SALE / LEASE

Greene Music

9444 - 9446 MIRAMAR ROAD SAN DIEGO, CA 92126

-THY YELLISIVE

±10,062 SF MULTI-TENANT RETAIL / FLEX SHOWROOM BUILDING

HIGH-PROFILE RETAIL / FLEX SHOWROOM OPPORTUNITY IN MIRAMAR

RARE & EXTENSIVE MIRAMAR ROAD FRONTAGE | HIGHLY-VISIBLE SIGNAGE OPPORTUNITY TWO CURB CUTS ON MIRAMAR ROAD | ±7,325 SF AVAILABLE FOR OWNER-USER OR TENANT

Abbey Carpet & Floors

FLOORING SALE





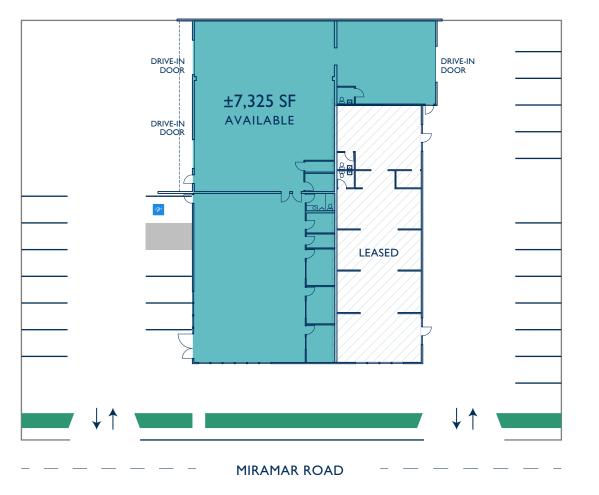




- ✤ ±7,325 SF AVAILABLE
- THREE DRIVE-IN DOORS
- ♦ 12'-16' CEILINGS
- SKYLIGHTS
- ♦ ±0.66 ACRE LOT
- TWO CURB CUTS
- AMPLE PARKING
- HIGH-PROFILE SIGNAGE
- PREMIUM MIRAMAR ROAD FRONTAGE
- ±61,000 CARS PER DAY ON MIRAMAR ROAD

9444 - 9446 MIRAMAR ROAD

±10,062 SF MULTI-TENANT RETAIL / FLEX SHOWROOM BUILDING



9444 - 9446 MIRAMAR ROAD

MIRAMAR

HIGHLY-VISIBLE ±61,000 CARS PER DAY ON MIRAMAR ROAD

STRATEGIC LOCATION

CENTRALLY LOCATED IN SAN DIEGO COUNTY

EASY FREEWAY ACCESS 1/2 MILE TO INTERSTATE-15

HIGH-PROFILE RETAIL / INDUSTRIAL CORRIDOR AMONGST AN ABUNDANCE

OF RETAIL, RESTAURANT AND BUSINESS AMENITIES



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 San Diego/Mexico 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.

MIRAMAR AT A GLANCE





For more information or tours, please contact:

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LEE & ASSOCIATES

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