

6920  
Miramar Road

SAN DIEGO, CA 92121



## MIRAMAR CLOCKTOWER OFFICE PARK

Professional Office Suites - For Lease

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**PACIFIC COAST  
COMMERCIAL**  
SALES • MANAGEMENT • LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



# 6920

## Miramar Road

### PROPERTY FEATURES



#### AVAILABILITY

Executive Suites From  $\pm$  230 to 295 RSF  
Office Suite  $\pm$  1,050 RSF



#### PROPERTY SIZE

$\pm$  34,750 SF Multi-Tenant Office Building with Professional Image



#### COMMON AREA AMENITIES

Elevator Served, Underground & Open Parking, Free Conference Room, Weekly Janitorial Service, Wi-Fi Internet, Secure 24/7 Building Access



#### LANDMARK

Recognizable Clocktower Visible From Miramar Road



#### NEARBY AMENITIES

Walking Distance to Restaurants, Diverse Retail, Public Transportation, and in Close Proximity to the UTC Shopping Mall



#### FREEWAY ACCESS

Easy Access to I-805 and I-15



#### ASKING RATE

Executive Suites: Starting at \$550/Month - Full Service  
Office Suites: Rates as Low as \$1.00/SF + Electric



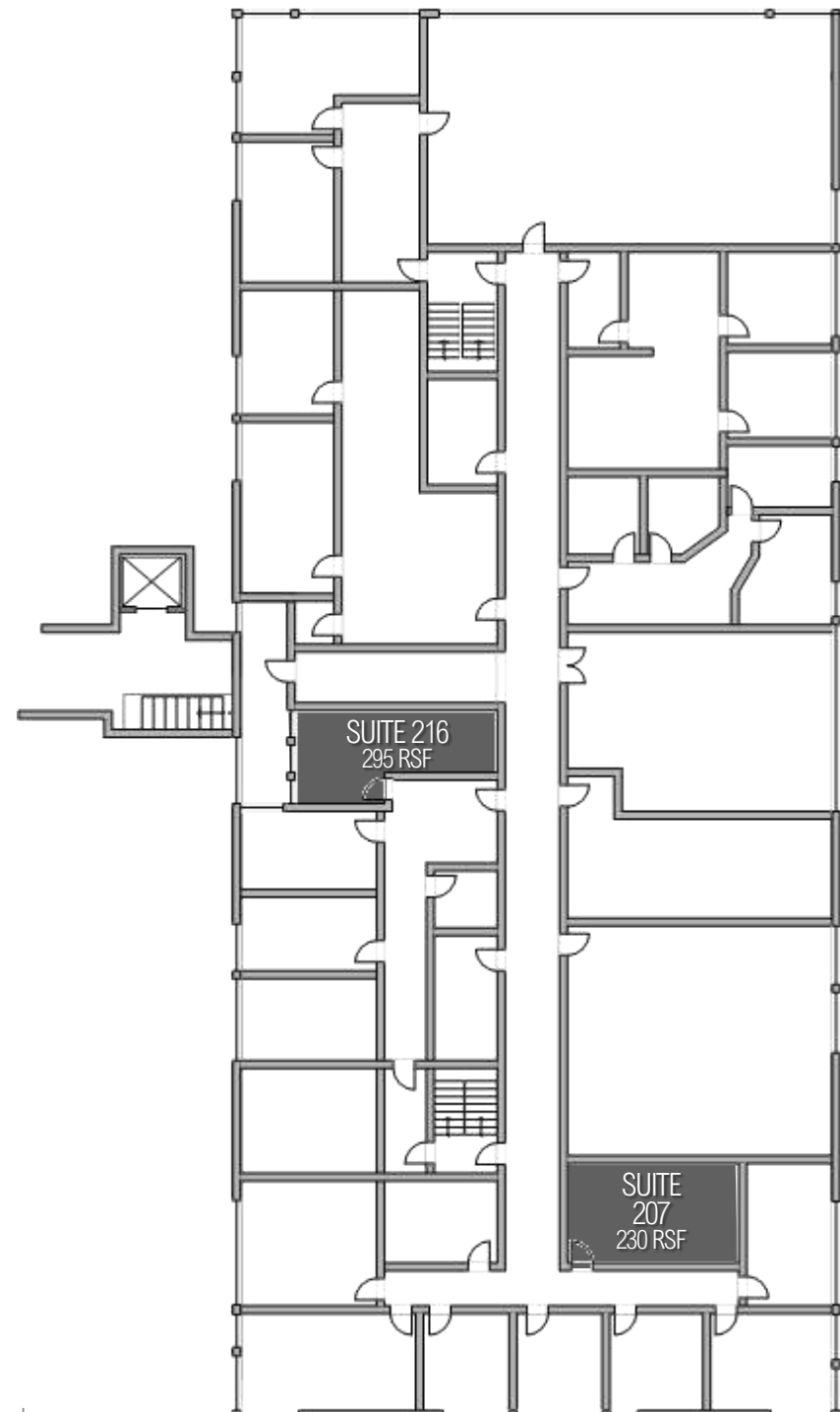
# 6920

## Miramar Road

### FLOOR PLAN - 2ND FLOOR

#### 2ND FLOOR AVAILABILITY

SUITE	RSF	MONTHLY RENT
207	230	\$575/month, FSG
executive office		
216	295	\$630/month, FSG
executive office		



Floor Plan Not Fit to Scale;  
For Reference Purposes Only



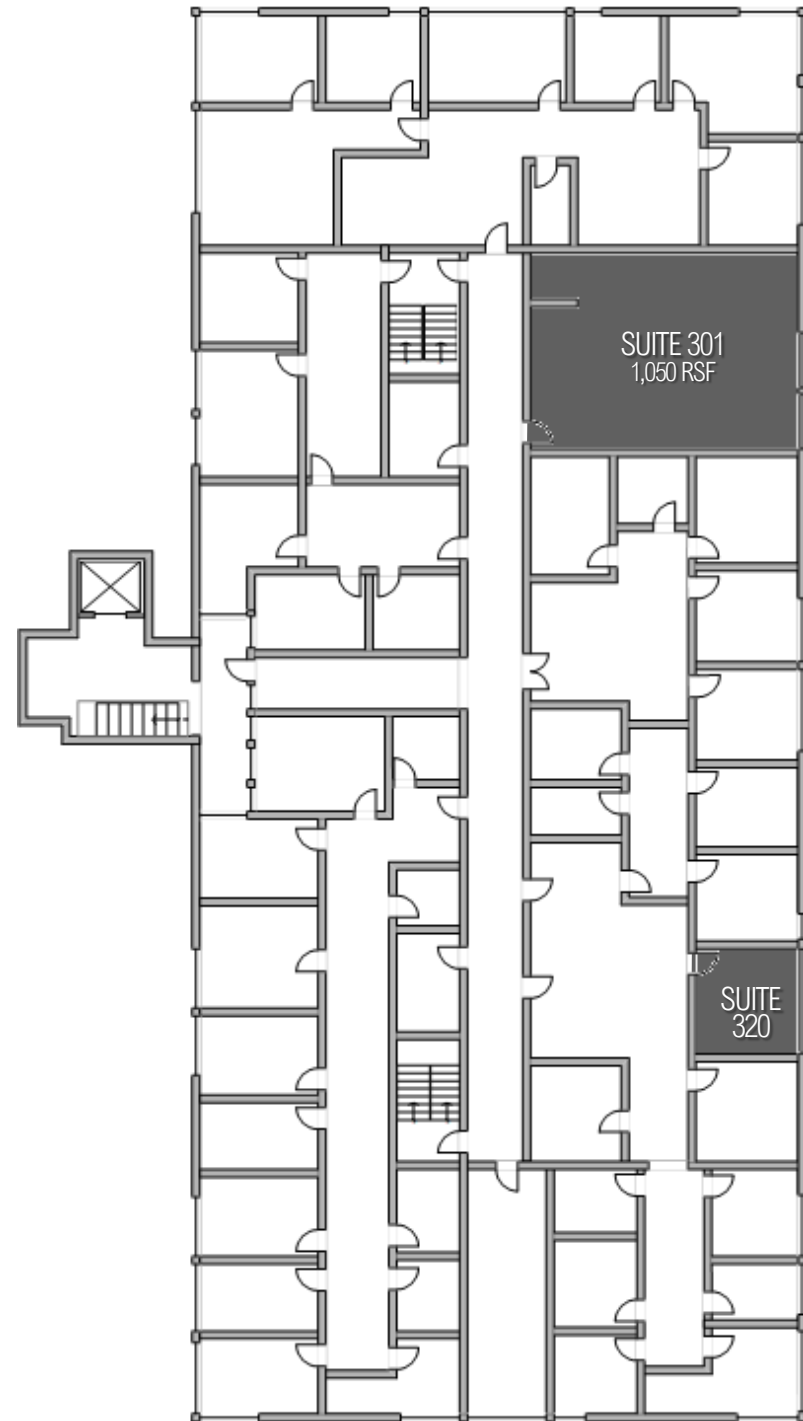
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## Miramar Road

FLOOR PLAN - 3RD FLOOR

### 3RD FLOOR AVAILABILITY

SUITE	RSF	MONTHLY RENT
301	1,050	\$1,050/month + electric
1 large open finished area, many windows		
320	235	\$550/month, FSG
executive office, large window		



Floor Plan Not Fit to Scale;  
For Reference Purposes Only

# Location



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MIRAMAR ROAD

## DEMOGRAPHICS

Population (2022)  
Population (2027)  
Total Businesses  
Total Employees  
Consumer Spending

3 MILE

68,690  
69,316  
8,309  
92,245  
\$961 M+

5 MILE

255,268  
257,704  
23,230  
335,005  
\$3.6 B+

## DRIVE TIMES



**6 MINS**  
1-805 Freeway  
Entrance



**7 MINS**  
Westfield  
UTC - La Jolla



**19 MINS**  
Downtown  
San Diego



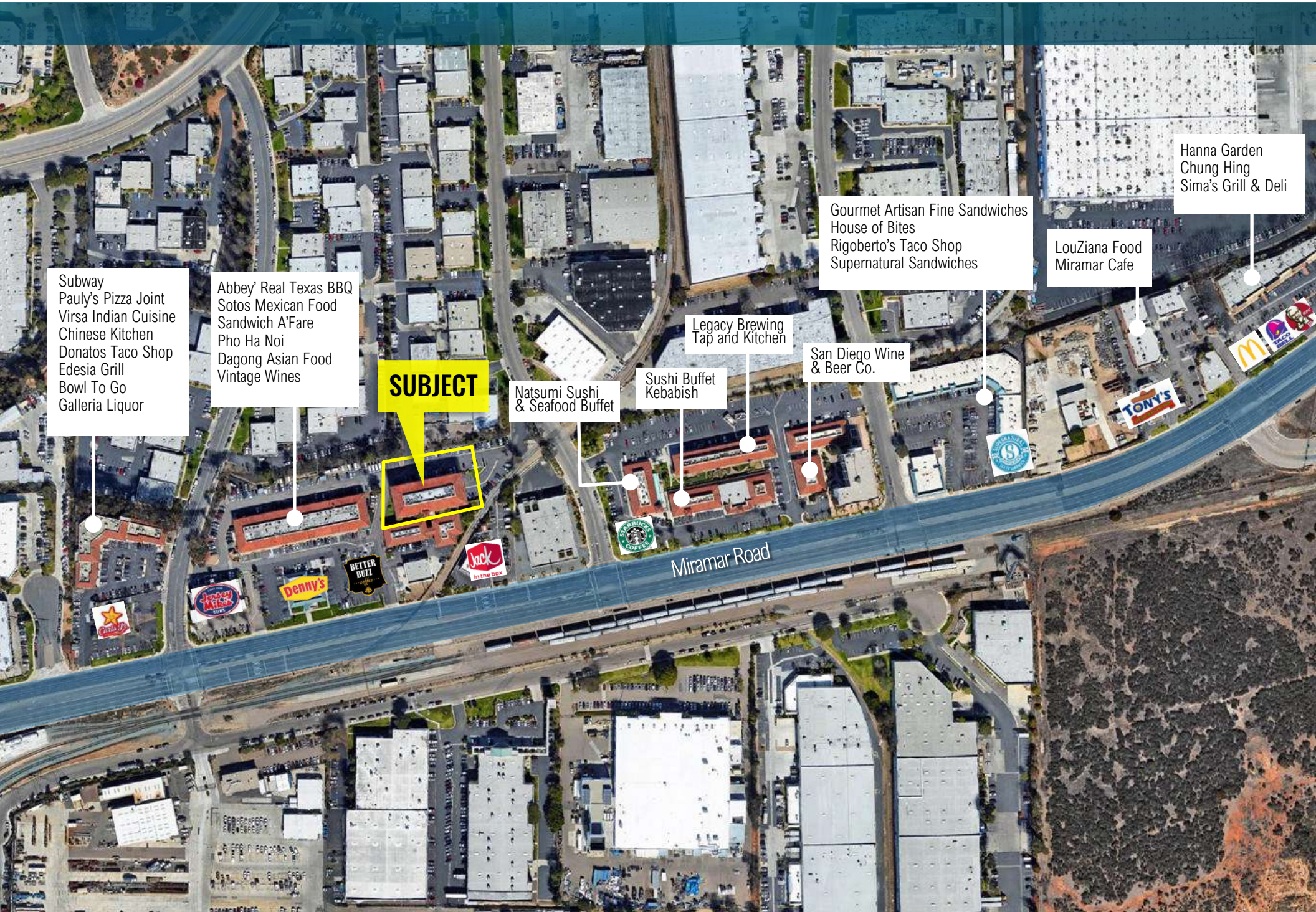
\* demographic source via costar



# Surrounding Retail

# MIRAMAR CLOCKTOWER OFFICE PARK

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Subway  
Pauly's Pizza Joint  
Virsa Indian Cuisine  
Chinese Kitchen  
Donatos Taco Shop  
Edesia Grill  
Bowl To Go  
Galleria Liquor

Abbey' Real Texas BBQ  
Sotos Mexican Food  
Sandwich A'Fare  
Pho Ha Noi  
Dagong Asian Food  
Vintage Wines

**SUBJECT**

Natsumi Sushi  
& Seafood Buffet

Legacy Brewing  
Tap and Kitchen

Sushi Buffet  
Kebabish

San Diego Wine  
& Beer Co.

Gourmet Artisan Fine Sandwiches  
House of Bites  
Rigoberto's Taco Shop  
Supernatural Sandwiches

LouZiana Food  
Miramar Cafe

Hanna Garden  
Chung Hing  
Sima's Grill & Deli

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to lease.