

SHOWROOM ±4,090 SF FOR LEASE



Miramar Rd

Cabot Dr

MIRAMAR PLAZA

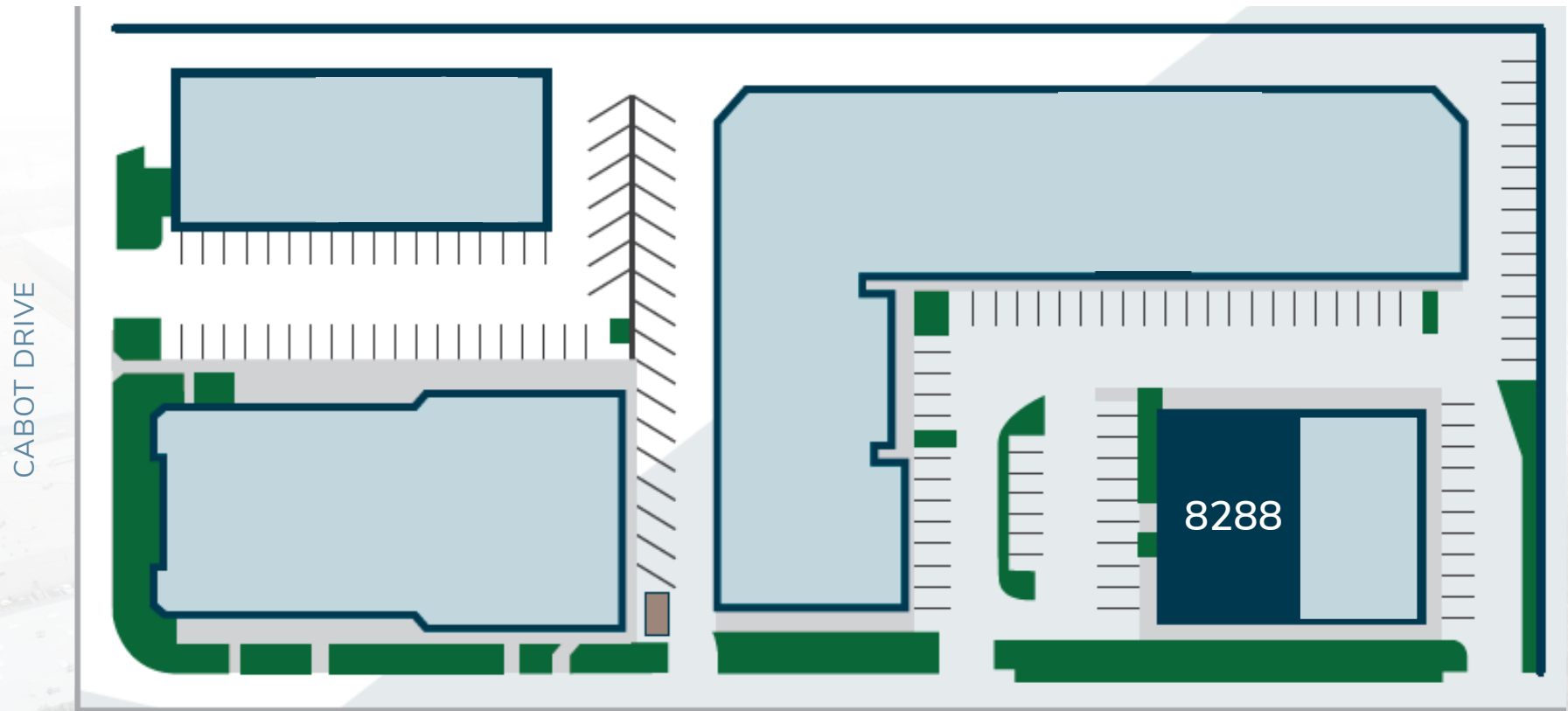
8228 MIRAMAR ROAD, SAN DIEGO, CA 92126

TIM GOSSELIN, CCIM
(760) 822-3730
CalDRE Lic#: 01495432

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN

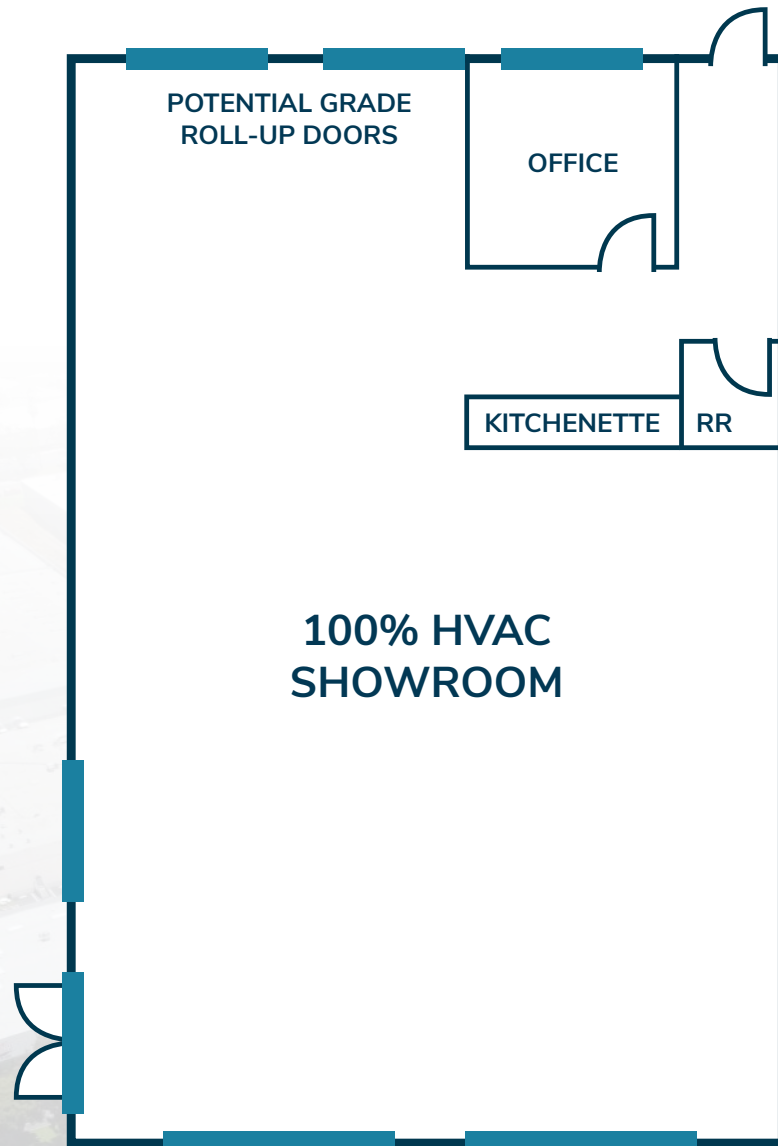
Address	Size	Price	Type
8288 Miramar Rd	±4,090 RSF	\$1.72 NNN \$0.38 (Estimated Expenses)	100% HVAC Showroom with office and bathrooms.



MIRAMAR ROAD

*not to scale

FLOOR PLAN | 8288



■ = GLASS
NOT TO SCALE





MIRAMAR PLAZA

PROPERTY FEATURES

- ±50' Street Frontage
- Prominate Building Signage
- ±49,000 Cars per day on Miramar Rd
- Zoning: IL-2-1 (Prime Industrial Overlay)
- Potential Grade Level Loading

SUITE 8288

TYPE
HVAC SHOWROOM

SUITE SF
±4,090 RSF

LEASE RATE
\$1.72 NNN +
\$0.38 (ESTIMATED EXPENSES)

AVAILABILITY
SEPTEMBER 1, 2026



MIRAMAR PLAZA

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