



SALE / LEASE

+/-33,000 SF FLEX / MANUFACTURING FACILITY ON 1.60 ACRES

7992 MIRAMAR ROAD | SAN DIEGO, CA 92126

CENTRAL MIRAMAR LOCATION | HIGH-END SHOWROOM IMPROVEMENTS | GRADE-LEVEL LOADING | FENCED YARD

# 7992 MIRAMAR ROAD

SAN DIEGO, CA 92126

- +/-33,000 SF flex / manufacturing facility
  - +/-23,000 SF warehouse
  - +/-9,000 SF office
  - +/-Minimal second floor
- 5,000 - 15,000 SF available for lease
- 1.60 acres lot
- High-end showroom improvements
- Prominent double-height entrance / reception area
- Fully insulated warehouse
- Three grade level loading positions + dock potential
- 20' clear height
- Abundant fenced in yard
- Private entrance
- Natural gas
- 480V x 800A power
- Fire sprinklers
- Masonry construction



LEASE RATE: \$2.00/SF GROSS  
SALE PRICE: CONTACT BROKER



Prominent Double-Height Entrance / Reception Area



23,000 SF Warehouse

+/-33,000 SF FLEX / MANUFACTURING FACILITY ON 1.60 ACRES IN MIRAMAR



High-End Showroom



9,000 SF Office



Large Fenced-In Yard

7992 MIRAMAR ROAD  
SAN DIEGO, CA 92126

23,000 SF FULLY  
INSULATED WAREHOUSE

28' BUILDING HEIGHT

HIGH-END SHOWROOM  
IMPROVEMENTS

LARGE FENCED-IN  
YARD AREA

20' CLEAR HEIGHT

THREE GRADE-LEVEL LOADING  
POSITIONS + DOCK POTENTIAL

9,000 SF TOTAL  
OFFICE SPACE

PROMINENT DOUBLE-HEIGHT  
ENTRANCE / RECEPTION AREA

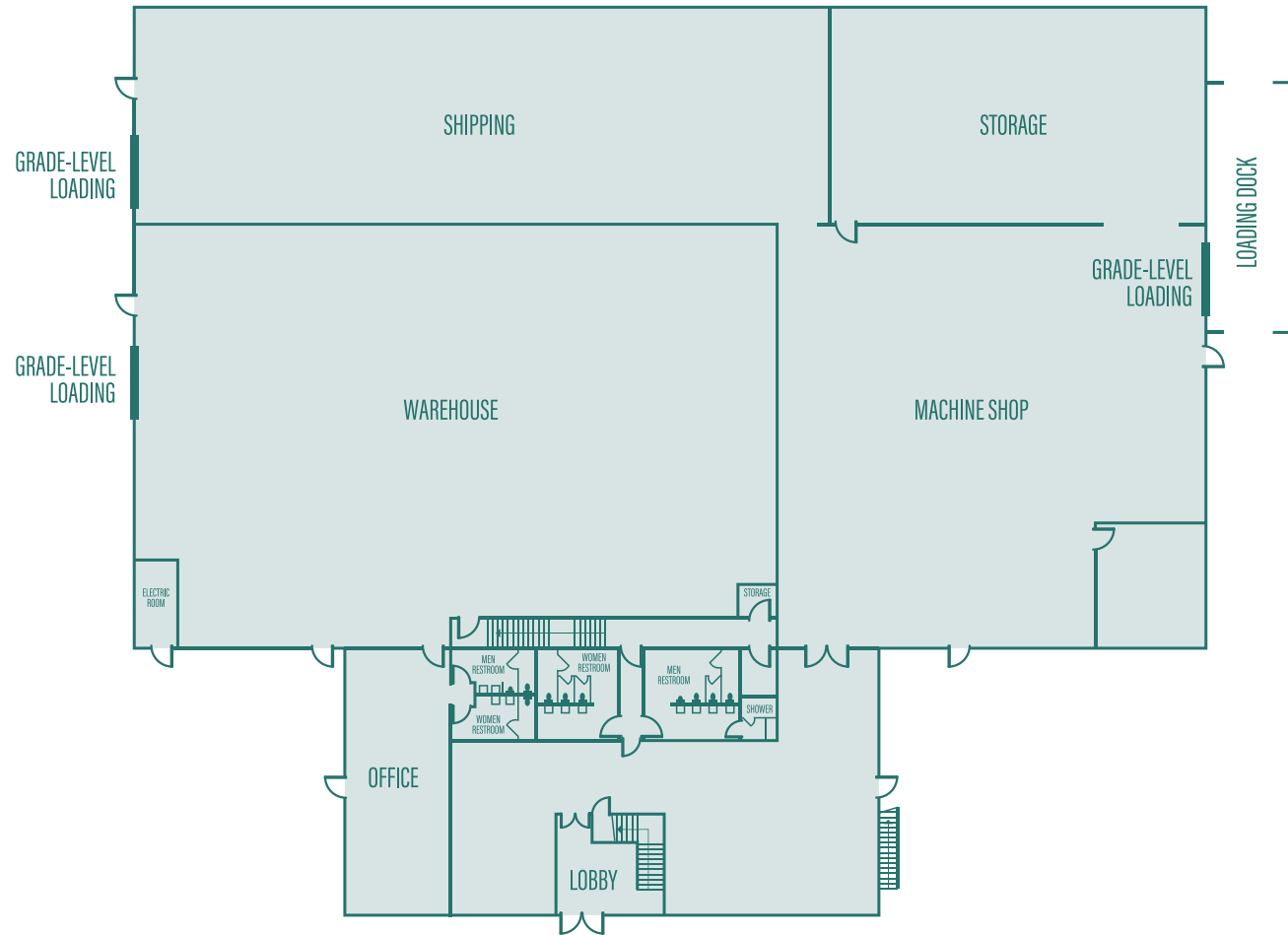
DRIVE THROUGH  
CAPABILITY

MINIMAL 2ND FLOOR  
OFFICE SPACE

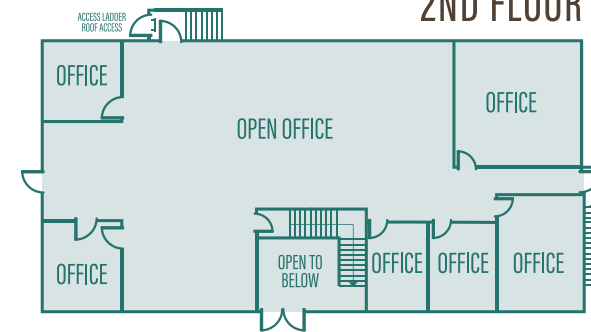
34 SURFACE  
PARKING SPACES

33,000 SF FLEX / MANUFACTURING FACILITY ON 1.60 ACRES

1ST FLOOR

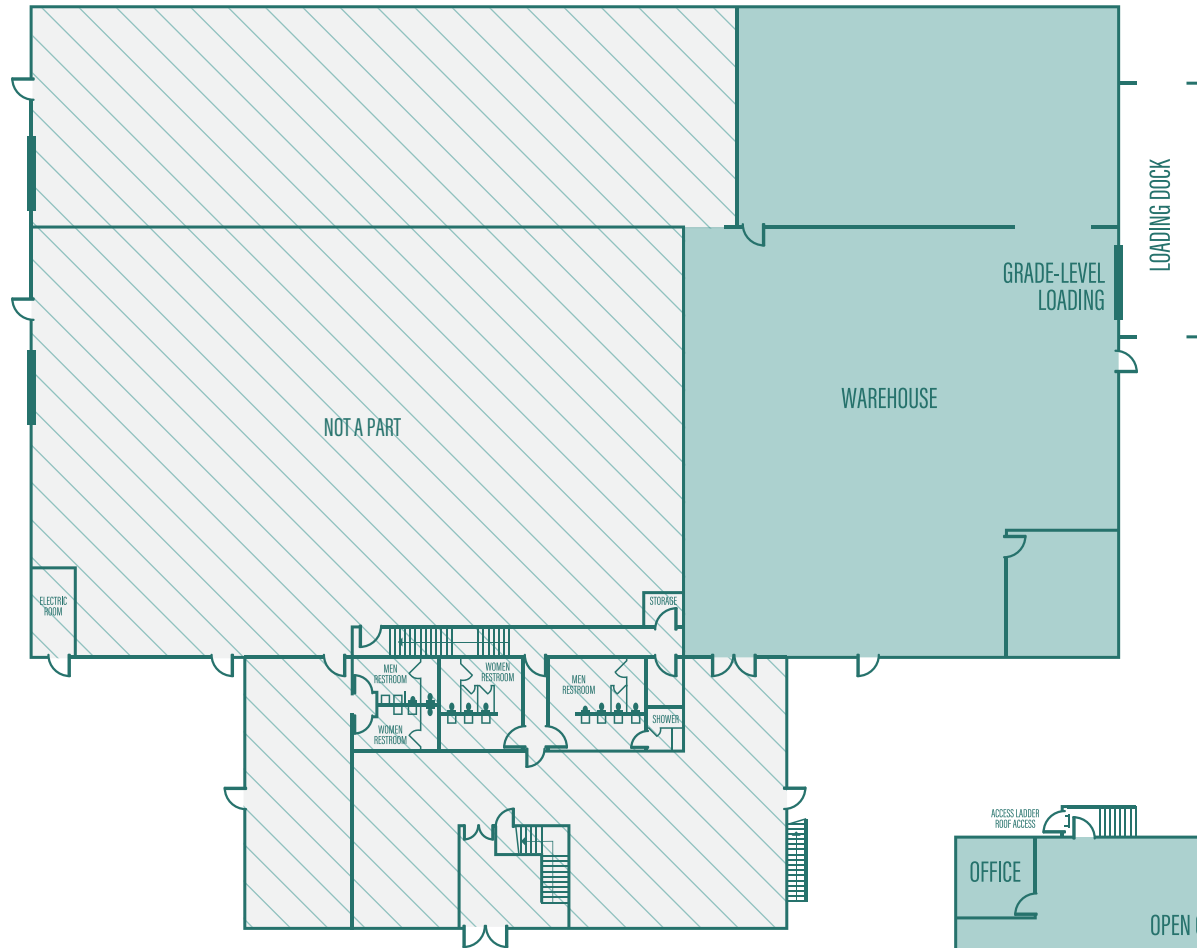


2ND FLOOR

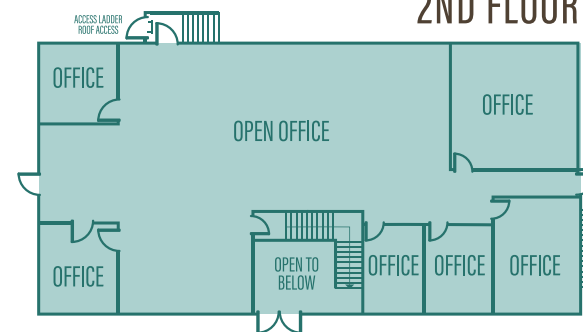


AVAILABLE  
FOR LEASE

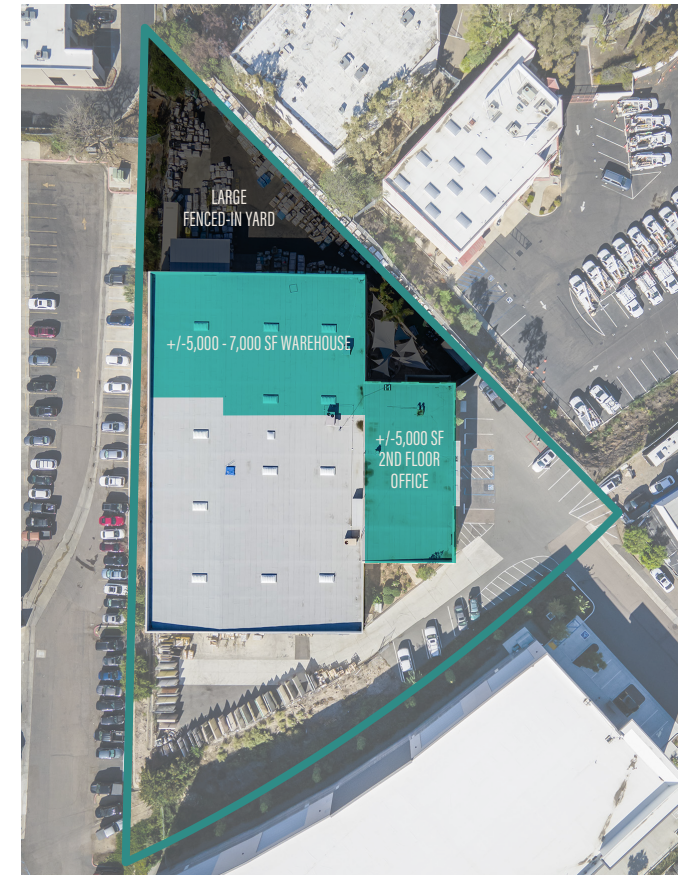
### 1ST FLOOR



### 2ND FLOOR



**5,000 - 15,000 SF AVAILABLE**  
PLEASE CONTACT BROKER FOR SPACE OPTIONS



+/-5,000 - 7,000 SF WAREHOUSE | +/-5,000 SF SECOND FLOOR OFFICE | ONE GRADE-LEVEL DOOR + DOCK POTENTIAL | LARGE FENCED-IN YARD



7992 MIRAMAR ROAD  
PLAT MAP

# AREA AMENITIES

- Urbane Cafe
- Pho Kitchen
- Sue's Korean Kitchen
- Nanay's Best BBQ
- Donut Touch
- Charminar Indian
- Aldi
- The UPS Store

- Michaels
- Sprouts
- Marshalls
- Panda Express
- Manna BBQ
- Red Lobster

- Crab Hut
- Little Sakana Sushi
- L&L Hawaiian BBQ
- Chipotle
- Cotixan Mexican
- Robek's Smoothies

- Home Depot
- Best Buy
- Barnes & Noble
- CVS
- Starbucks
- On The Border

- Dave's Hot Chicken
- Islands Restaurant
- In-N-Out Burger
- Jack In The Box
- Panera Bread

- Chick-Fil-A
- On A Roll Cafe
- Croutons
- Rubio's
- Subway

- Target
- Broken Yolk Cafe
- Sayulitas Mexican
- Max's Restaurant
- Pizza Hut

- Walgreens
- 99 Cents Store
- Jollibee
- Carl's Jr
- IHOP
- Starbuck's

- Carl's Jr
- Denny's
- Better Buzz Coffee
- Natsumi Sushi and Seafood
- Rigoberto's Taco Shop
- Saint Archer Brewing Co.
- McDonald's
- Taco Bell
- The Pizza Joint
- Dixieline Lumber



TORREY PINES

UCSD

UTC

SORRENTO VALLEY

MIRA MESA

SCRIPPS RANCH

MIRAMAR

MCAS MIRAMAR



MIRA MESA BLVD.

CAMINO SANTA FE

CAMINO RUIZ

CARROLL ROAD

MIRAMAR ROAD

LA JOLLA VILLAGE DR.



## MIRAMAR INDUSTRIAL SUBMARKET

Mira Mesa/Miramar is one of San Diego's largest industrial submarkets, buttressed by one of the largest concentrations of specialized industrial inventory in the region. The diverse set of tenants in Mira Mesa are attracted to the central location with arterial freeway access amid a huge concentration of households. The flex inventory that does exist, about 4.9 million SF, has begun being targeted by investors to reposition into lab space to attract spillover demand from tenants in the Sorrento Mesa area, particularly along Interstate 805 where the two submarkets share a border.

Demand has been steady with net absorption that has tallied 160,000 SF compared to the five-year average of 120,000 SF, and the vacancy rate has changed by -0.9% year over year to 2.2%, which is trending near an all-time low. However, net absorption was only marginal during the past two quarters as available space has dwindled.

Ground-up development has not taken hold here in recent years, and most activity takes the form of renovations into higher-end space that might accommodate expansions from biotech firms or repositioning dated buildings into more modern facilities.

Buildings trade with regularity in the submarket, and given the breadth of inventory, both local and national investors show interest here when opportunities arise.

101,905

2022 POPULATION  
3 MILE RADIUS

54,917

DAYTIME EMPLOYEES  
3 MILE RADIUS

\$109,178

MEDIAN HH INCOME  
3 MILE RADIUS

\$1.4B+

2022 CONSUMER SPENDING  
3 MILE RADIUS

38.1

MEDIAN AGE  
3 MILE RADIUS

\$695,441

MEDIAN HOME VALUE  
3 MILE RADIUS



3,286,069

2021 POPULATION  
SAN DIEGO COUNTY



6.6%

POPULATION GROWTH  
2010-2020

2

LARGEST CITY  
IN CALIFORNIA

8

LARGEST CITY  
IN UNITED STATES



70'

AVERAGE  
TEMPERATURE



80%

SUNNY  
DAYS

## SAN DIEGO | AMERICA'S FINEST CITY

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Famous for its miles and miles of white-sand beaches and amazing weather, the city offers an abundance of fun attractions for visitors of all ages.

Boasting a citywide population of more than 1.3 million and more than 3 million residents countywide, San Diego is California's second largest city and the United States' eighth largest. San Diego County is made up of 18 incorporate cities and towns along with other charismatic neighborhoods and communities, such as Carlsbad, Coronado, Del Mar, Downtown San Diego's Gaslamp Quarter, Point Loma, Chula Vista, Old Town, La Jolla, Pacific Beach, and North Park.

San Diego is renowned for its incredible climate, which is characterized as warm, dry summers and mild winters with most of the annual precipitation falling between December and March. The average yearly temperature measures above 70 degrees, with an average of just 42 rainy days per year.

America's Finest City also showcases many popular attractions for the whole family to enjoy. Some of these include Sea World San Diego, LEGOLAND California, the world-famous San Diego Zoo, the Cabrillo National Monument, Balboa Park, several casinos, and many historic parks and museums.

Another attraction of San Diego is its immediacy to Mexico. Because they share an international border, Tijuana and San Diego are grouped together as an international metropolitan area. Many visitors make their way south to enjoy luxury spas, beachfront resorts, golf courses, multicultural festivals and celebrations, colorful neighborhoods, and the nightlife.

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MIRAMAR



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