



1,116 SF OWNER/USER
CONDO FOR SALE



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REAL ESTATE SERVICES

RARE OWNER/USER OPPORTUNITY

9750 Miramar Road, Suite 310 offers an office/medical condominium for sale in the highly desirable I-15 corridor. This unit provides an extremely rare owner/user opportunity that is centrally located in the heart of San Diego.





PROPERTY DETAILS

\$595,000
ASKING PRICE

\$533/SF
PRICE/SF

34,427 SF
TOTAL BUILDING SIZE

1,116 SF
AVAILABLE CONDO SIZE

310
SUITES AVAILABLE

0.97 AC
LOT SIZE

1982
YEAR BUILT

3/1,000 SF
PARKING RATIO

THREE
OF STORIES



PROPERTY FEATURES

- » ±1,116 SF Office / Medical Condominium for Sale
- » Professionally Zoned for Office and Medical Uses
- » Immediate Access to the I-15 Freeway
- » Prime Location in the Highly Desirable Miramar Submarket & Adjacent to Heart of San Diego's Biotech Cluster & I-805
- » Premier Owner Occupied Project Consisting of Existing Office & Medical Uses
- » Monument Signage Available
- » Visitor, Reserved and Gated Parking Available
- » Extensive Retail Amenities For Dining and Shopping in Close Proximity

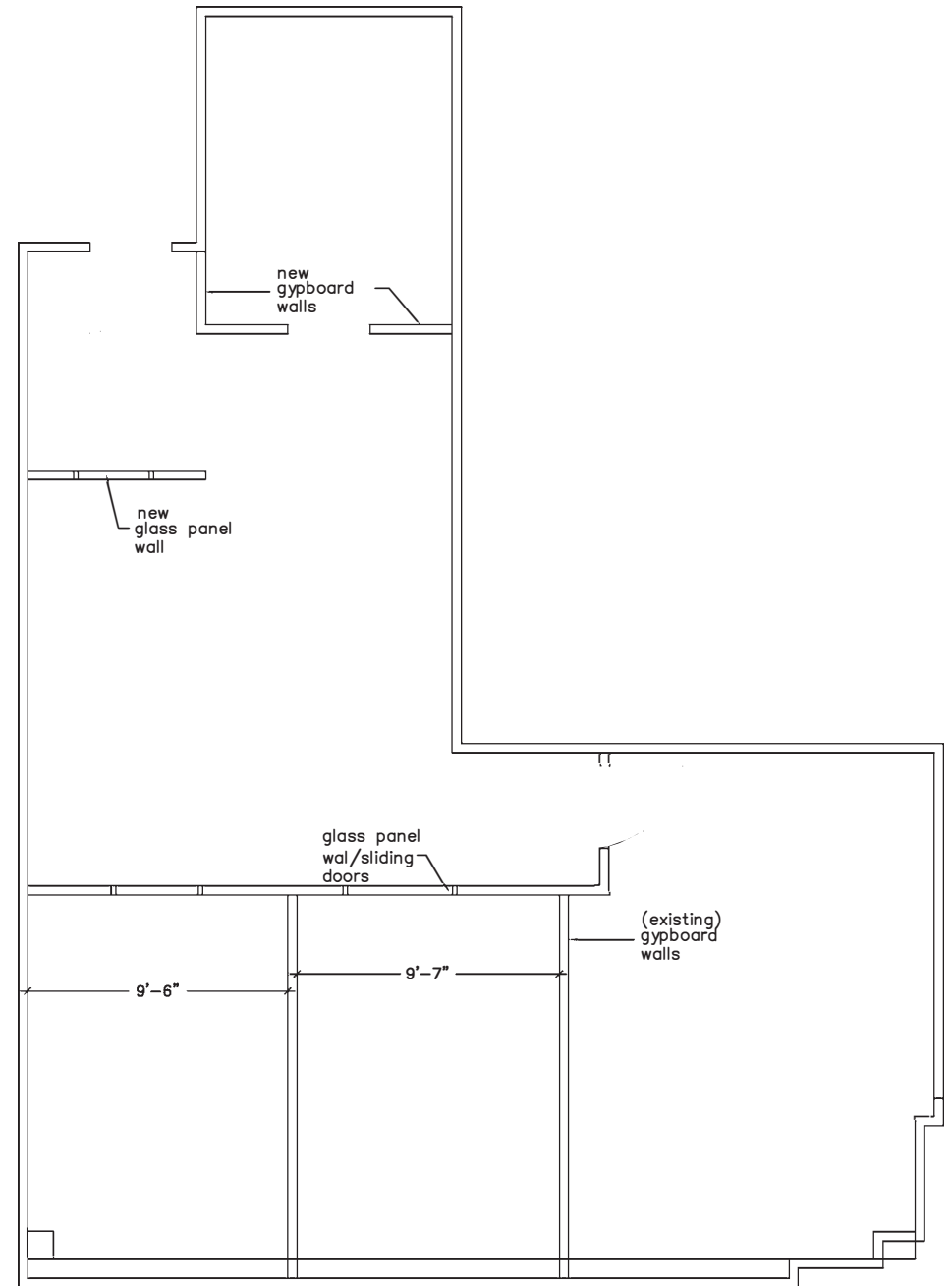




MIRAMAR ROAD

SUITE 310

- » 1,116 SF office condominium
- » Top floor corner unit
- » Tremendous East and North facing views
- » Reception
- » Three (3) window lined offices
- » One (1) interior office / storage
- » Open area
- » Newly renovated, high-end modernized build out
- » One (1) covered and reserved parking spaces



ABOUT MIRAMAR

Miramar is a neighborhood in the northern part of the city of San Diego, California, United States. It includes residential areas and commercial and light industrial districts.

Miramar is home to the Marine Corps Air Station. An installation the is home to the 3rd Marine Aircraft Wing, which is the aviation element of the 1st Marine Expeditionary Force.

The Miramar submarket consists of approximately 14 million square feet of distribution, warehouse, office, and Miramar Road frontage retail related space. Miramar is one of San Diego County's most recognized real estate markets due in part to its central location, size, and traditional industrial characteristics. This market historically maintains one of the highest occupancy rates in the county.

ABOUT SCRIPPS RANCH

Scripps Ranch is a community of San Diego, California in the northeastern part of that city. It is located east of Interstate 15, north of Marine Corps Air Station Miramar, and south of Poway.

Scripps Ranch is a coastal/inland bedroom community within the City of San Diego. Miramar Reservoir is located within Scripps Ranch and offers recreational boating and fishing. A feature of Scripps Ranch is its landscaping, which includes many mature eucalyptus trees that are most apparent along Pomerado Road.

Scripps Ranch is a vibrant city that offers a fantastic quality of life and a strong sense of community. With its beautiful surroundings, excellent schools, and abundant amenities

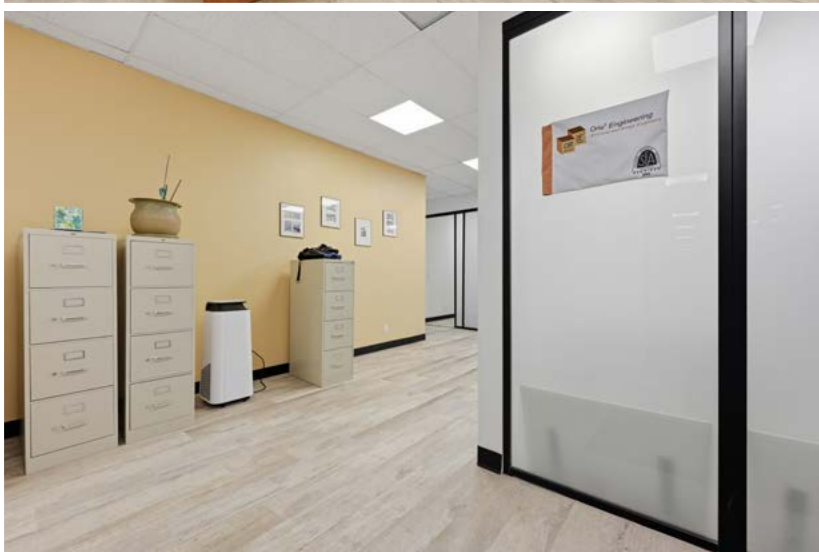
I-15 CORRIDOR

Route 15, consisting of the contiguous segments of State Route 15 and Interstate 15, is a major north-south state highway and Interstate Highway in the state of California, connecting San Bernardino, Riverside, and San Diego Counties. The route consists of the southernmost 289.24 miles of I-15, which extends north through Nevada, Arizona, Utah, Idaho, and Montana to the Canada-US border. It is a major thoroughfare for traffic between San Diego and the Inland Empire, as well as between Southern California, and Nevada.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	13,087	90,447	174,021
Households	3,656	29,004	58,477
Median Household Income	\$72,345	\$113,107	\$120,529
Median Home Value	\$460,028	\$698,130	\$730,422
Median Year Built	1978	1982	1986





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