

FOR SALE/
LEASE

CARROLL BUSINESS PARK

8360 JUNIPER CREEK LN

MIRAMAR, CALIFORNIA 92126

±7,500 SF INDUSTRIAL BUILDING WITH RARE FENCED-IN YARD

TWO (2) GRADE-LEVEL DOORS | EXCELLENT FREEWAY ACCESS | 400 AMPS OF POWER

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

8360 JUNIPER CREEK LN

MIRAMAR, CALIFORNIA 92126



±7,500 SF INDUSTRIAL BUILDING

±3,750 SF OF OFFICE

±24' BUILDING HEIGHT

TWO (2) 12'X14' GRADE-LEVEL DOORS

THREE (3) RESTROOMS & BREAK ROOM

SIXTEEN (16) PARKING SPACES

APPROXIMATELY 400 AMPS OF POWER

±1,700 SF OF FENCED YARD AREA

EXCELLENT I-15 AND I-805 FREEWAY ACCESS

NEWER BUILDING - COMPLETED IN 2006

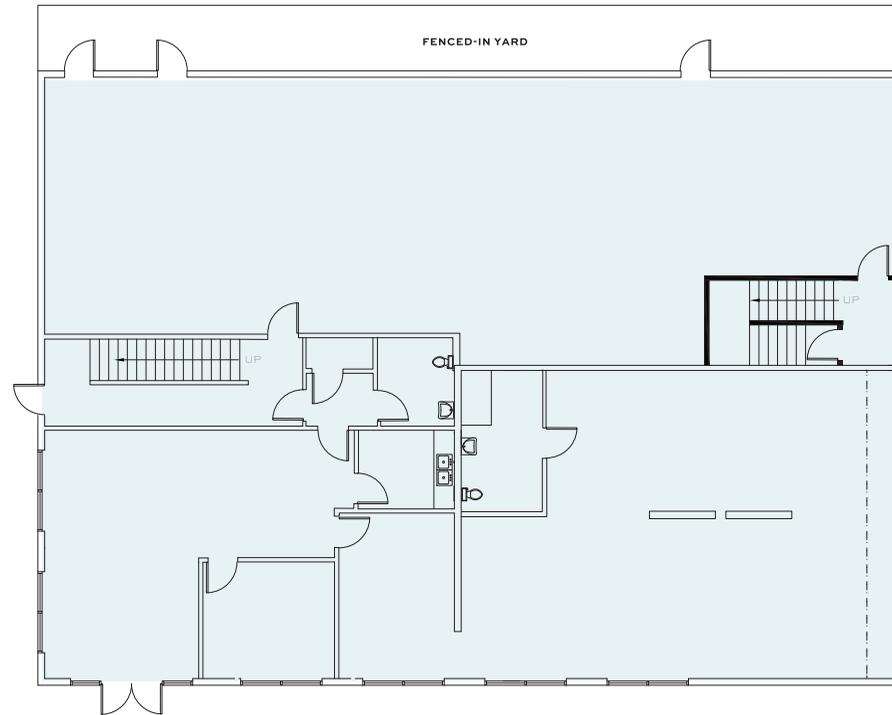
LEASE RATE

\$2.05/SF GROSS

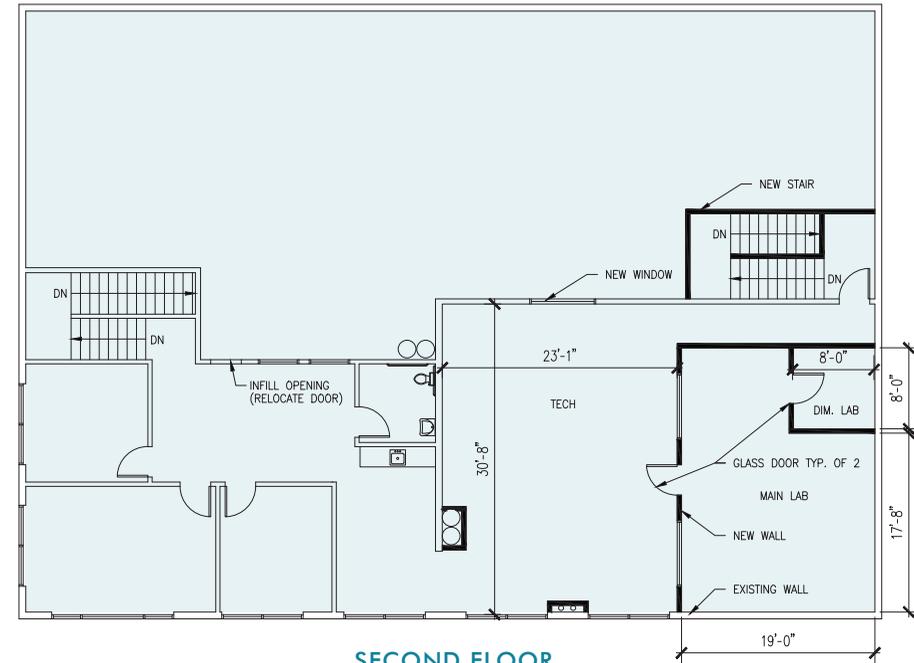
SALE PRICE

\$3,225,000

±7,500 SF INDUSTRIAL BUILDING
MIRAMAR, CALIFORNIA

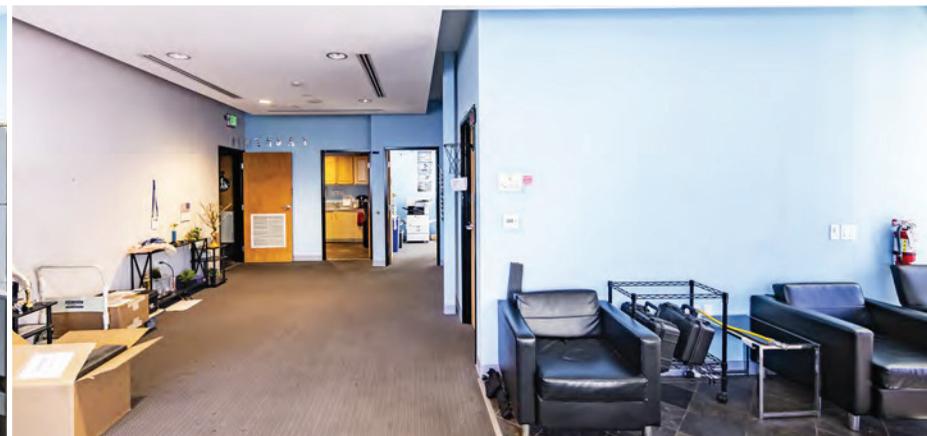


FIRST FLOOR



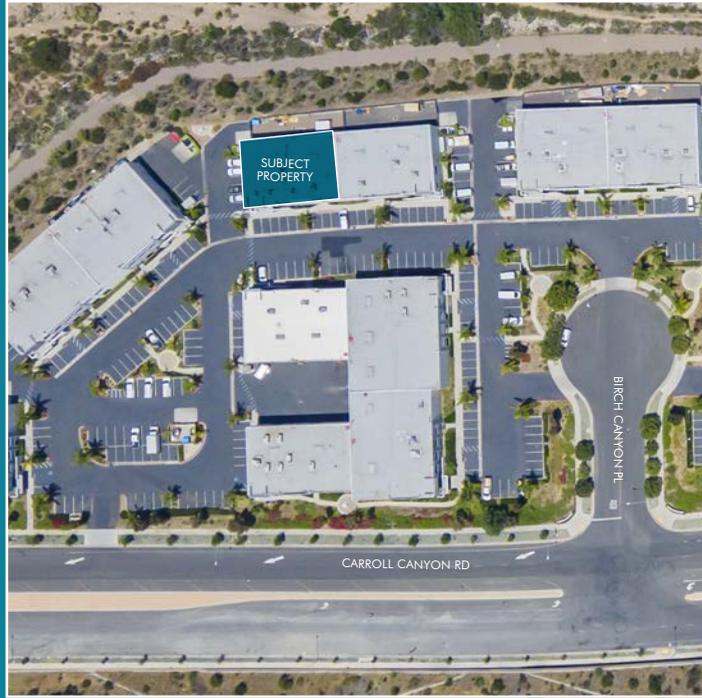
SECOND FLOOR

Floor plans not to scale, for reference only.





8360 JUNIPER CREEK LN



- CENTRALLY LOCATED
- PRIVATE BUSINESS PARK
- NEAR AN ABUNDANCE OF RETAIL / RESTAURANT AMENITIES
- EASY FREEWAY ACCESS

CARROLL CANYON BUSINESS PARK

8360 JUNIPER CREEK LN | SAN DIEGO, 92126



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
Cotixan Mexican
Robeks Smoothies

Walgreens
99 Cents Store
Jollibee
Carl's Jr
IHOP
Starbucks

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

MIRAMAR
8360 JUNIPER CREEK LN

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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MIRAMAR, CALIFORNIA 92126

8360



For more information or tours, please contact:

PAUL BRITVAR

Vice President

† 858.230.1166

pbritvar@lee-associates.com

CA RE Lic. #01949354

Lee & Associates San Diego | 6310 Greenwich Drive, Suite 240, San Diego, CA 92122 | 858.453.9990 | www.lee-associates.com/sandiego



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