

# 8575 MIRAMAR PLACE

SAN DIEGO, CA 92121



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## EXCLUSIVELY LEASED BY:



**CADE REMY**

*ASSOCIATE*

DIR +1 (858) 337-0599

cade.remy@matthews.com

License No. 02209620 (CA)



**CHRIS NELSON**

*VP AND SENIOR DIRECTOR*

DIR +1 (858) 257-4562

MOB +1 (949) 280-6217

chris.nelson@matthews.com

License No. 02055962 (CA)

**DAVID HARRINGTON**

*Broker of Record*

License No. 02168060 (CA)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# PROPERTY OVERVIEW



**8575 MIRAMAR PLACE**  
SAN DIEGO, CA 92121



**\$4,300,000**  
SALE PRICE



**±9,000 SF**  
TOTAL STRUCTURE



**±0.78 AC**  
TOTAL LOT SIZE



**\$126.56**  
PSF (LAND)



**1980**  
YEAR BUILT



**343-300-15-00**  
APN



**3 (8' W X 12' H)**  
GRADE LEVEL DOORS



**18'**  
CLEAR HEIGHT



**0.80/1,000 SF**  
PARKING RATIO



**Paint Booth in Place**



**METAL**  
CONSTRUCTION

# AREA MAP



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# INDUSTRY OVERVIEW

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## SAN DIEGO'S INDUSTRIAL INDUSTRY

The industrial industry in San Diego is a critical pillar of the local economy, encompassing a diverse range of sectors such as manufacturing, aerospace, defense, biotechnology, and telecommunications. This sector is vital due to its contribution to high-paying job creation and its role in driving innovation and technological advancements. The presence of major military installations, including the U.S. Navy and Marine Corps bases, as well as leading research institutions like the University of California, San Diego, fosters a synergistic environment where industrial activities thrive. These institutions not only provide a steady stream of skilled labor but also facilitate cutting-edge research and development, positioning San Diego as a leader in advanced manufacturing and technology-driven industries.

San Diego's strategic location near major shipping routes and the Mexican border further enhances its appeal as an industrial hub. The proximity to the Port of San Diego and key interstate highways supports robust trade and supply chain operations, enabling efficient distribution of goods. Additionally, the city's commitment to sustainability and innovation attracts forward-thinking businesses and investors. The industrial market in San Diego offers substantial growth potential, supported by a business-friendly environment, access to capital, and a collaborative ecosystem that includes public-private partnerships. For investors, these factors, combined with the region's economic stability and expanding infrastructure, promise stable returns and significant opportunities for long-term investment in the industrial sector.



# AREA OVERVIEW

## SAN DIEGO, CA

San Diego, situated on the Southern California coast, is renowned for its year-round perfect climate, stunning beaches, and a lively cultural scene. Its picturesque coastline stretches for miles, offering an array of activities from surfing and sunbathing to sailing and whale-watching. The city's vibrant downtown area boasts a diverse array of dining options, from trendy gastropubs to upscale eateries, and is home to the historic Gaslamp Quarter, renowned for its bustling nightlife and live entertainment. Balboa Park, a cultural oasis, houses numerous museums, gardens, and the renowned San Diego Zoo, making it a hotspot for locals and tourists alike. Embracing its rich naval history, San Diego is home to the USS Midway Museum and the Maritime Museum of San Diego. With its laid-back atmosphere and a perfect blend of urban sophistication and beach-town charm, San Diego exudes an irresistible allure that captivates visitors from across the globe.

**#3 IN BEST CITIES FOR RECREATION**  
(WALLETHUB, 2021)

**#4 IN THE 15 MOST SUSTAINABLE CITIES IN THE U.S.**  
(ROCKET HOMES, 2021)

**#9 IN MOST PET-FRIENDLY CITIES**  
(WALLETHUB, 2021)

### DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	72,420	230,453	835,246
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Estimate	27,148	85,663	338,310
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$122,059	\$132,804	\$131,304

## ECONOMY

With its warm, year-round climate, 70 miles of sun-soaked coastline, and world-famous attractions, San Diego is a top tourist destination. But this Southern California metropolis with a laidback vibe is also home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, Smart City technology, software, electronics, and other major innovative industries. Additionally, San Diego is one of the most pet-friendly cities in the country.

The vitality of San Diego's economy is reliant upon the strength of the region's four economic drivers - innovation, military, tourism, and local. San Diego is one of the top 10 visitor and meeting destinations in the U.S., with a growing sector focused on arts and culture. More than 35 million people visit San Diego each year. Many of San Diego's business leaders first visited the region as a tourist or convention delegate. Tourism, a key driver behind the region's local economy, accounted for 13 percent of the region's total jobs. Overall, San Diego has a gross metro product of \$264 billion.



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## BALBOA PARK

Encompassing more than 1,200 lush acres, Balboa Park is one of the most popular destinations in San Diego and is the nation's largest urban cultural park. Located just minutes away from downtown, Balboa Park is home to 17 major museums, several performing arts venues, stunning gardens, and many cultural and recreational attractions, such as San Diego Zoo. With all its attractions, Balboa Park welcomes more than 12 million visitors per year.



## SAN DIEGO ZOO

San Diego Zoo is home to more than 4,000 fascinating animals, such as koalas, tortoises, leopards, peacocks, and many more. Discover the wonders of wildlife at this family-friendly attraction within Balboa Park. San Diego Zoo welcomes over 4 million visitors each year.



## SEAWORLD SAN DIEGO

Located in Mission Bay Park, SeaWorld San Diego showcases world-class animals shows, presentations, and exhibits. Encompassing more than 100 acres, SeaWorld is home to incredible animals exhibits including orcas, belugas, otters, walruses, sharks, sea turtles, bat rays, sea lions, pilot whales, penguins, dolphins, flamingos, eels, tropical birds, and many more. Overall, SeaWorld San Diego sees over 4 million visitors a year.

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# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8575 Miramar Place, San Diego, CA 92121** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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