FOR LEASE

Miramar Ridge Business Center

7920-7950 Miramar Road, San Diego, CA 92121

Industrial/Showroom/Retail Multi-Tenant Park

±695 SF - 6,750 SF Suites Available

Contact

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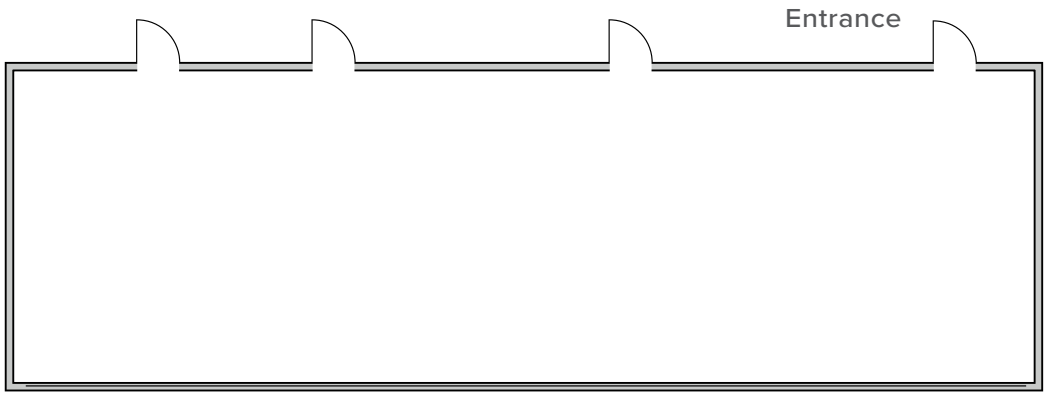
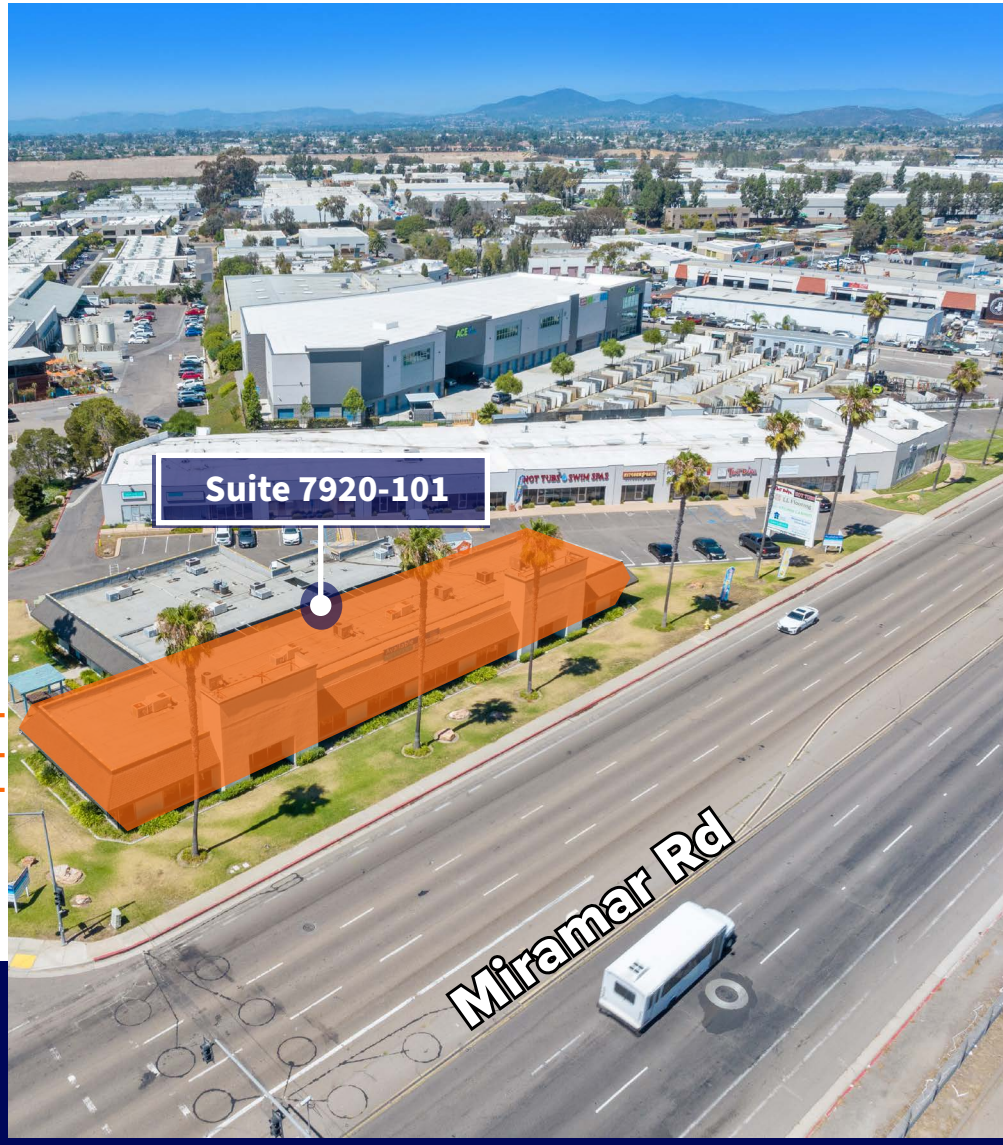
Miramar Ridge Business Center | Project Highlights

- 37,278 SF Multi-Tenant Business Park
- Incredible frontage and visibility on Miramar Rd
- Ideal for showroom/warehouse use
- ±15' Clear height
- Signalize corner location - Miramar Rd & Ale Smith Dr
- 60,000 Cars per day on Miramar Rd
- Miramar location and address
- Local and responsive ownership
- Roll-up doors/grade level loading
- IL-2-1 Zoning
- Close proximity to I-805, I-15, & I-5

Available - Suite 7920-101



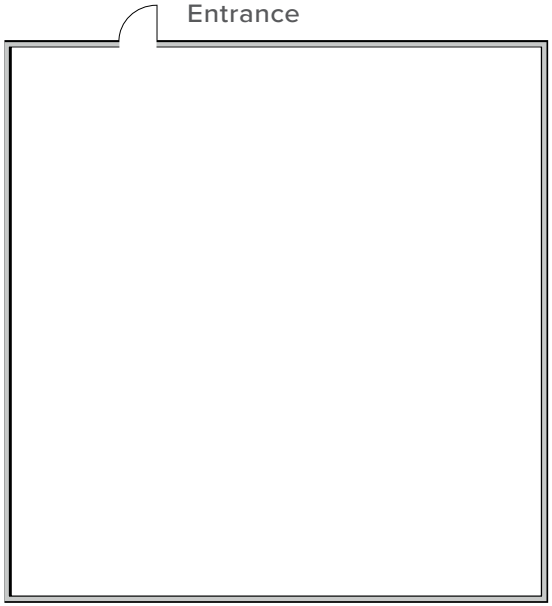
Miramar Rd



Suite 7920-101 Highlights

- Miramar Rd High Visibility Retail Showroom
- ±6,750 SF
- 100% Showroom
- Zoning: IL-2-1
- Available Immediately
- Lease Rate: Contact Broker

Available - Suite 7920-117



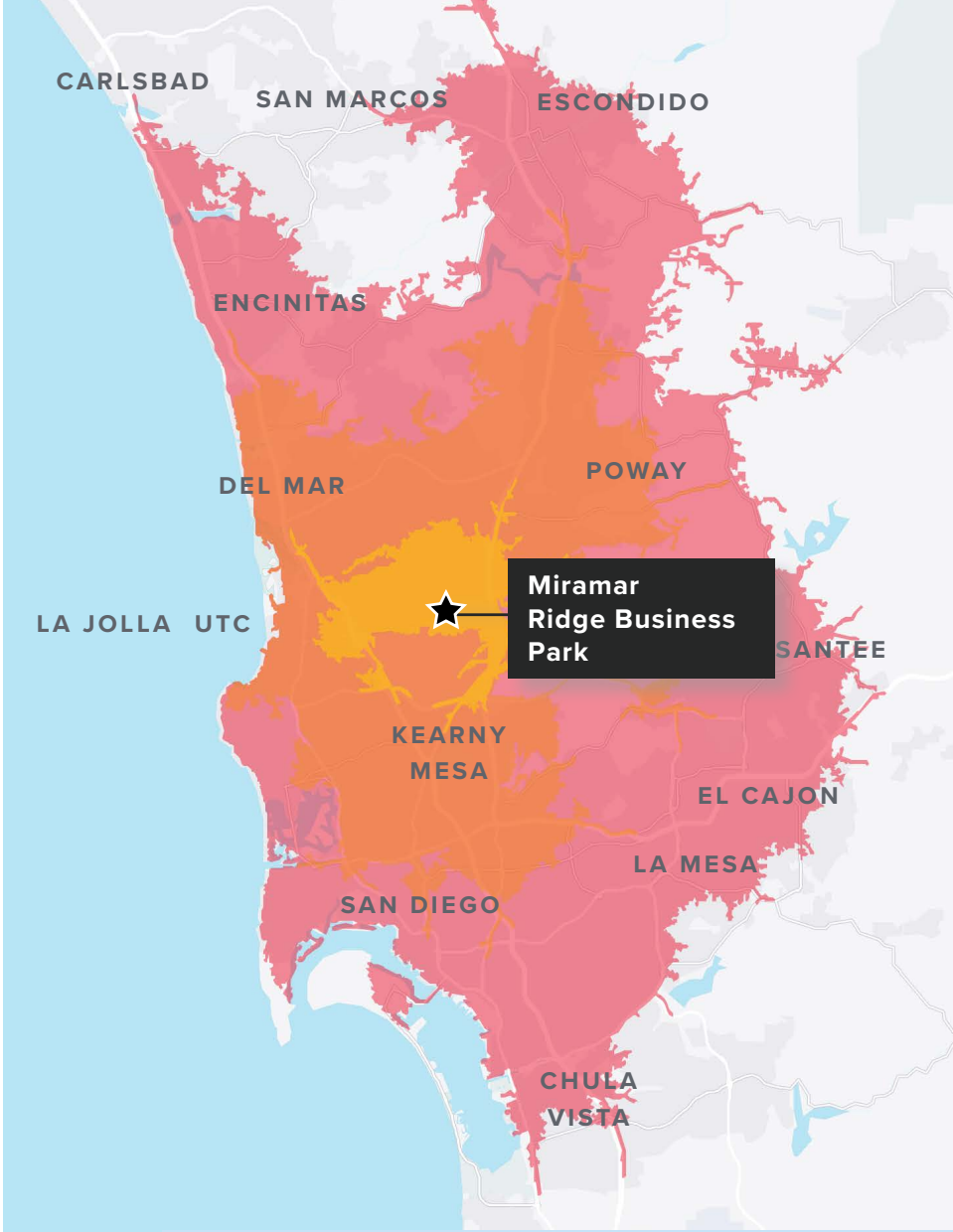
Suite 7920-117 Highlights

- ±695 SF
- 100% Office
- Zoning: IL-2-1
- Available Immediately
- Lease Rate: Contact Broker

Drive Times

Drive Time	Daytime Population
10 Minutes	165,148
20 Minutes	998,277
30 Minutes	2,303,812

Minutes to University Town Center	11
Minutes to Downtown San Diego	18
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120



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