



FOR LEASE

6080

MIRAMAR ROAD

SUITE 100

**±6,000 SF HIGH-END RETAIL SPACE | MIRAMAR ROAD**

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# PROPERTY DESCRIPTION

- Address: 6080 Miramar Road, Suite 100, San Diego, CA 92121
- Space Available: ±6,000 SF High-End Retail Space
- Office: ±2,500 SF Glass-Lined 2nd Story Office
- Build-Out: High-end finishes with tile/granite throughout, exposed ceilings, multiple skylights, large kitchenette/breakroom, conference room, and 4 restrooms (2 upstairs & 2 downstairs).
- Clear Height: 26' – 28' showroom & warehouse ceilings
- Utilities: Heavy 480V power, 2" gas line available, fully sprinklered, high-capacity HVAC
- Year Built: 2002
- Submarket: Miramar (Western Miramar)
- Exposure: Miramar Road frontage & identity with 70,000 VPD
- Signage: Monument and building signage opportunities on Miramar Rd
- Parking: 24 surface spaces on-site parking (1.33/1,000)
- Access: Immediate access to I-805 & I-5; minutes from UTC/La Jolla
- Delivery Date: Immediate
- Lease Rate: Contact Broker



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