



FOR LEASE

8706
PRODUCTION AVE
SAN DIEGO, CA 92121
MIRAMAR

+/-2,375 SF INDUSTRIAL SPACE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS



8706 PRODUCTION AVE

 +/- 2,375 SF industrial building

 Single story

 Strategic central location

 Flexible zoning

 Unique square footage

 Construction: tilt up

 Power: 200 A

 1 x 10' x 10' grade door

 Minimal office

 Ideal for industrial uses

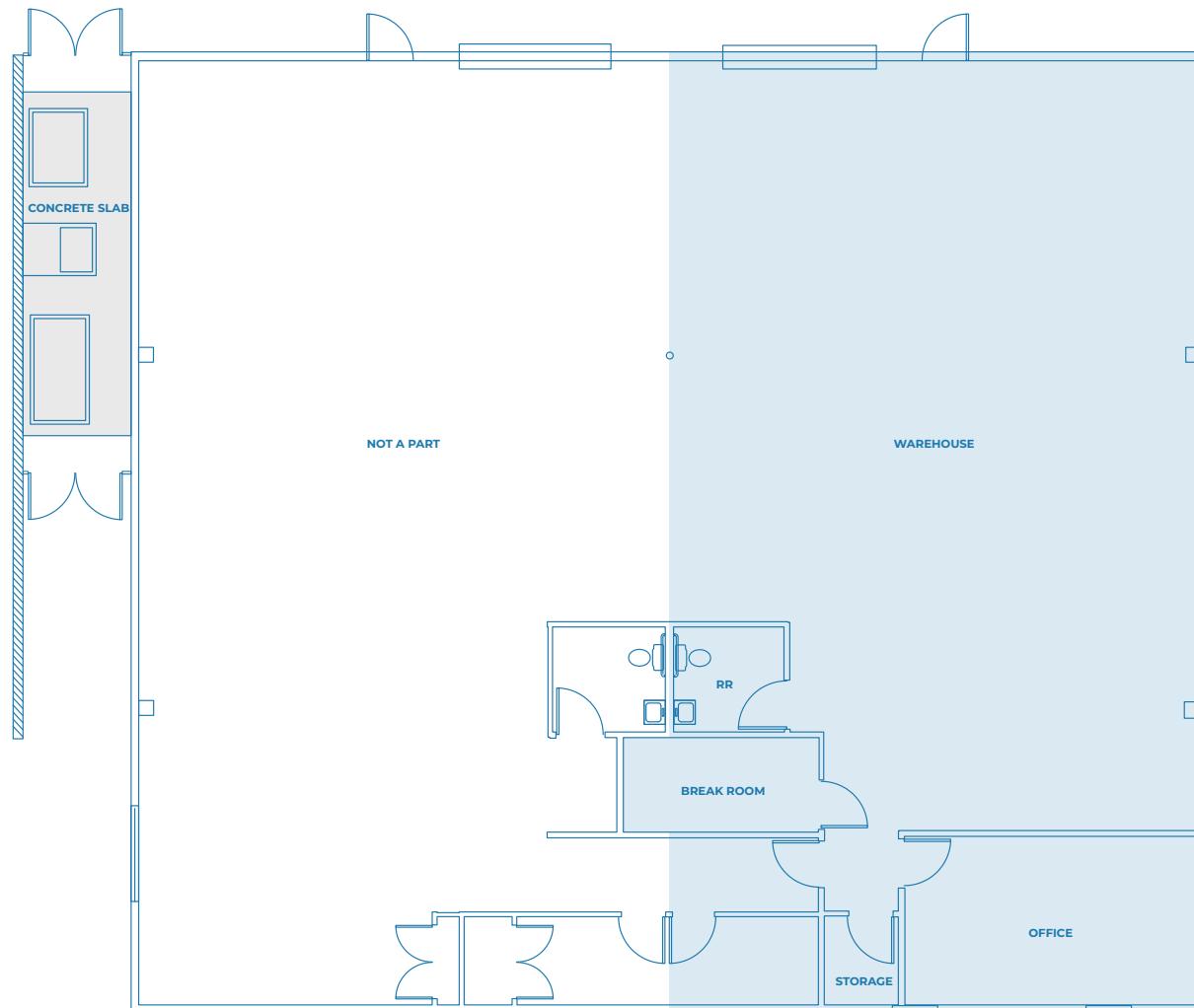
 14' ceilings

Lease Rate : \$1.95/SF Gross

FLOOR PLAN

8706 PRODUCTION AVE

+/- 2,375 SF industrial building



Floorplan not to scale, for reference only.



MIRAMAR

Interstates 5, 15, and 805 provide transportation corridors to the border, Inland Empire, and Los Angeles, making Miramar an ideal location in Central County for distribution. 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.

Buildings have traded with regularity in the submarket, and given the breadth of inventory, both local and national investors have shown interest here when opportunities arise, making it one of the most liquid investment markets in San Diego.

Annual rent growth has averaged 7.0% over the past five years, and rents have shifted by 2.3% over the past 12 months. Rent growth has largely kept pace with neighboring submarkets over that period. Concessions are still relatively minimal, particularly for small-bay spaces, and a tenant might receive one month of free rent on a three-year term. Given the strength of demand for small-bay properties, some tenants buy buildings to secure occupancy in a low-availability environment.

100,278

2024 POPULATION
3 MILE RADIUS

56,945

DAYTIME EMPLOYEES
3 MILE RADIUS

\$140,400

AVERAGE HH INCOME
3 MILE RADIUS

\$1.37B

CONSUME SPENDING
3 MILE RADIUS

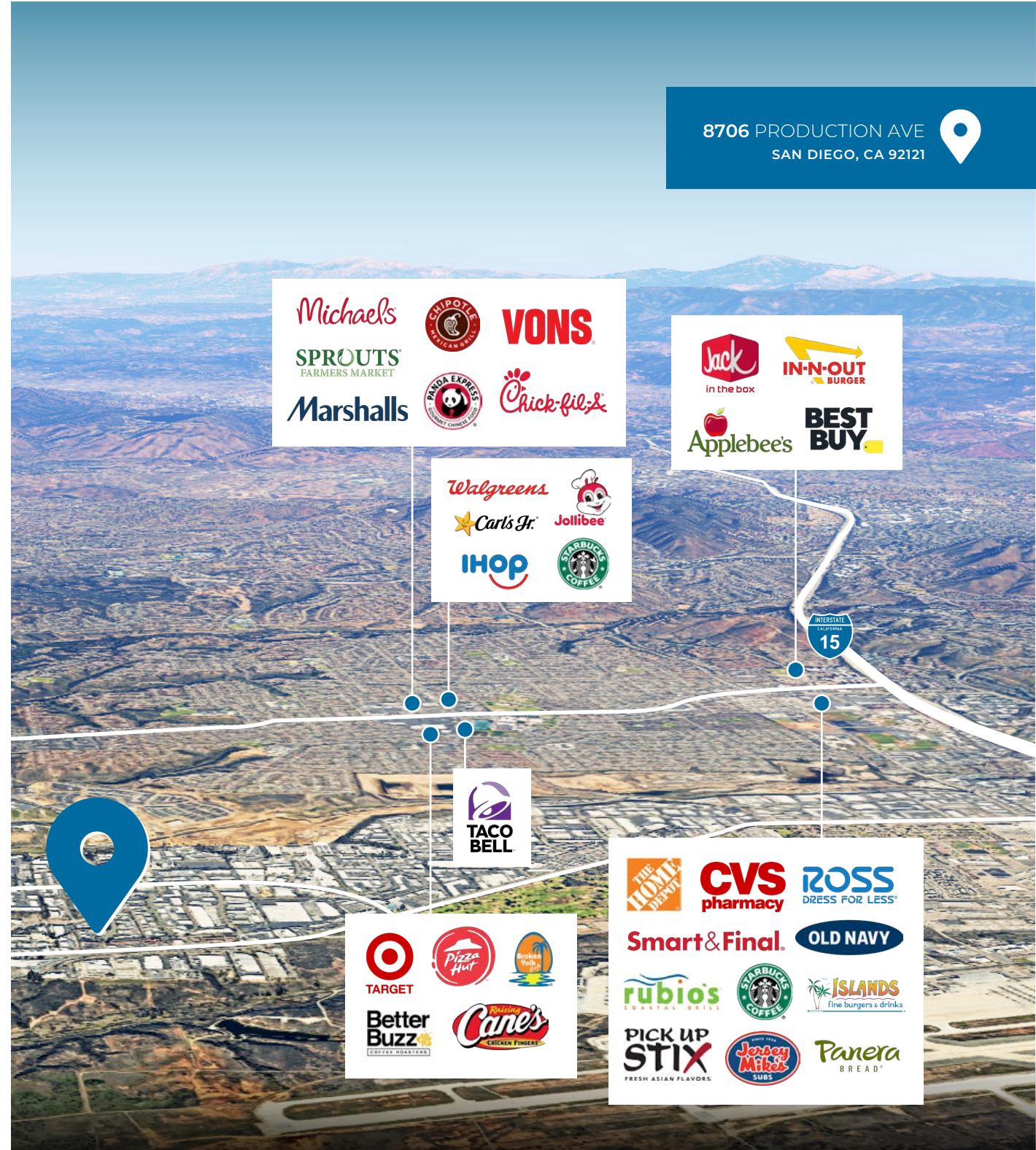
36.8

MEDIAN AGE
3 MILE RADIUS

\$760,640

MEDIAN HOME VALUE
3 MILE RADIUS

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For more information or tour,
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