

FOR LEASE

6690-6696 MIRAMAR RD 8440 MIRACREST PLACE

SAN DIEGO, CALIFORNIA 92121



3,440 SF AUTOMOTIVE SUITE WITH SMALL YARD

BRANDON KEITH
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Voit
REAL ESTATE SERVICES

PROPERTY FEATURES

Address: 6690-6696 Miramar Rd.
8440 Miracrest Pl.
San Diego, CA 92121

Project Size: 3 Buildings Totalling
34,015 SF

Availability: 3,440 SF

Loading: Grade Level

Clear Height: 18' - 20'

Zoning: IL-2-1, San Diego

Parking: 3.3/1,000 + Secure Yard

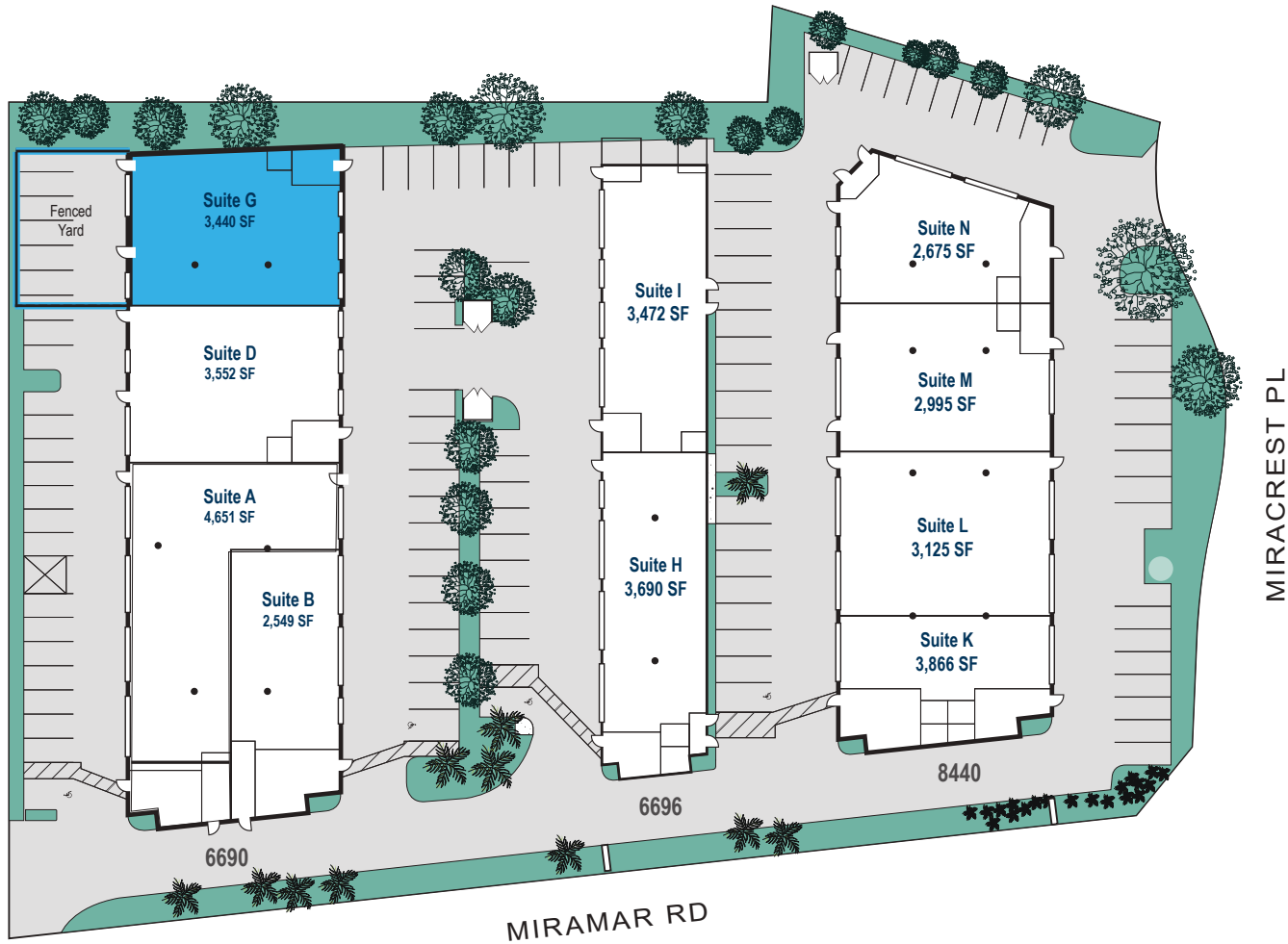
Power: 120/208V - 3 Phase

LEASE RATE: \$1.85 NNN

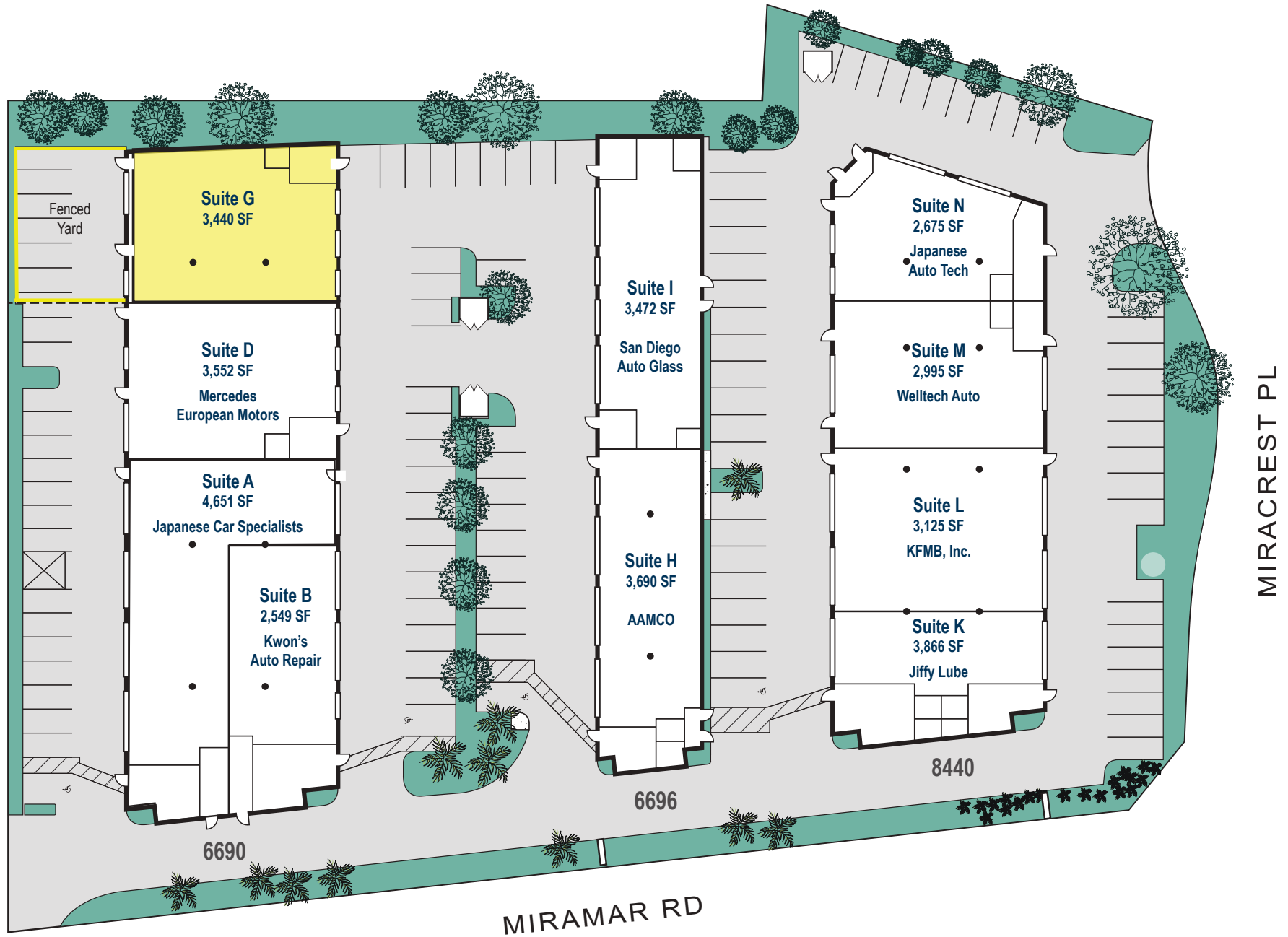


AVAILABILITY

6696 MIRAMAR RD				
SUITE	SIZE	LEASE RATE	AVAILABLE	COMMENTS
G	3,440 SF	\$1.85 NNN	60 Days	Building & Monument Signage. Reception, (1) Restroom, (5) Service Bays, and Fenced Yard.



SITE PLAN



HOUSEHOLD INCOME

\$114,987 **\$100,355** **\$101,763**
1 MILE 3 MILE 5 MILE

OF HOUSES

6,004 **27,755** **93,884**
1 MILE 3 MILE 5 MILE

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
MIRAMAR ROAD	FROST-MAR PLACE	52,411
MIRAMAR ROAD	COMMERCE AVENUE	46,245
CAMINO SANTA FE	CORTE SANTA FE	24,855
CAMINO SANTA FE	RASHA STREET	22,830
COMMERCE AVENUE	CAMINO SANTA FE	4,465

60%
MEDIAN
BACHELOR'S
DEGREE OR HIGHER

1986
MEDIAN
YEAR HOME BUILT

2.5
MEDIAN
HOUSEHOLD SIZE

35
MEDIAN
AGE

HOME VALUE

\$746,468 **\$718,964** **\$723,838**
1 MILE 3 MILE 5 MILE

POPULATION

14,708 **74,207** **252,334**
1 MILE 3 MILE 5 MILE

AERIAL MAP



<http://www.live3roots.com/>





FOR MORE INFORMATION, CONTACT:

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