

FOR LEASE

±40,853 SF INDUSTRIAL MANUFACTURING OPPORTUNITY IN MIRAMAR

CLICK FOR  
VIRTUAL  
TOUR



# 7545 CARROLL ROAD

SAN DIEGO, CALIFORNIA 92121



GRADE-LEVEL LOADING

FENCED YARD

AMPLE STORAGE

HEAVY POWER






ABUNDANT PARKING








7545 CARROLL ROAD | SUITE B

INDUSTRIAL MANUFACTURING BUILDING IN THE HEART OF MIRAMAR



-  ±40,853 SF SINGLE-STORY INDUSTRIAL MANUFACTURING SPACE
-  THREE (3) GRADE-LEVEL LOADING DOORS
-  FENCED YARD & AMPLE OUTDOOR STORAGE SPACE
-  ±2,000 SF OFFICE SPACE
-  18' – 35' CLEAR-HEIGHT (VARIES THROUGHOUT PREMISES)

-  HEAVY POWER: ONE 480V 4000A PANEL WITH OWN TRANSFORMER & POWER ROOM
-  AMPLE PARKING WITH TWO CURB CUTS ON CARROLL ROAD
-  RAIL SPUR LOCATED AT BACK OF PROPERTY
-  ZONING: IL-3-1
-  CENTRALLY LOCATED IN MIRAMAR

**LEASE RATE** | \$1.29/SF NNN (LOW NNN'S OF APPROX. \$0.12/SF)

**AVAILABLE** | JULY 1, 2024



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±40,853 SF SINGLE-STORY  
INDUSTRIAL MANUFACTURING SPACE

GRADE-LEVEL LOADING

±2,000 SF OFFICE SPACE

GRADE-LEVEL LOADING

FENCED YARD WITH AMPLE OUTDOOR STORAGE

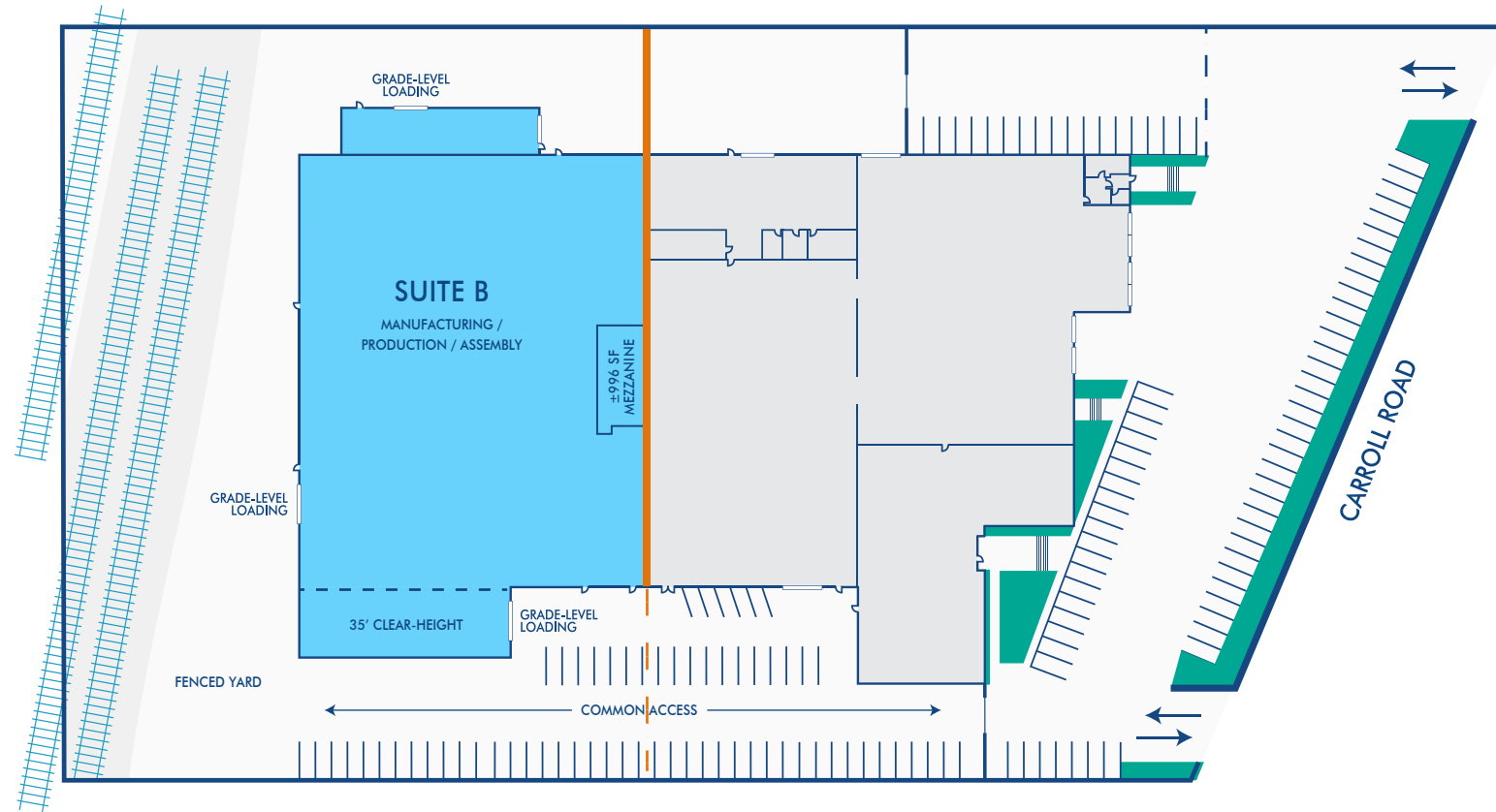
GRADE-LEVEL LOADING

ONE 480V 4000A PANEL WITH OWN  
TRANSFORMER & POWER ROOM

18' - 35' CLEAR-HEIGHT



## SITE PLAN



### SUITE B

- ±40,853 SF
- MANUFACTURING, PRODUCTION & ASSEMBLY AREAS
- ±2,000 SF OFFICE SPACE
- STORAGE SPACE
- LARGE, FENCED YARD
- THREE GRADE-LEVEL LOADING DOORS



THE INTERIOR







• Cutwater Tasting Room

• Ballast Point Brewing  
• Pure Project  
• Duck Foot Brewing  
• Thyme for Lunch Cafe

• Dixieline Lumber

• Taco Bell

• Salt and Butter Bakery

• McDonald's  
• Sima's Grill & Deli  
• Chung Hing  
• Tony's Fresh Mexican  
• Bunny Chow

• Embolden Beer Co.

• Supernatural Sandwiches  
• Rigoberto's Taco Shop  
• The Pizza Joint  
• Lee's Haircut

CAMINO SANTA FE

PRODUCTION AVENUE

• Starbucks  
• Natsumi Sushi & Seafood  
• Kebashi  
• San Diego Beer & Wine Co.  
• Replica Print & Copy

COMMERCE AVENUE

• Jack in the Box

• Sotos Mexican Food  
• Sotos Fruteria  
• Abbey's Real Texas BBQ  
• Pho Ha Noi Asian Cuisine

• Better Buzz Coffee

• Donatos Taco Shop  
• Gyrogrill  
• Virsa Indian Cuisine  
• Tenkatori  
• Pauly's Pizza Joint

• Denny's

• Jersey Mikes Subs  
• The UPS Store

• Carl's Jr

THE AREA



## MIRAMAR AT A GLANCE

**101,905**

2022 POPULATION  
3 MILE RADIUS

**54,917**

DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$109,178**

MEDIAN HH INCOME  
3 MILE RADIUS

**\$1.4B+**

CONSUMER SPENDING  
3 MILE RADIUS

**38.1**

MEDIAN AGE  
3 MILE RADIUS

**\$695,441**

MEDIAN HOME VALUE  
3 MILE RADIUS

# MIRAMAR

## INDUSTRIAL SUBMARKET

Miramar/Mira Mesa is one of San Diego's biggest industrial submarkets, buttressed by one of the largest concentrations of manufacturing inventory in the region. The diverse set of tenants in Miramar have been attracted to the central location with arterial freeway access amid a huge concentration of households.

The flex inventory 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. That trend took hold in Sorrento Mesa several years ago and has expanded here as opportunities increasingly dwindle in the neighboring submarket.

Few submarkets in San Diego are positioned as ideally within the region as Miramar. Interstates 5, 15, and 805 provide transportation corridors to the border, Inland Empire, and Los Angeles. 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, which has made it one of the most liquid investment markets in San Diego.

Technology and biotech firms have shown an increased willingness to branch out here to take advantage of lower rents, a central location, and proximity to San Diego's primary life science and tech nodes in Sorrento Mesa, UTC, and Torrey Pines. That trend may accelerate in the coming years, particularly among firms priced out of neighboring Sorrento Mesa where so much of the older inventory is being redeveloped into high-end lab space as their leases expire.



# 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, festivals and celebrations, colorful neighborhoods, and the nightlife.



**3,276,208**

2022 POPULATION  
SAN DIEGO COUNTY



**6.6%**

POPULATION GROWTH  
2010-2020

**2**

**LARGEST  
CITY**  
IN CALIFORNIA

**8**

**LARGEST  
CITY**  
IN UNITES STATES



**70'**

AVERAGE  
TEMPERATURE



**80%**

SUNNY  
DAYS



±40,853 SF INDUSTRIAL MANUFACTURING OPPORTUNITY IN MIRAMAR



For information or to tour the property, please contact:

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