

FOR SALE

MIRAMAR

6359 NANCY RIDGE DRIVE

SAN DIEGO, CA 92121

**±4,657 SF
FLEX / R&D BUILDING**

100% CLIMATE CONTROLLED

2 X ROLL UP DOORS (1 GLASSED IN)

12' WAREHOUSE HEIGHT



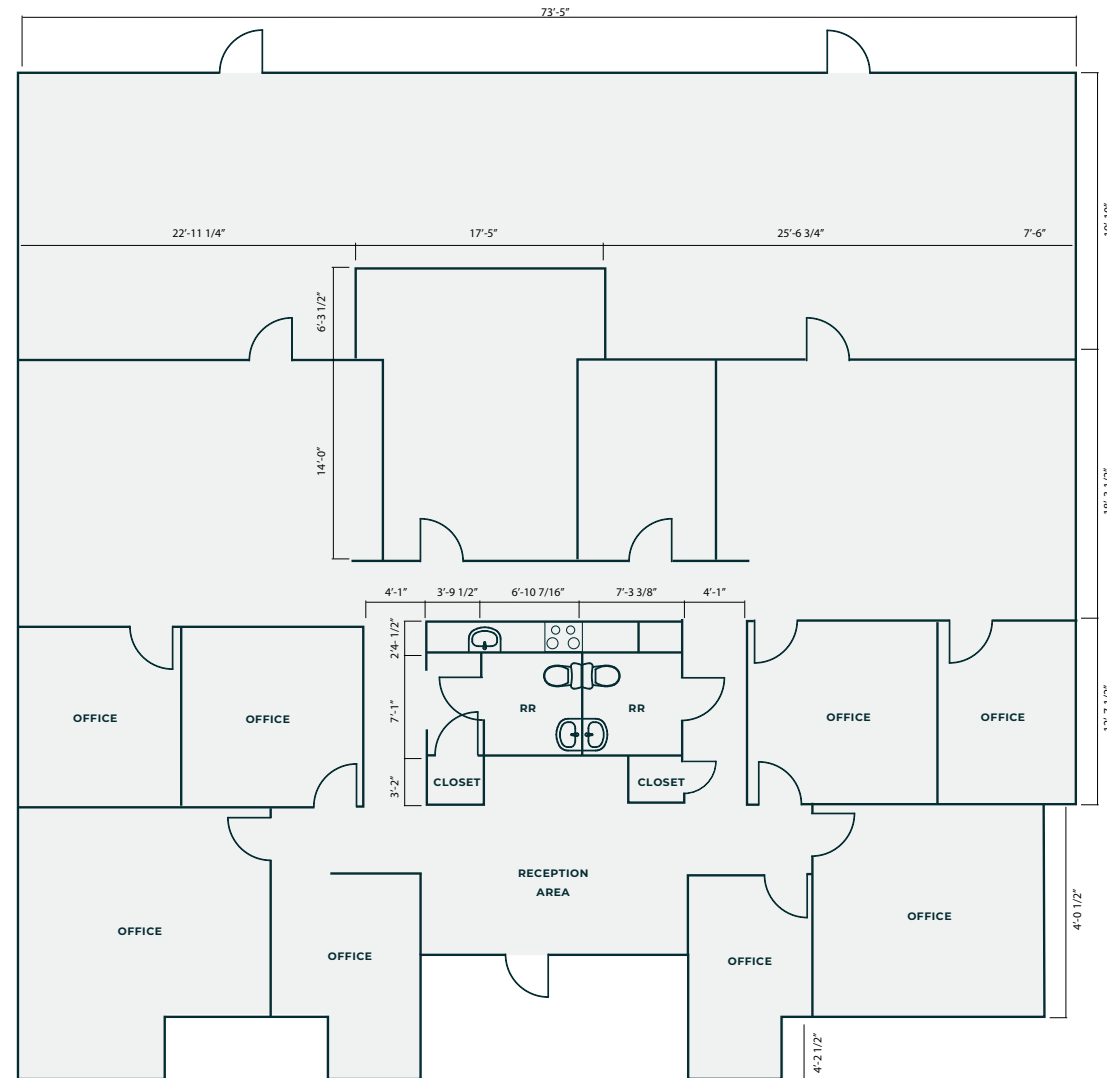
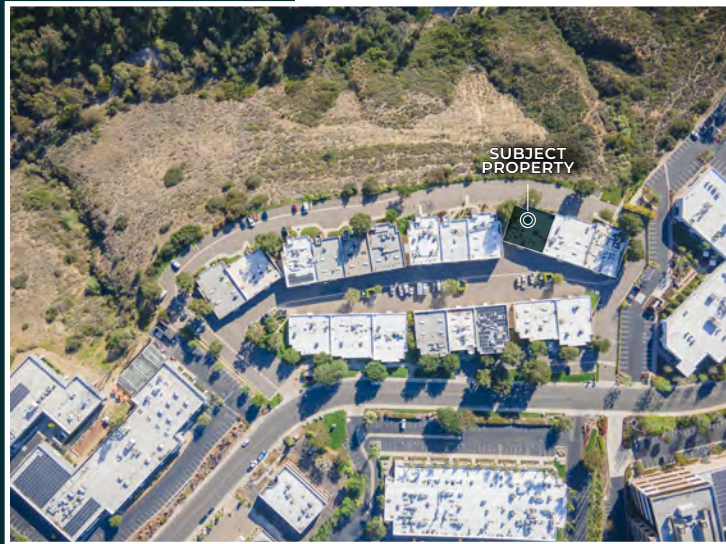
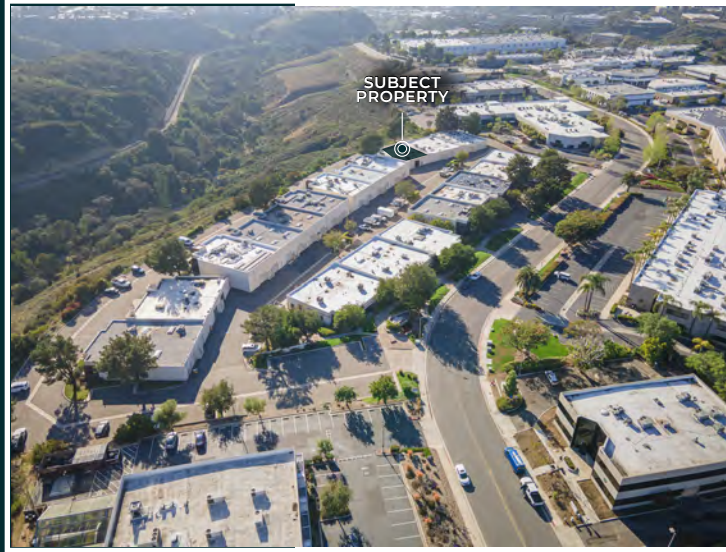


6359 NANCY RIDGE DRIVE

SALE PRICE | \$2,050,000

- ✔ ±4,657 SF FLEX / R&D BUILDING
- ✔ 100% CLIMATE CONTROLLED
- ✔ 2X ROLL UP DOORS (1 GLASSED IN)
- ✔ 12' WAREHOUSE HEIGHT
- ✔ HIGH SPEED INTERNET (COX)
- ✔ PRIVATE / FENCED IN YARD SERVING THE COMPLEX
- ✔ QUIET AND PROFESSIONAL ATMOSPHERE

FLOOR PLAN /
AREA OVERVIEW



Floor plan not to scale, for reference only.





6359 NANCY RIDGE DRIVE

- JUST A FOUR MINUTE DRIVE TO AN ABUNDANCE OF RETAIL AMENITIES
- EASY FREEWAY ACCESS TO INTERSTATE 805
- LOCATED IN THE HIGHLY DESIRABLE MIRAMAR SUBMARKET
- CENTRAL SAN DIEGO LOCATION

MIRAMAR

INDUSTRIAL SUBMARKET

MIRAMAR | AT A GLANCE

80,992

—
2025 POPULATION
3 MILE RADIUS

121,225

—
DAYTIME EMPLOYEES
3 MILE RADIUS

\$113,784

—
MEDIAN HH INCOME
3 MILE RADIUS

\$1.1B+

—
CONSUMER SPENDING
3 MILE RADIUS

33.5

—
MEDIAN AGE
3 MILE RADIUS

\$975,949

—
MEDIAN HOME VALUE
3 MILE RADIUS

Mira Mesa/Miramar is one of San Diego's largest industrial submarkets, buttressed by one of the largest concentrations of specialized industrial inventory in the region. The diverse set of tenants in Mira Mesa are attracted to the central location with arterial freeway access amid a huge concentration of households. The flex inventory that does exist, about 4.9 million SF, 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.

Demand has been steady with net absorption that has tallied 160,000 SF compared to the five-year average of 120,000 SF, and the vacancy rate has changed by -0.9% year over year to 2.2%, which is trending near an all-time low. However, net absorption was only marginal during the past two quarters as available space has dwindled.

Ground-up development has not taken hold here in recent years, and most activity takes the form of renovations into higher-end space that might accommodate expansions from biotech firms or repositioning dated buildings into more modern facilities.

Buildings trade with regularity in the submarket, and given the breadth of inventory, both local and national investors show interest here when opportunities arise.



**LEE &
ASSOCIATES**

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