



±4,781 SF
60% Warehouse 40%
Office

Industrial Opportunity For Lease | Leasing Brochure

7564 Trade St

San Diego, CA 92121

MATTHEWS™

EXCLUSIVELY LISTED BY



Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)



Ben Turner

AVP & Associate Director

(858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)



Cade Remy

Associate

(310) 209-8348

cade.remy@matthews.com

License No. 02251748 (CA)



Grant Sergent

Associate

(858) 283-2491

grant.sergent@matthews.com

License No. 02244507 (CA)

David Harrington

Broker of Record

Broker Lic. No.: 01320460 (CA)

Firm Lic. No.: 02168060 (CA)

MATTHEWS™

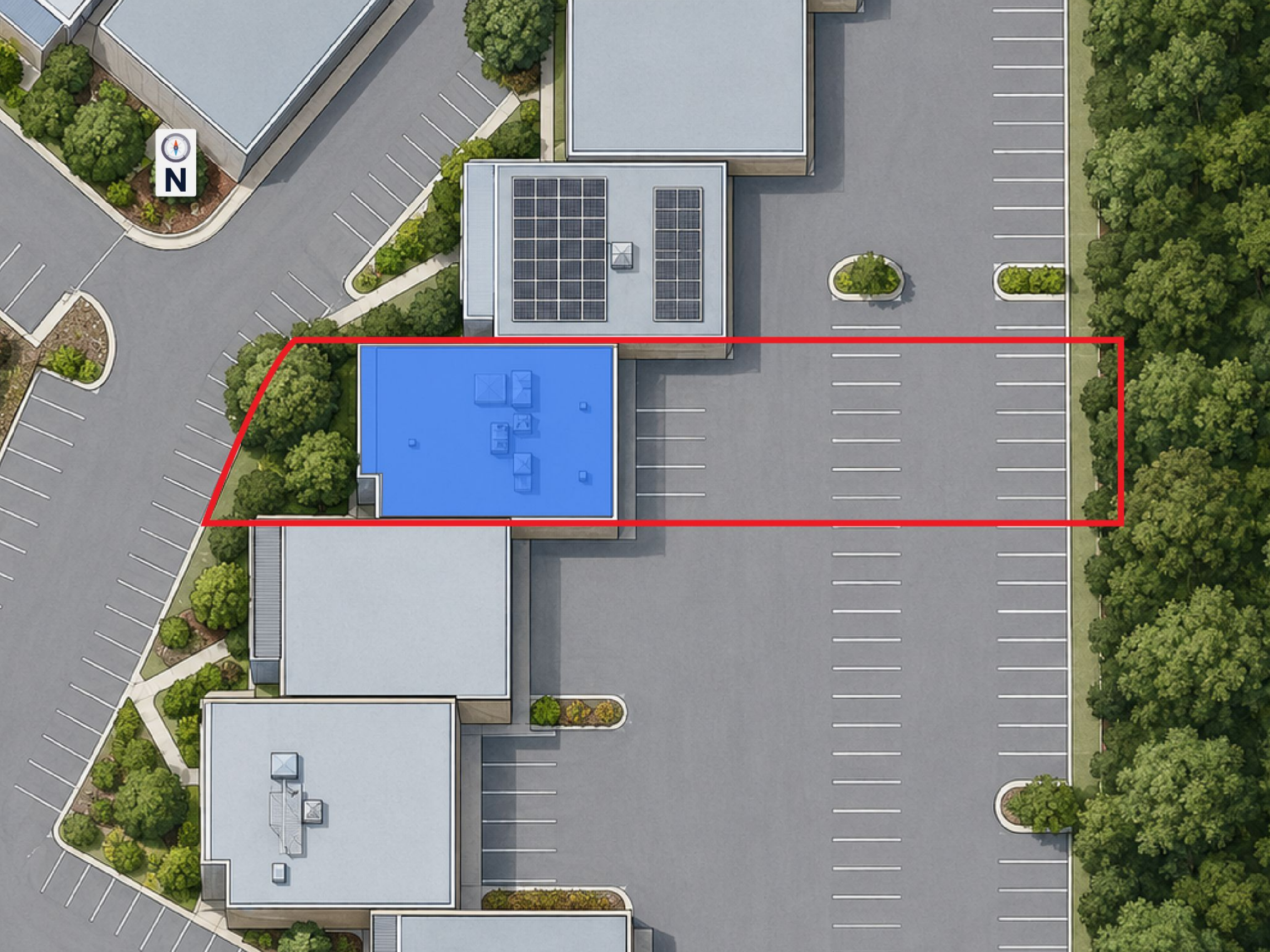


PROPERTY HIGHLIGHTS

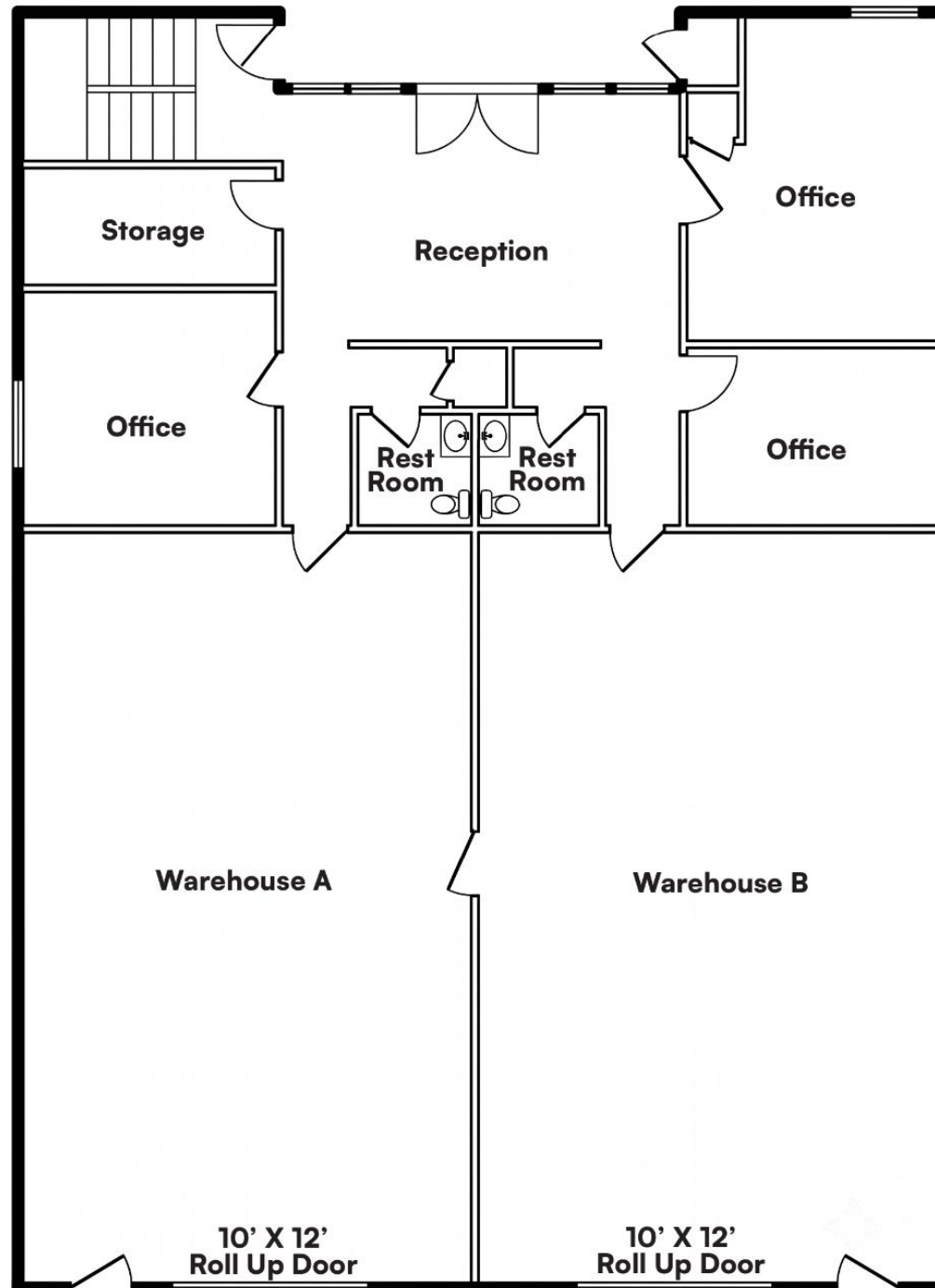
\$2.10 PSF/Month Industrial Gross Lease Rate

- $\pm 4,781$ SF
- **Asking Rate:** \$2.10 PSF/month Industrial gross
- 2 oversized grade level doors (12' W x 12' H)
- 18' warehouse clear height
- Power to be verified by landlord
- **Current buildout:** 60% Warehouse to 40% Office (can pull back some of the office space if desired)
- **Landlord Improvements:** Installing a brand-new roof
- **Landlord Improvements:** Installing a brand-new HVAC system
- Centrally located in highly sought after Miramar Industrial market
- Direct access to I-5 and I-805

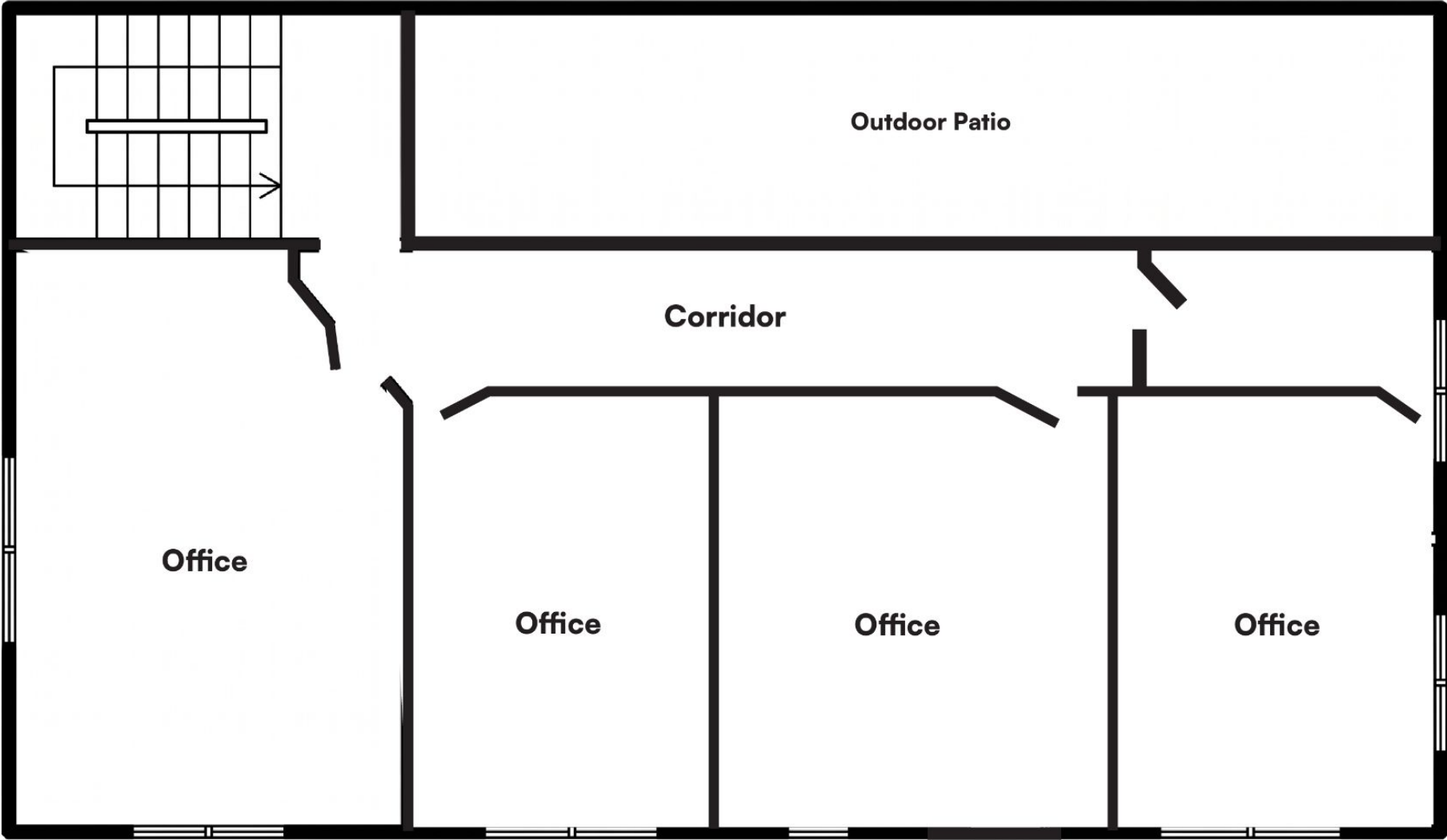




First Floor: ±3,386 SF



Second Floor: ±1,410 SF





Subject Property



Miramar Rd ± 48,000 VPD

illumina



Marine Corps Air Station

±2,439 Total employees
±700,000 Visitors over the three-day MCAS Miramar Air Show, making it one of the largest military air shows in the U.S.

±200,000 VPD



±305,000 VPD



BOSCH

52

±107,000 VPD



amazon

Warehouse
±500 Employees



KAISER PERMANENTE®

Medical Center
±253 Beds | ±4,500 Employees



Montgomery-Gibbs Executive Airport

±1,800 Employees | ±386,000 Annual aircraft operations
Home to 90 aviation and commercial tenants

Interior Photos



SAN DIEGO, CA INDUSTRIAL MARKET OVERVIEW



±1.55M SF

Under Construction As Of Q1 2025

±2.75M SF

Q1 Leasing Activity 2025

236,000 JOBS

Transportation & Warehousing 2025 Est.

SAN DIEGO, CA



Sorrento Valley is one of Southern California's most established employment hubs, strategically positioned between Interstate 5 and Interstate 805 with convenient access to SR-56, providing exceptional connectivity throughout San Diego County. The area has evolved into a nationally recognized center for advanced manufacturing, biotechnology, life sciences, telecommunications, and research & development. Its proximity to the University of California San Diego, Torrey Pines research institutions, and numerous innovation campuses supports a highly educated workforce and sustained business investment.

The surrounding San Diego market continues to benefit from a diversified economy driven by defense, technology, healthcare, international trade, and tourism. Industrial users are attracted to the area's limited supply of developable land, modern infrastructure, and access to both the Port of San Diego and the U.S.-Mexico border. Sorrento Valley remains one of the region's most desirable locations for warehouse, flex, distribution, and advanced manufacturing facilities, supported by a dense concentration of employers and a highly skilled labor force.

Population	1-Mile	3-Mile	5-Mile
020 Population	2,282	78,009	247,949
2025 Population	3,333	78,876	250,424
2030 Population Projection	3,583	79,342	251,838
Households	1-Mile	1-Mile	3-Mile
2020 Households	734	25,335	86,197
2025 Households	1,076	25,672	87,355
2030 Household Projection	1,157	25,837	87,918
Income	1-Mile	1-Mile	3-Mile
Average Household Income	\$159,888	\$153,095	\$156,676

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



MATTHEWS™

Exclusively Listed By

Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)

Ben Turner

AVP & Associate Director

(858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)

Cade Remy

Associate

(310) 209-8348

cade.remy@matthews.com

License No. 02251748 (CA)

Grant Sergent

Associate

(858) 283-2491

grant.sergent@matthews.com

License No. 02244507 (CA)

David Harrington | Broker of Record | Broker Lic. No.: 01320460 (CA) | Firm Lic. No.: 02168060 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7564 Trade St, San Diego, CA 92121** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.