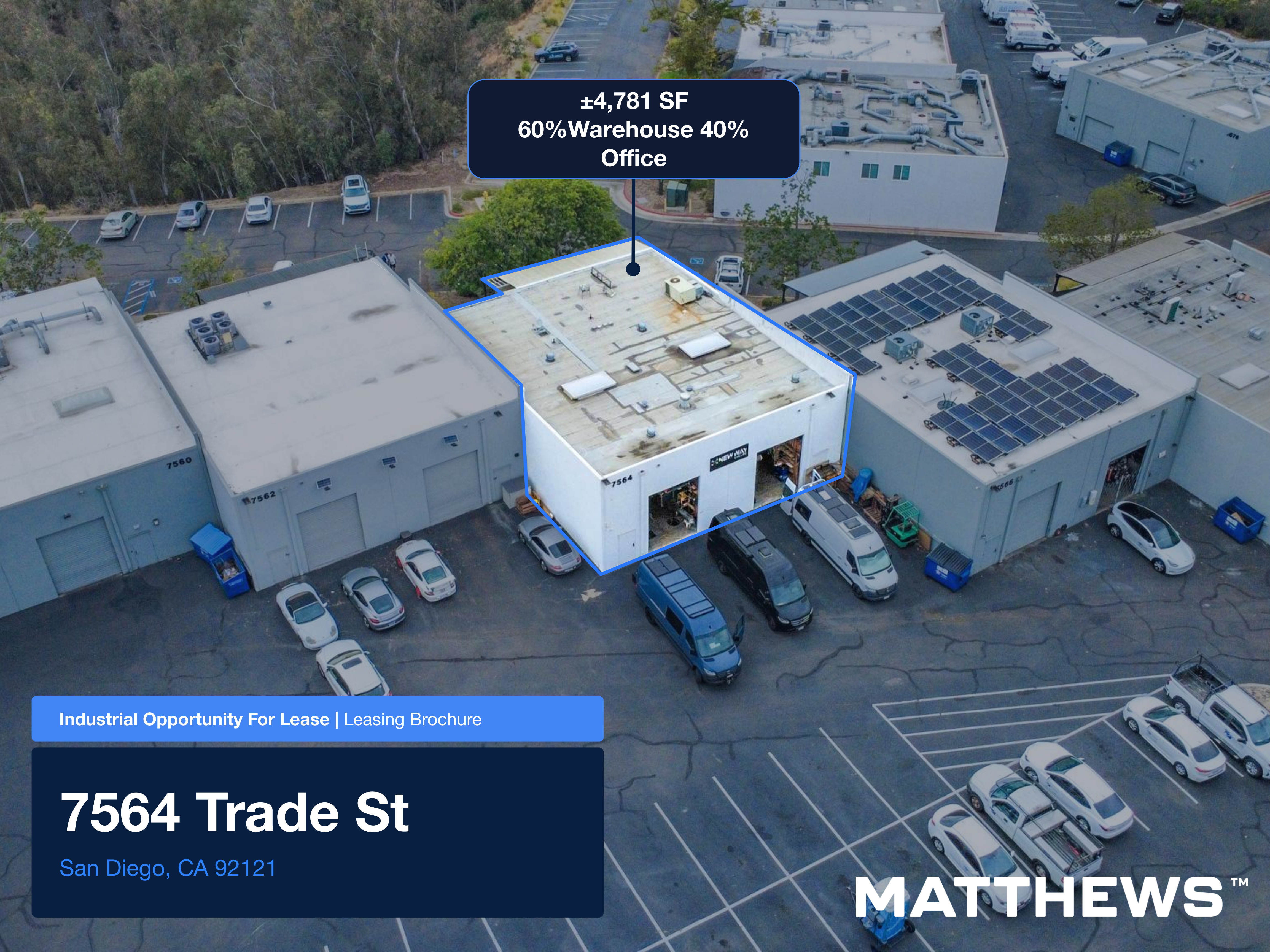

Industrial Opportunity For Lease | Leasing Brochure

7564 Trade St

San Diego, CA 92121

MATTHEWS™

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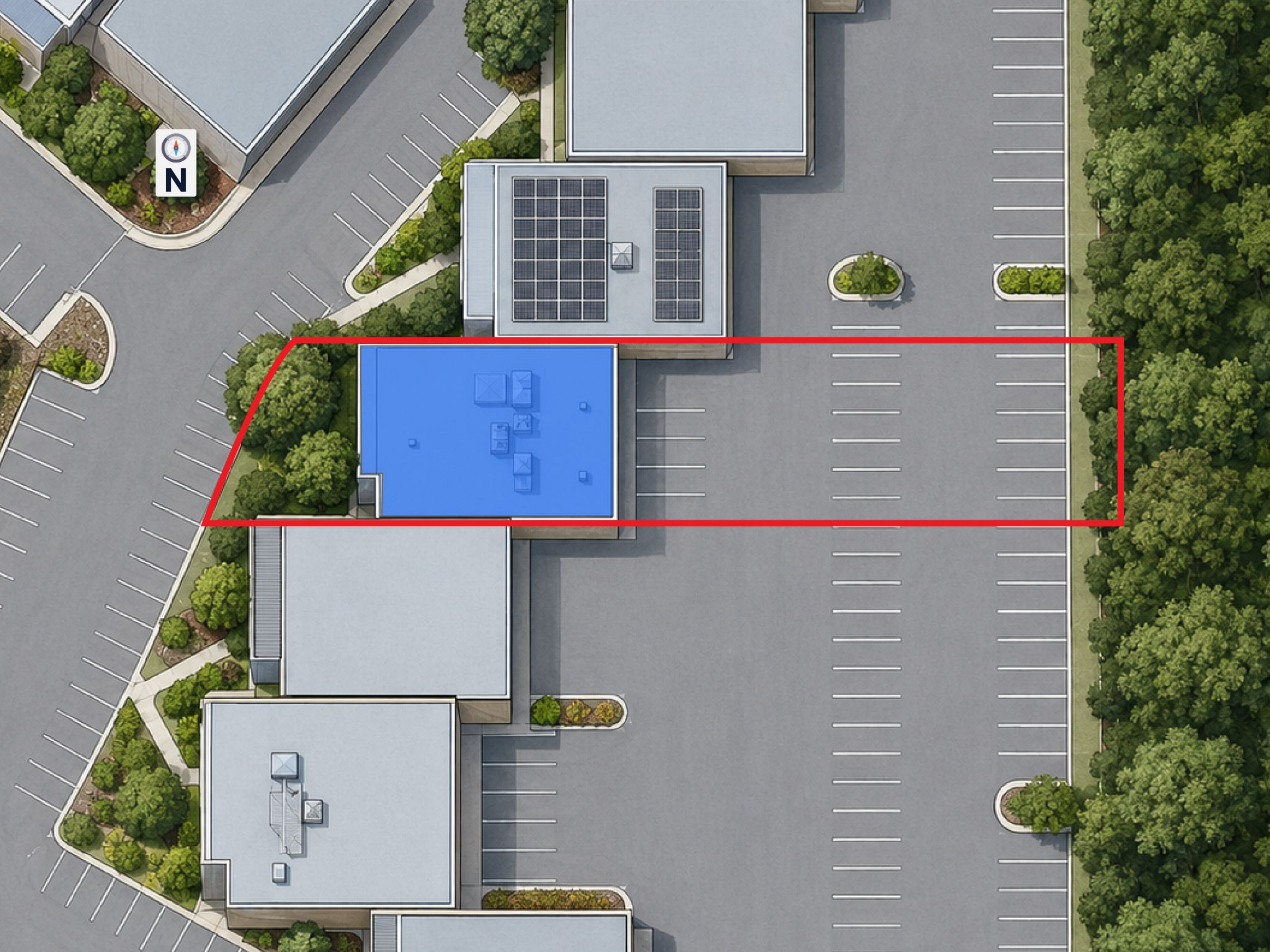
PROPERTY HIGHLIGHTS

$2.10 PSF/Month Industrial Gross

Lease Rate

- ±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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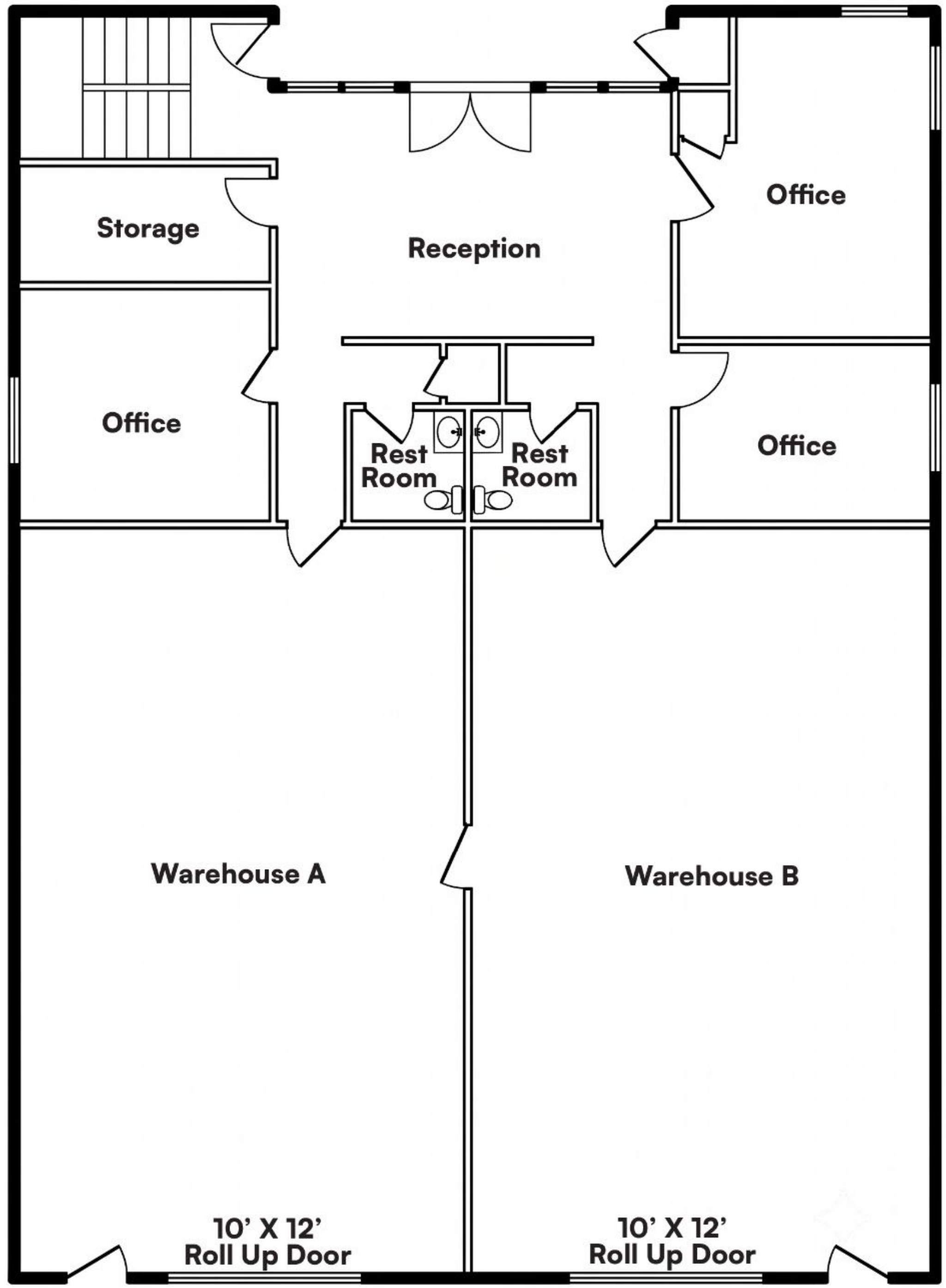
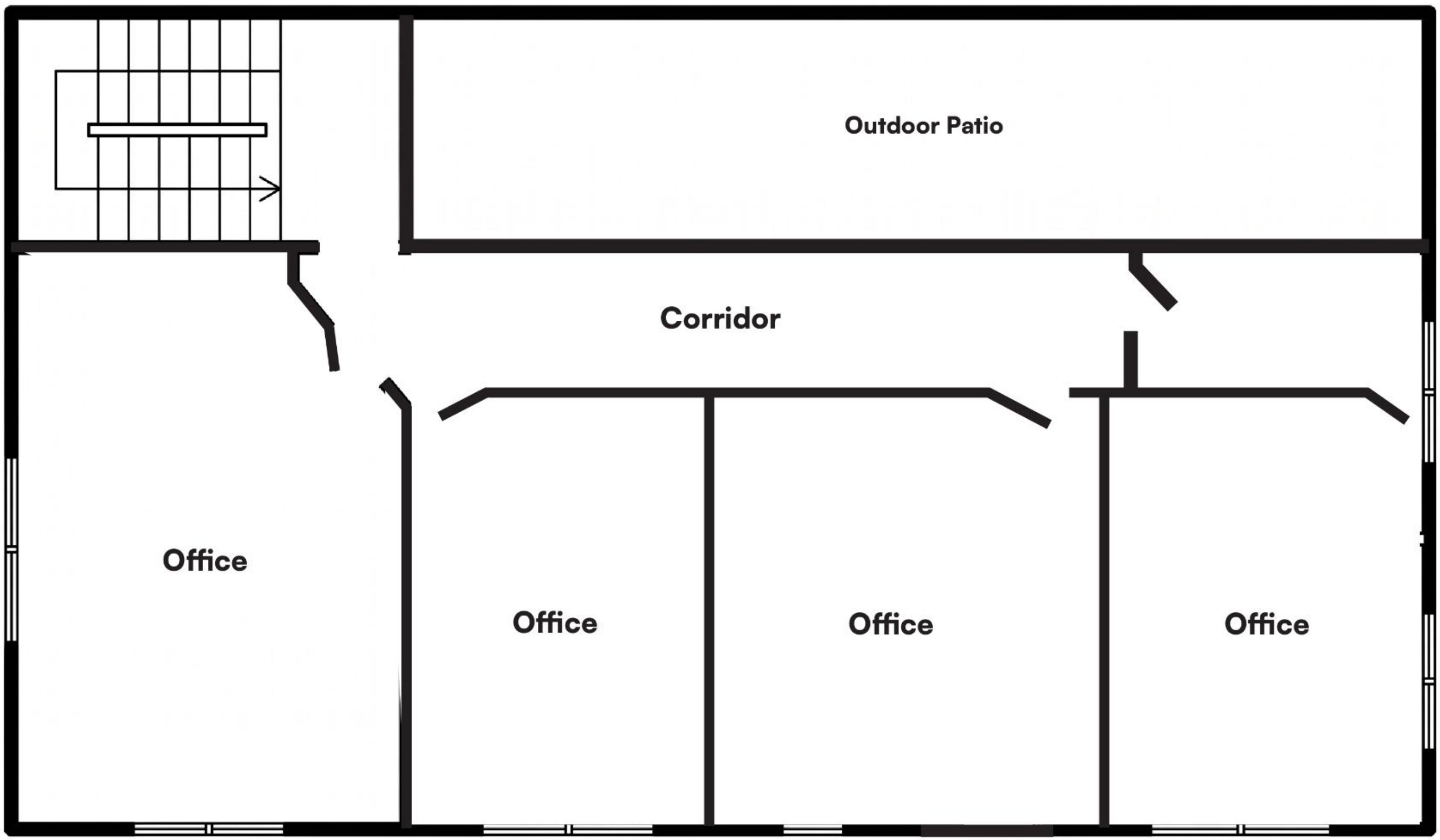
First Floor: ±3,386 SF



Second Floor: ±1,410 SF



N
Subject Property
BOEING
ABF Freight
An ArcBest Company
Prometheus Laboratories
AMETEK
PROGRAMMABLE POWER
Winsupply OF SAN DIEGO
PROLOGIS
STERIS
GREENTECH RENEWABLES
afr furniture rental
CERAMIC PRO SAN DIEGO
ELITE DEALER
STONE SYSTEMS
RXO
SUNBELT RENTALS
ATI RESTORATION
LANDED GEAR AMERICAN MADE
Miramar Rd ± 48,000 VPD
illumina
INTERSTATE 805
INTERSTATE 15
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
ups
KAISER PERMANENTE
Medical Center
±253 Beds | ±4,500 Employees
COSTCO WHOLESALE
TARGET
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.

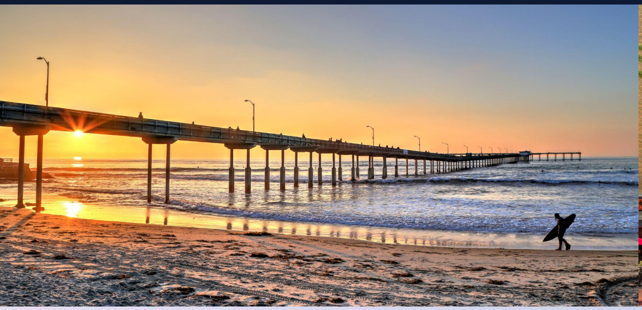
San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, 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.

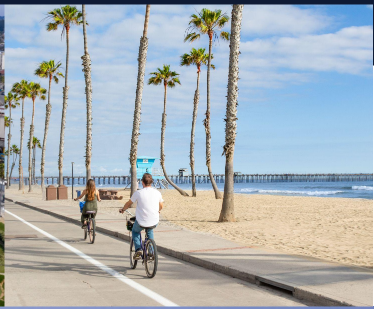
Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
$22 Billion

GDP
$295.6 Billion

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