

Miramar Village West

7140-7160 MIRAMAR ROAD, SAN DIEGO, CA 92121



FOR LEASE

**FLOCKE &
AVOYER**
Commercial Real Estate

Miramar Village West

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Highlights

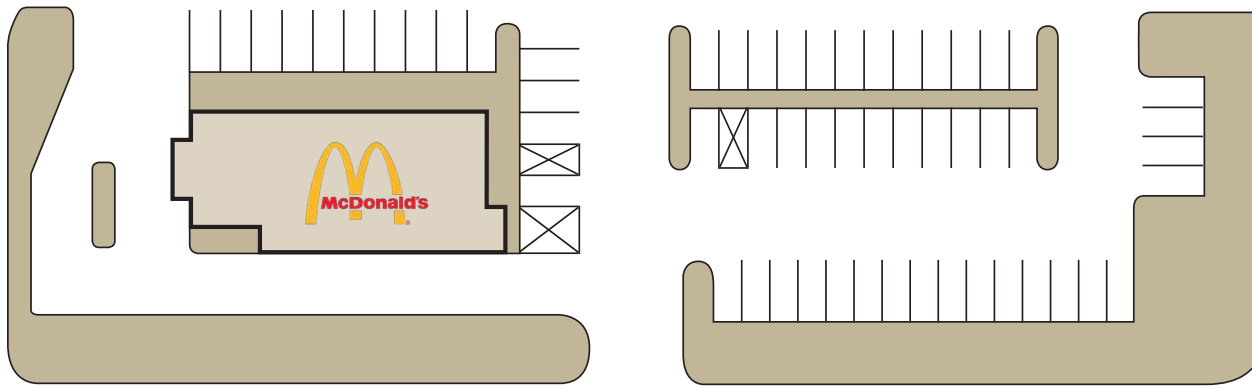
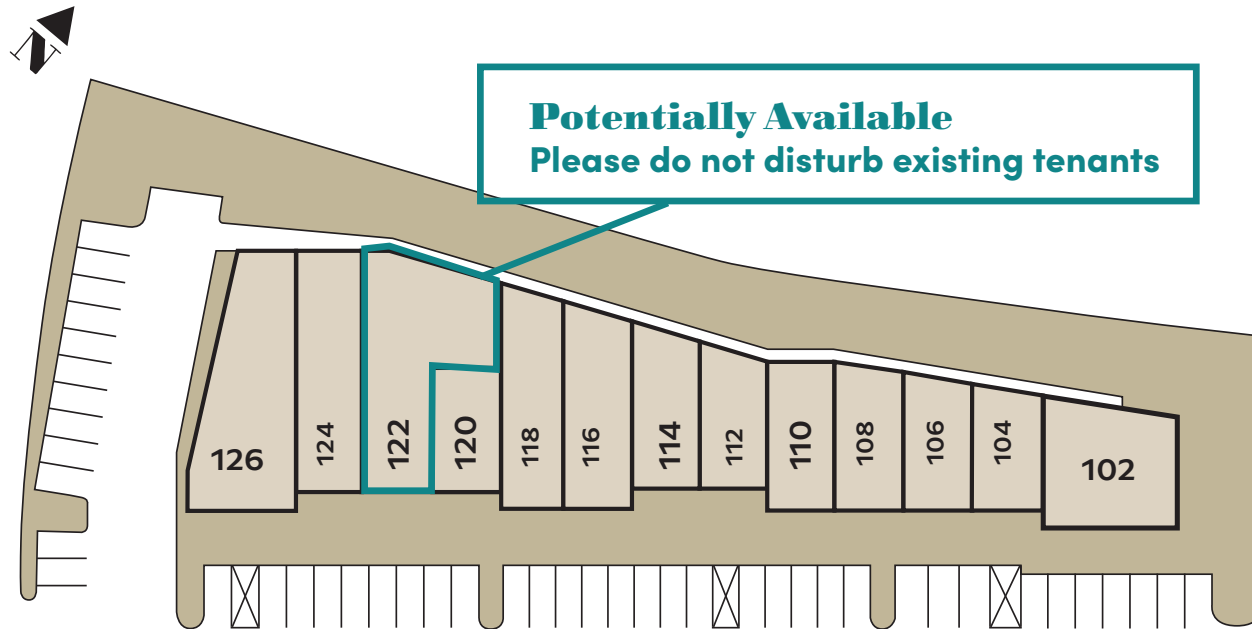
- Central San Diego location
- Highly-identifiable location in the Miramar trade market
- Easy access both I-805, I-15 & Miramar Road
- Excellent exposure to over 68,365 cars per day.
- Great opportunities for service uses
- High daytime population in the immediate area (339K within 5mi)
- Prominent monument and building signage available
- Strong, fast food anchor tenant



RETAIL SPACE FOR LEASE



Site Plan



SUITE	TENANT	SF
126	Premier Appliance Repair	2,792
124	Hanna Garden Restaurant	1,513
122	S.T.E.P. Academy (Potentially Available)	1,948
118-120	Factory Direct Floor Store	2,102
116	TEJ Dance Studio	1,210
114	Quick & EZ Auto Registration	1,013
112	Chung Hing Chinese Food	893
110	ML Strength & Conditioning	933
108	Head Salon	900
106	Forest House Spa	805
104	Lighthouse Cleaners	735
100-102	Garden Grill House	1,530

PREMIER APPLIANCE STORES FACTORY DIRECT FLOOR STORE

SIVIA'S GRILL & DELI

SALON & DAY SPA

CHINESE FAST FOOD TO GO

FITNESS

MEDITERRANEAN CUISINE

CLEANERS

AVAILABLE

7160



McDonald's

Welcome



Competition Aerial






LA FITNESS

MIRA MESA



BEST BUY


SORRENTO VALLEY
 BIOSCIENCE
 + TECH HUB;
 HOME TO QUALCOMM,
 PFIZER, GOOGLE
 & MORE














Future Residential & Commercial

SITE

san diego **WINE & BEER CO.**
 SAN DIEGO CALIFORNIA
CUTWATER SPIRITS









MIRAMAR


Office DEPOT


Marine Corps Air Station Miramar
 Over 15,000 service members & their families






Easy freeway access
Excellent visibility



Demographics

Population

1 Mile: 239
3 Miles: 64,778
5 Miles: 251,587

Daytime Population

1 Mile: 18,7113
Miles: 101,486
5 Miles: 427,547

Average Household Income

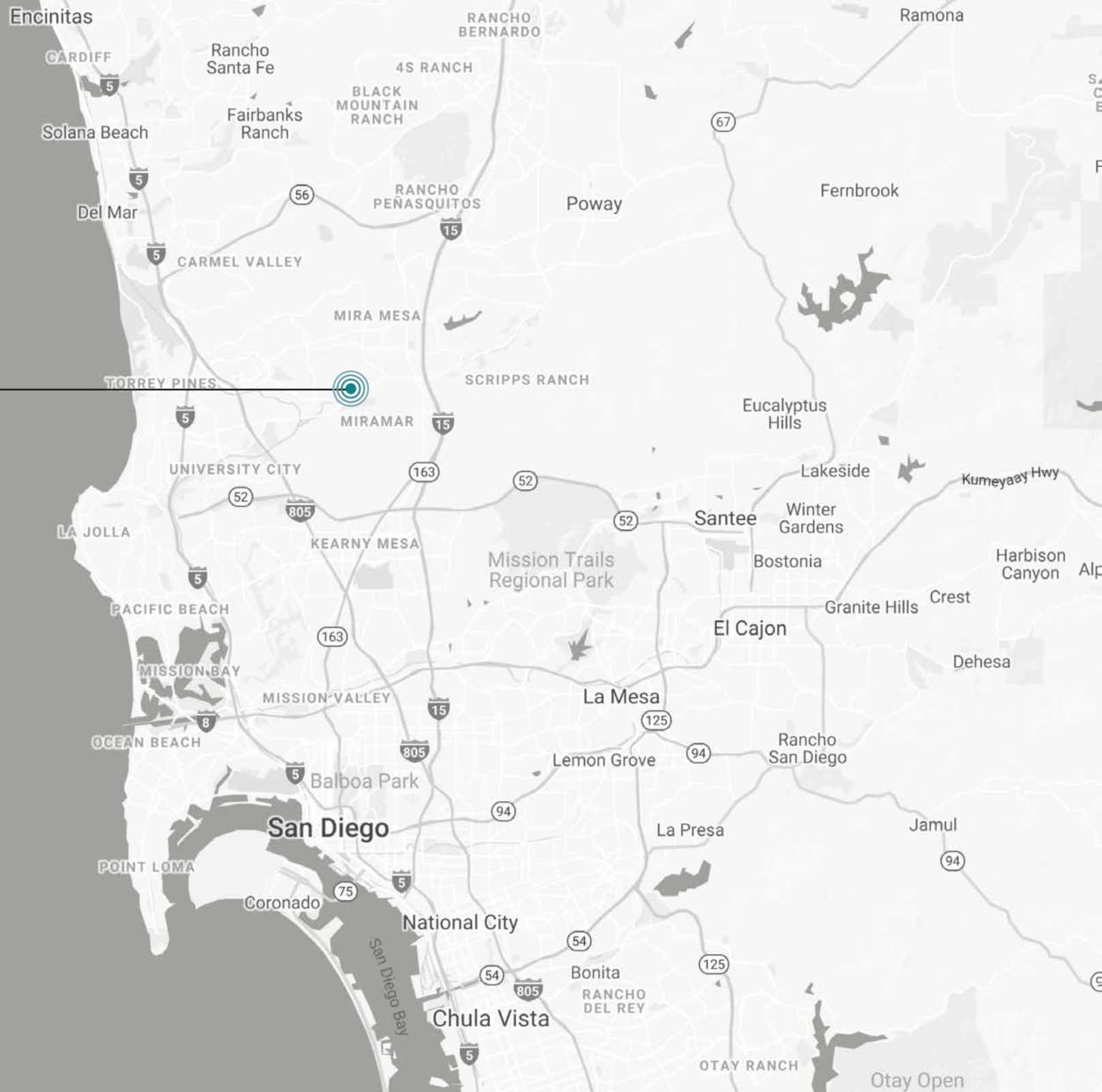
1 Mile: \$68,272
3 Miles: \$125,867
5 Miles: \$128,615

Traffic Counts

Cars Per Day
Miramar Road:
±68,365



Central San Diego Location



*Disclaimer on Page 12



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