

FOR LEASE

±3,942 SF GROUND FLOOR RETAIL / FLEX SUITE

6910 MIRAMAR ROAD

SAN DIEGO, CALIFORNIA 92121



LOCATED IN THE MIRAMAR VILLAGE SHOPPING CENTER | SECOND FLOOR FULLY LEASED
MIRAMAR ROAD MONUMENT SIGNAGE | FLEXIBLE ZONING

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- ☑ ±3,942 SF ground floor retail / flex suite
- ☑ CC-4-2 zoning
- ☑ Extensive glassline & natural light
- ☑ Miramar Road monument signage
- ☑ Ample parking (2.94/1,000 SF)
- ☑ Located within the Miramar Village Shopping Center
- ☑ Neighboring tenants include Denny's, Better Buzz Coffee, Jersey Mike's Subs, Abbey's Real Texas BBQ, and more

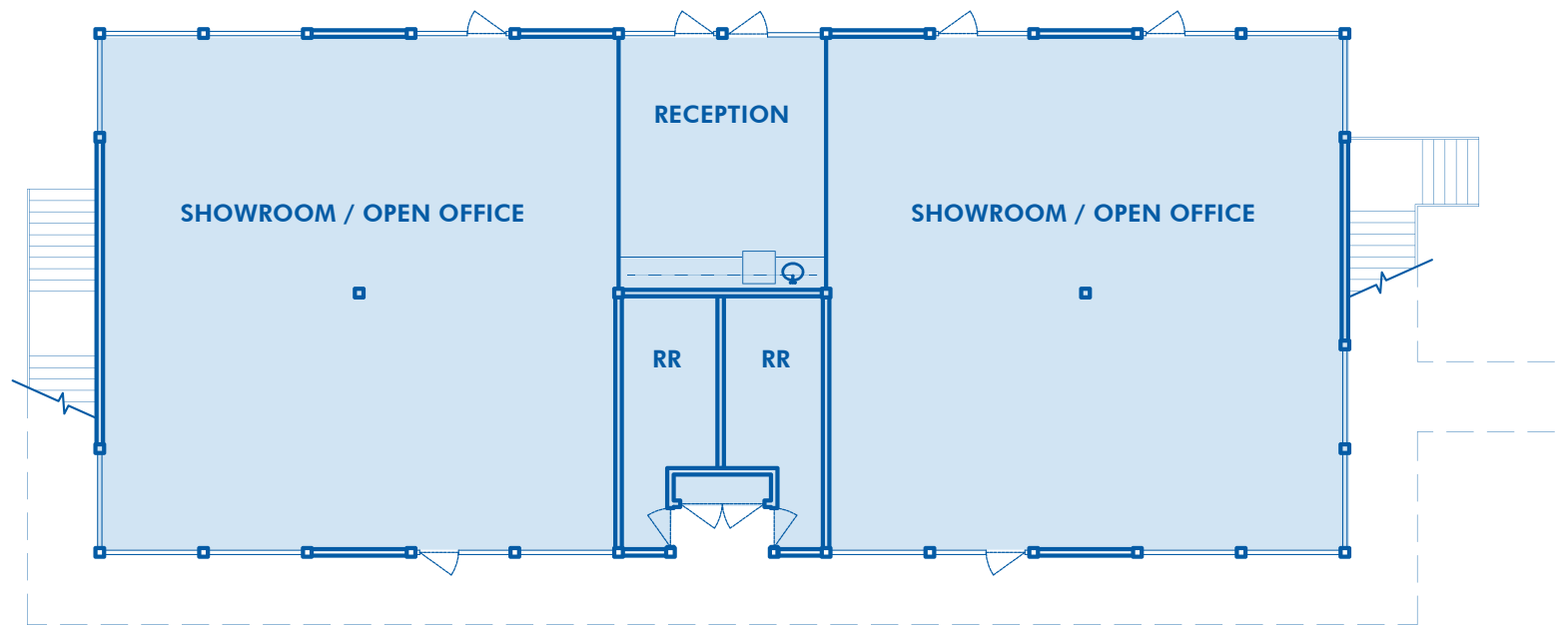
LEASE RATE: \$2.00 / SF NNN

AVAILABLE: APRIL 1, 2025

MIRAMAR VILLAGE
SHOPPING CENTER



HIGH-PROFILE MIRAMAR LOCATION | ±45,157 CARS PER DAY ON MIRAMAR ROAD



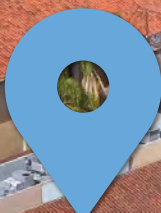
±3,942 SF GROUND FLOOR RETAIL / FLEX SHOWROOM SUITE

- ☑ Open layout
- ☑ Two large showrooms / open office
- ☑ Reception Area
- ☑ Kitchenette
- ☑ Two restrooms
- ☑ Extensive windowline
- ☑ Located along a busy retail corridor
- ☑ Miramar Road monument signage
- ☑ Excellent visibility
- ☑ Divisible

MIRAMAR

PRODUCTION AVENUE

MIRAMAR ROAD



6910 MIRAMAR ROAD

±7,885 SF TWO-STORY RETAIL / FLEX BUILDING | ±3,942 SF GROUND FLOOR SUITE AVAILABLE



JACK IN THE BOX

DENNY'S
THE MELTDOWN

JERSEY MIKE'S SUBS
THE UPS STORE

CARL'S JR
PAULY'S PIZZA JOINT
TENKATORI MIRAMAR
GYROGRILL
DONATOS TACO SHOP

BETTER BUZZ COFFEE

PHO HA NOI ASIAN CUISINE
DAGONG ASIAN FOOD EXPRESS
ABBEY'S REAL TEXAS BBQ
SOTOS MEXICAN FOOD
SOTOS FRUITERIA
VINTAGE WINES

STARBUCKS
NATSUMI SUSHI & SEAFOOD
KEBABISH
REPLICA PRINT & COPY
SAN DIEGO BEER & WINE CO.
MAXWELL'S BOXING

EMBOLDEN BEER CO.

- ✓ HIGH-PROFILE RETAIL CORRIDOR
- ✓ ±17,367 DAYTIME EMPLOYEES WITHIN 1-MILE
- ✓ ±45,157 CARS PER DAY ON MIRAMAR ROAD

6910 MIRAMAR ROAD

MIRAMAR



Source: Costar

MIRAMAR

DEMOGRAPHICS & TRAFFIC COUNTS

3 MILES

2023 Population	62,629
Daytime Employee	92,888
Total Businesses	8,631
2023 Households	23,942
Average HH Income	\$124,060
Consumer Spending	\$933M+

5 MILES

2023 Population	223,934
Daytime Employee	307,054
Total Businesses	24,211
2023 Households	88,267
Average HH Income	\$129,709
Consumer Spending	\$3.57B+

TRAFFIC COUNTS

Miramar Road & Commerce Avenue	45,157
Miramar Road & Production Avenue	42,047

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For more information or tours,
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