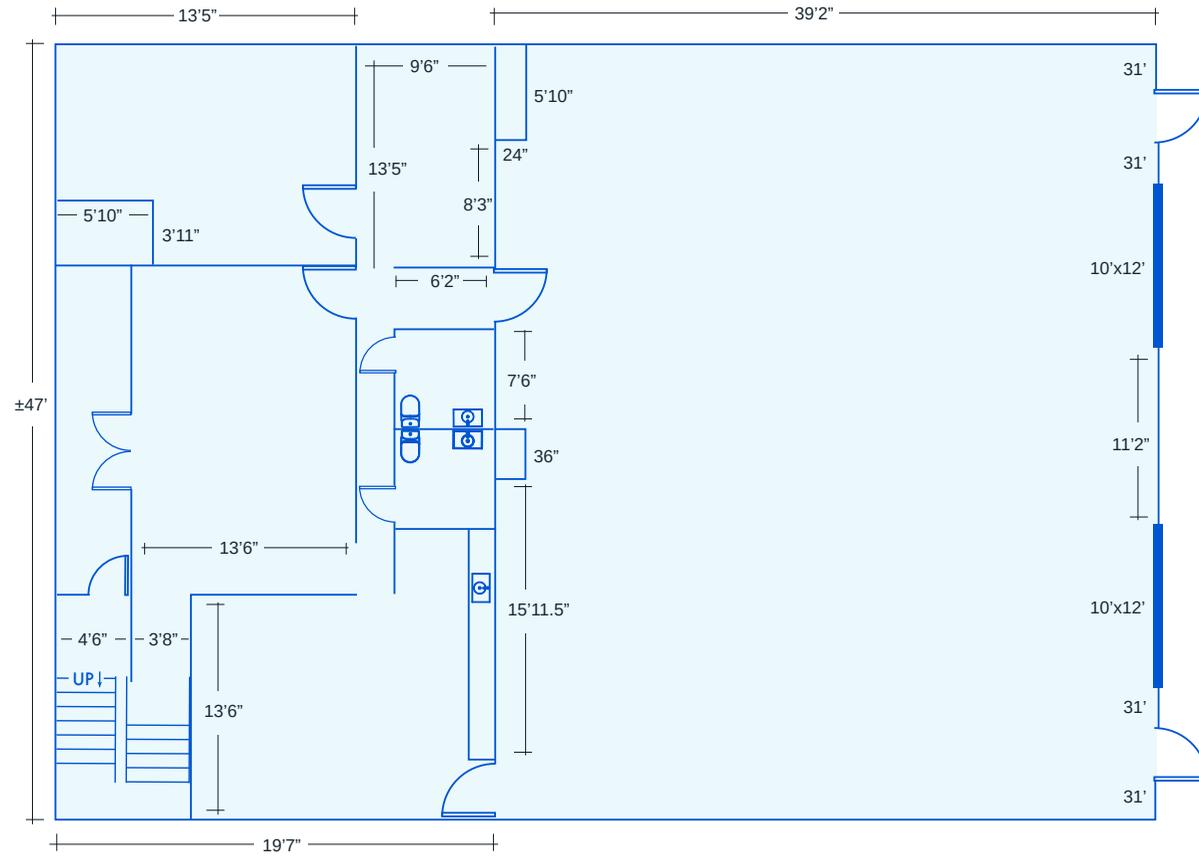
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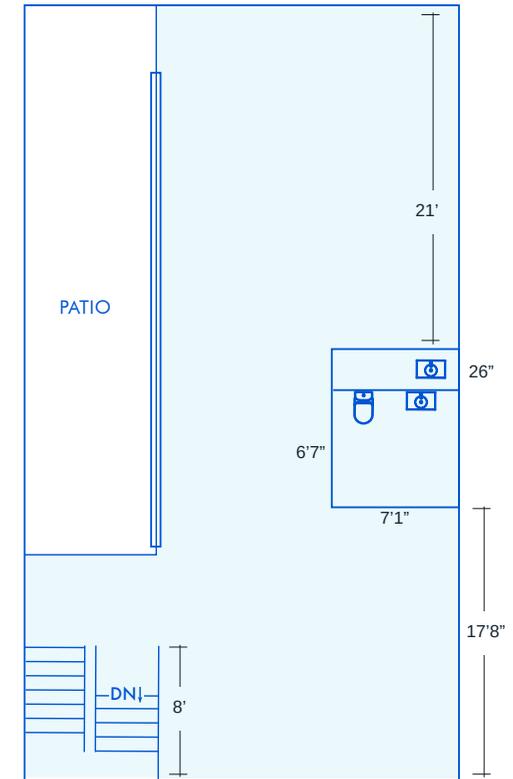
- ✓ ±4,781 SF AVAILABLE (DIVISIBLE)
- ✓ INDUSTRIAL PID BUILDING
- ✓ 25% OFFICE, 75% WAREHOUSE
- ✓ 18' CLEAR HEIGHT IN WAREHOUSE
- ✓ UPGRADED POWER
- ✓ TWO GRADE LEVEL DOORS
- ✓ THREE RESTROOMS
- ✓ CLOSE PROXIMITY TO I-805, I-15 & I-5
- ✓ CENTRAL SAN DIEGO LOCATION
- ✓ IL-2-1 ZONING



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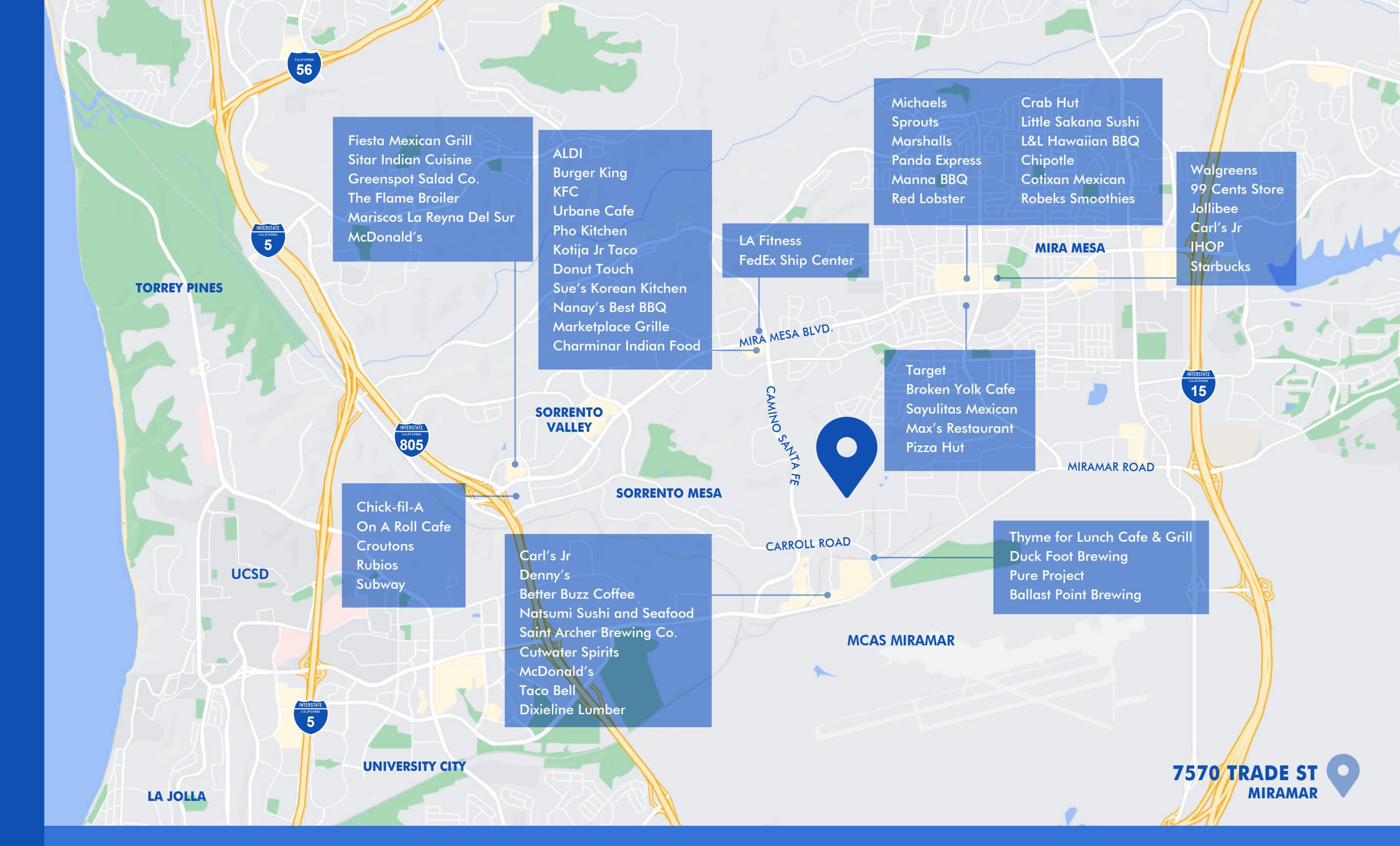


GROUND FLOOR



SECOND FLOOR

7570 TRADE STREET | MIRAMAR



Fiesta Mexican Grill
Sitar Indian Cuisine
Greenspot Salad Co.
The Flame Broiler
Mariscos La Reyna Del Sur
McDonald's

ALDI
Burger King
KFC
Urbane Cafe
Pho Kitchen
Kotija Jr Taco
Donut Touch
Sue's Korean Kitchen
Nanay's Best BBQ
Marketplace Grille
Charminar Indian Food

LA Fitness
FedEx Ship Center

Michaels
Sprouts
Marshalls
Panda Express
Manna BBQ
Red Lobster
Crab Hut
Little Sakana Sushi
L&L Hawaiian BBQ
Chipotle
Cofixan Mexican
Robeks Smoothies

Walgreens
99 Cents Store
Jollibee
Carl's Jr
IHOP
Starbucks

MIRA MESA

Target
Broken Yolk Cafe
Sayulitas Mexican
Max's Restaurant
Pizza Hut

Chick-fil-A
On A Roll Cafe
Croutons
Rubios
Subway

Carl's Jr
Denny's
Better Buzz Coffee
Natsumi Sushi and Seafood
Saint Archer Brewing Co.
Cutwater Spirits
McDonald's
Taco Bell
Dixieline Lumber

Thyme for Lunch Cafe & Grill
Duck Foot Brewing
Pure Project
Ballast Point Brewing



7570 TRADE ST
MIRAMAR



TORREY PINES

SORRENTO VALLEY

SORRENTO MESA

MCAS MIRAMAR

UCSD

UNIVERSITY CITY

LA JOLLA



MIRAMAR

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

Mira Mesa is dominated by two retail corridors that stretch from Interstate 805 to Interstate 15 along Mira Mesa Boulevard and Miramar Road. The eastern portion of the submarket is filled with residential neighborhoods. Median household incomes in the area top \$105,000, above the median for the broader San Diego region, providing one of the stronger nodes in North County for potential buying power among households.

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.

93,945

2024 POPULATION
(3-MILE RADIUS)

69,374

DAYTIME EMPLOYEES
(3-MILE RADIUS)

\$113,743

MEDIAN HH INCOME
(3-MILE RADIUS)

\$1.25B+

CONSUMER SPENDING
(3-MILE RADIUS)

36.5

MEDIAN AGE
(3-MILE RADIUS)

\$743,677

MEDIAN HOME VALUE
(3-MILE RADIUS)

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For more information or tours, please contact:

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