



AVAILABLE FOR SALE

±9,900 SF INDUSTRIAL/FLEX BUILDING

7717 FORMULA PLACE, SAN DIEGO, CA 92121



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PROPERTY OVERVIEW



SALE PRICE:

\$3,910,500
(\$395/SF)



BUILDING SIZE:

±9,900 SF



LOADING:

Two (2) Dock-High Doors & Grade-Level Access



WAREHOUSE CEILINGS:

14' - 16'



PARKING RATIO:

1.5 / 1,000 SF Plus Street Parking on Kenamar Dr.



OFFICE BUILD-OUT:

Approximately 20%



YEAR BUILT:

1982



ZONING:

IL-2-1, City of San Diego



SUBMARKET:

Miramar



CURB CUTS:

Two (2) — Kenamar Drive & Formula Place



YARD:

Small Side Yard / Patio Area



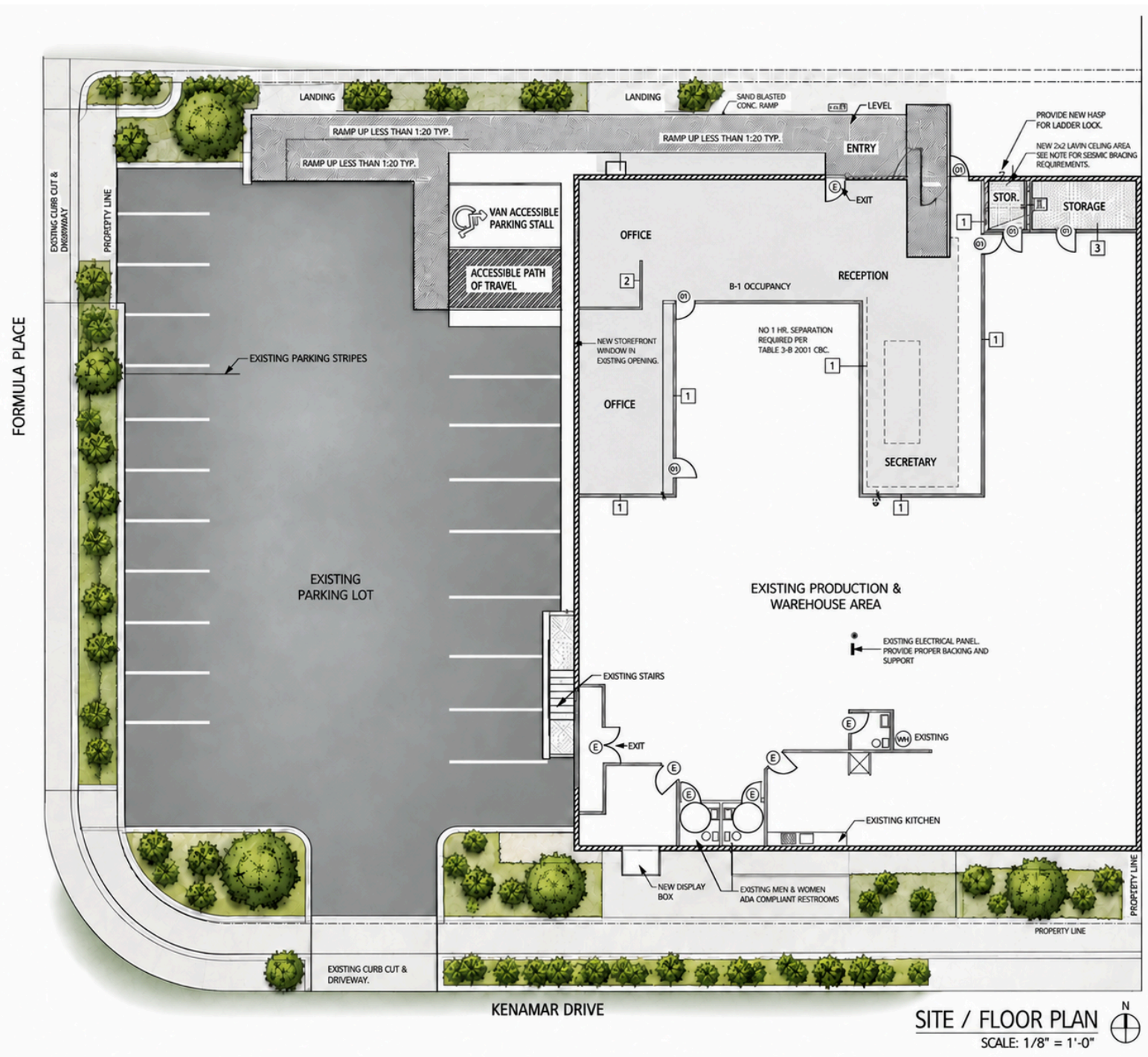
SPRINKLERED:

Yes

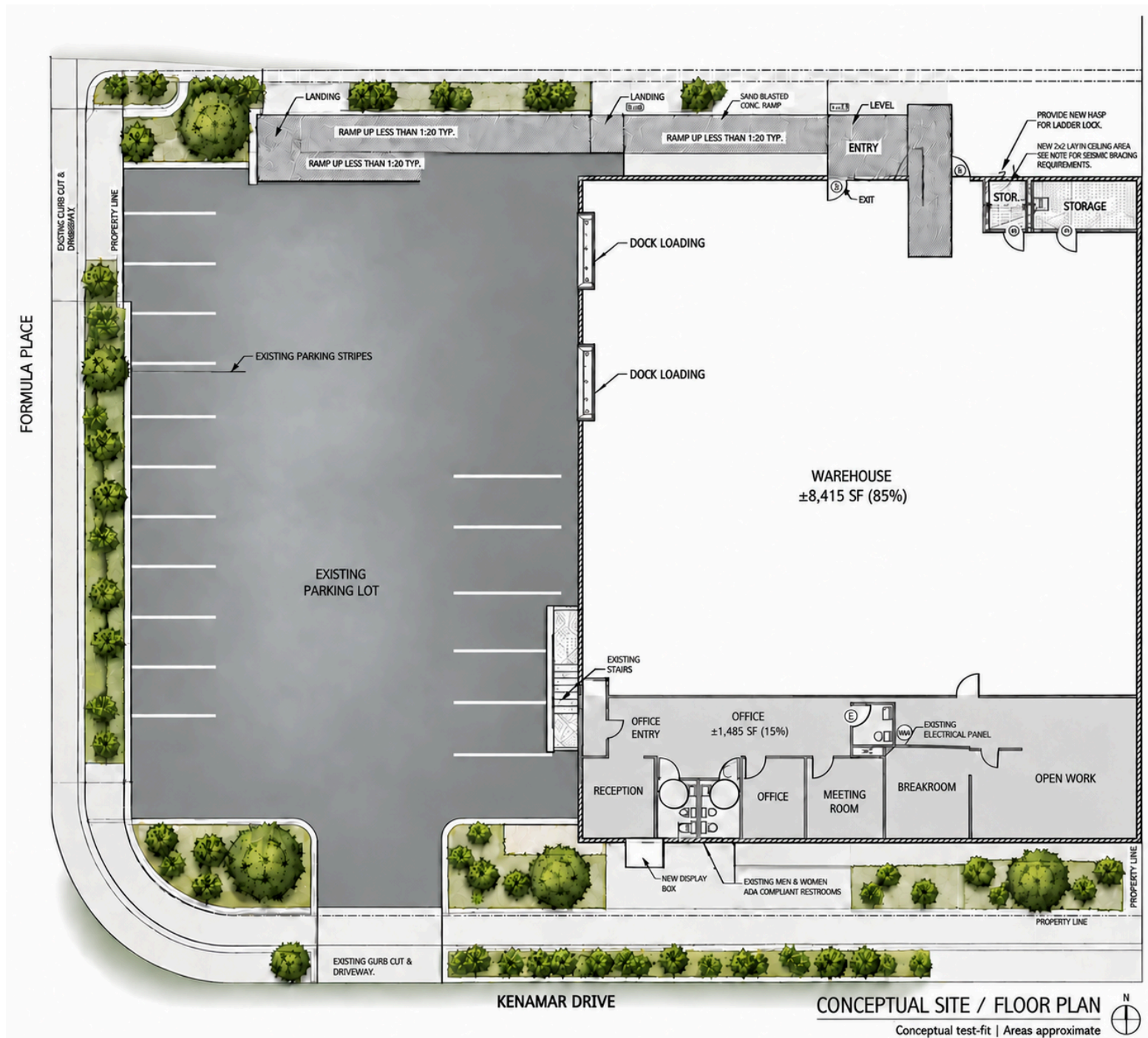
PROPERTY HIGHLIGHTS

- Interiors by renowned San Diego architect Jonathan Segal
- Located in Miramar, a submarket with strong fundamentals among owner-users, investors and tenants
- Building size fits the sweet spot many growing small businesses seek; great potential for flex space
- Fee simple building — no association or HOA
- Corner lot with outstanding visibility and identity possibilities
- IL-2-1 zoning allows a range of office and industrial uses
- Upscale office space with superior fixtures and large windows, easily convertible to two dock-loading doors
- Bathrooms refreshed with new paint and linoleum; secure Corten steel doors; bamboo landscaping
- Recently resurfaced parking lot, repaired roof, newly painted exterior and all-new sprinkler heads
- Ability to fence and secure the entire parcel

SITE / FLOOR PLAN



CONCEPTUAL FLOOR PLAN



Conceptual space plan shown for illustrative purposes only; not a representation of existing or as-built conditions.

RECEPTION & CLIENT AREAS



Loose and temporary items digitally removed.

PRIVATE OFFICES & CONFERENCE



Loose and temporary items digitally removed.

WAREHOUSE SPACE



Three images digitally altered: loose items removed and floor shown resurfaced. Lower-right image is unaltered and shows current as-is condition.

ARCHITECTURE & LANDSCAPING



Vehicles digitally removed.

AERIAL CONTEXT



MIRAMAR SUBMARKET OVERVIEW

Miramar is one of San Diego's largest and most established industrial submarkets, positioned centrally between I-15 and I-805 with quick access to Mira Mesa, Sorrento Valley and the broader I-15 corridor.

Small freestanding industrial buildings under 15,000 SF are in short supply, and this size range is often outgrown quickly by tenants moving up from incubator or executive-suite space.

Location: Central San Diego location bordered by major freeways, with easy access to Mira Mesa, Sorrento Valley and Kearny Mesa.

Ownership: Many nearby buildings are held in PID / condo structures; fee-simple, freestanding buildings like this one are comparatively scarce.

Competition: Competing for-sale buildings in the submarket have averaged roughly \$436/SF, with an average size of about 10,400 SF.

Demand: Owner-users and small industrial/flex tenants continue to favor Miramar for its central location, freeway access and labor pool.





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