

9444 - 9446 MIRAMAR ROAD

SAN DIEGO, CA 92126

FOR SALE

±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

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MIRAMAR

9444 - 9446 MIRAMAR ROAD

HIGH-PROFILE MULTI-TENANT
RETAIL / FLEX SHOWROOM BUILDING



- » ±10,062 SF MULTI-TENANT RETAIL / FLEX SHOWROOM BUILDING
- » ±7,325 SF AVAILABLE FOR OWNER-USER OR TENANT
- » ±0.66 ACRE LOT

- » THREE TOTAL DRIVE-IN DOORS
- » 12' - 16' CEILINGS
- » AMPLE PARKING
- » TWO CURB CUTS

- » RARE MIRAMAR ROAD FRONTAGE
- » HIGH-PROFILE SIGNAGE OPPORTUNITY
- » ±61,000 CARS PER DAY ON MIRAMAR ROAD
- » EASY ACCESS TO INTERSTATE-15

OFFERED AT: \$5,500,000



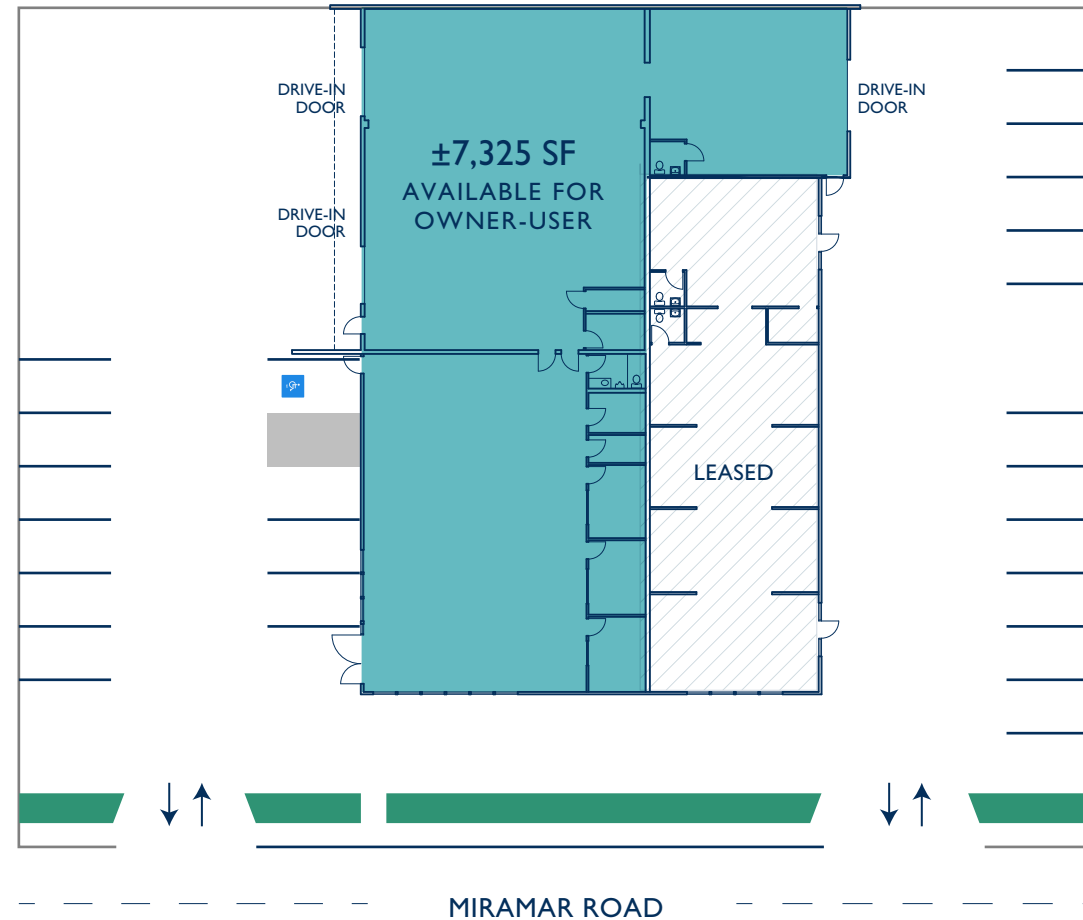




9444 - 9446 MIRAMAR ROAD

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

- » ±7,325 SF AVAILABLE FOR OWNER-USER
- » 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

MIRAMAR

HIGHLY-VISIBLE

±61,000 CARS PER DAY
ON MIRAMAR ROAD

STRATEGIC LOCATION

JUST OFF MIRAMAR ROAD

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

90,512

—
2023 POPULATION
3 MILE RADIUS

54,835

—
DAYTIME EMPLOYEES
3 MILE RADIUS

\$131,922

—
AVERAGE HH INCOME
3 MILE RADIUS

\$1.23B+

—
CONSUMER SPENDING
3 MILE RADIUS

38.3

—
MEDIAN AGE
3 MILE RADIUS

\$691,383

—
MEDIAN HOME VALUE
3 MILE RADIUS



9444 - 9446 MIRAMAR ROAD

For more information or tours, please contact:

SPENCER DOK
Vice President

t 858.805.5547
sdok@lee-associates.com
CA RE Lic. #02106855

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.