

FOR SALE | ± 12,800 SF Office Building
REDUCED ASKING PRICE | Please Inquire

9494
MIRAMAR RD



9494 Miramar Road
San Diego, CA 92126

ADVISOR CONTACT

RANDEE STRATTON

Managing Director

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CA RE Lic. #01507110

NEWMARK
PACIFIC

±12,800 SF

OFFICE BUILDING

± 0.87 ACRES

Property Features

± 12,800 SF Multi-Tenant Office Building

± 0.87 Acres land area (APN: 341-231-04 & 05)

High visibility corner location

5.08/1,000 Parking ratio

Traffic counts over 73,500 cars/day

Building-top signage

Amenity rich location

Elevator served

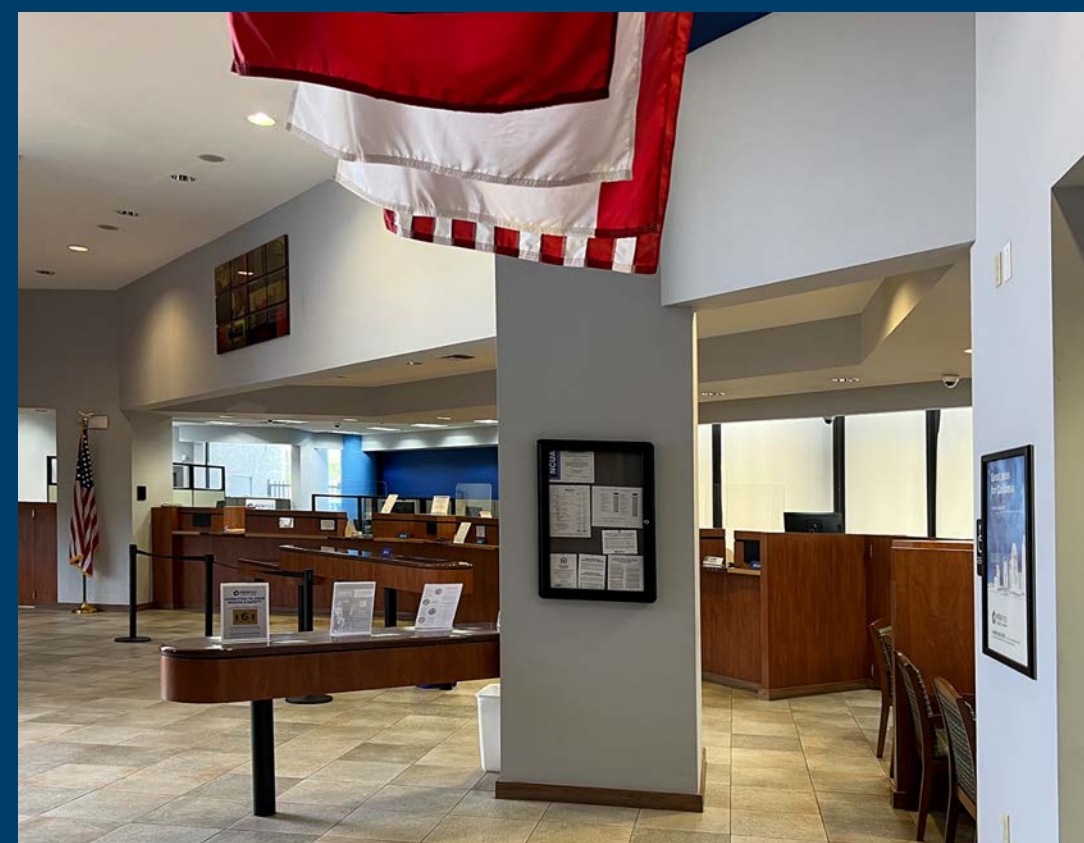
0.38 miles to I-15

Built in 1980

Owner/User or Redevelopment Opportunity

Frontage

± 406 Feet



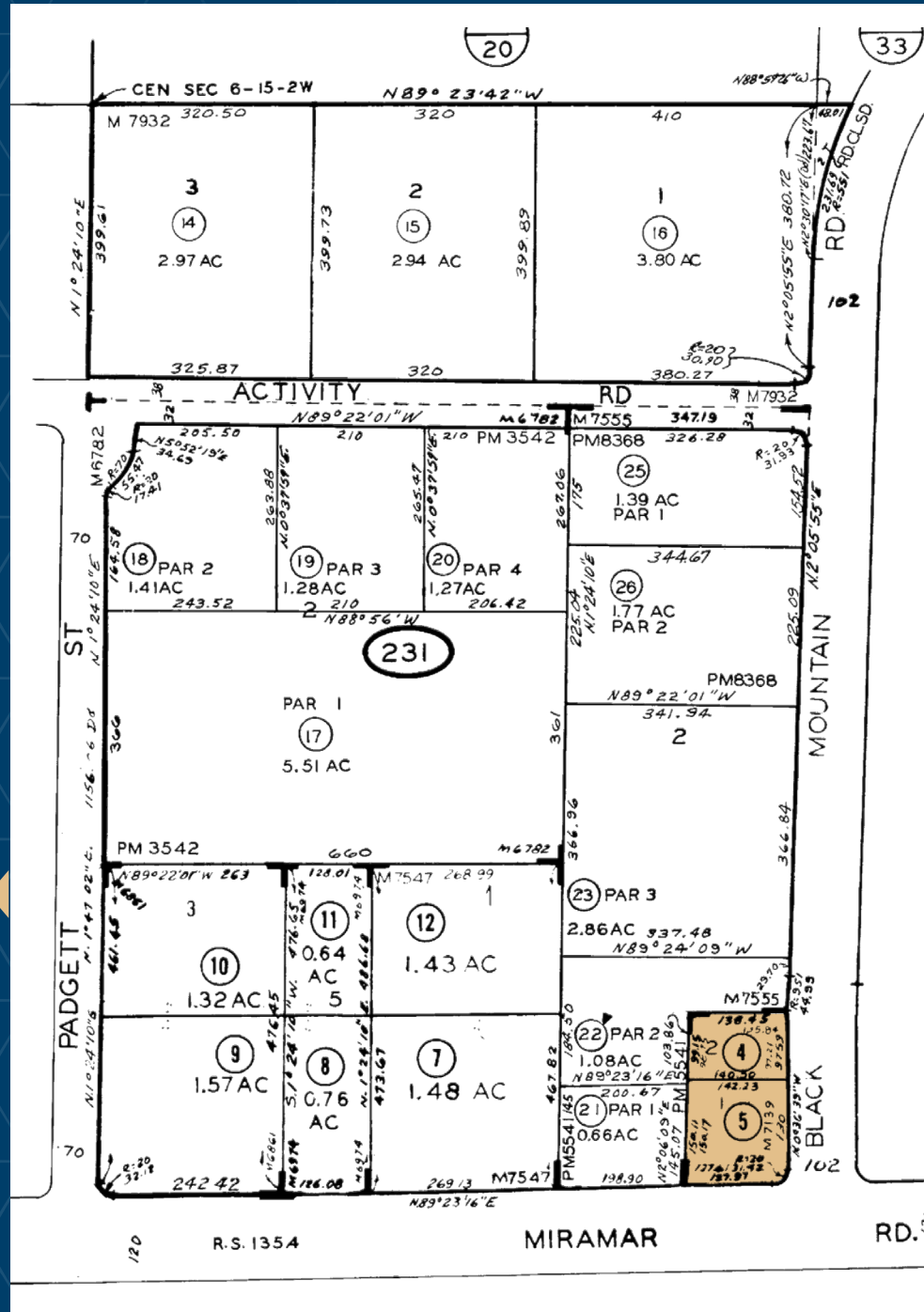
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FOR SALE IN MIRAMAR

APN'S 341-231-04/05

PARCEL MAP
±0.85 ACRES

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Demographics

Total Population (2023)

1 Mile	15,666
3 Miles	95,914
5 Miles	191,323

Daytime Population

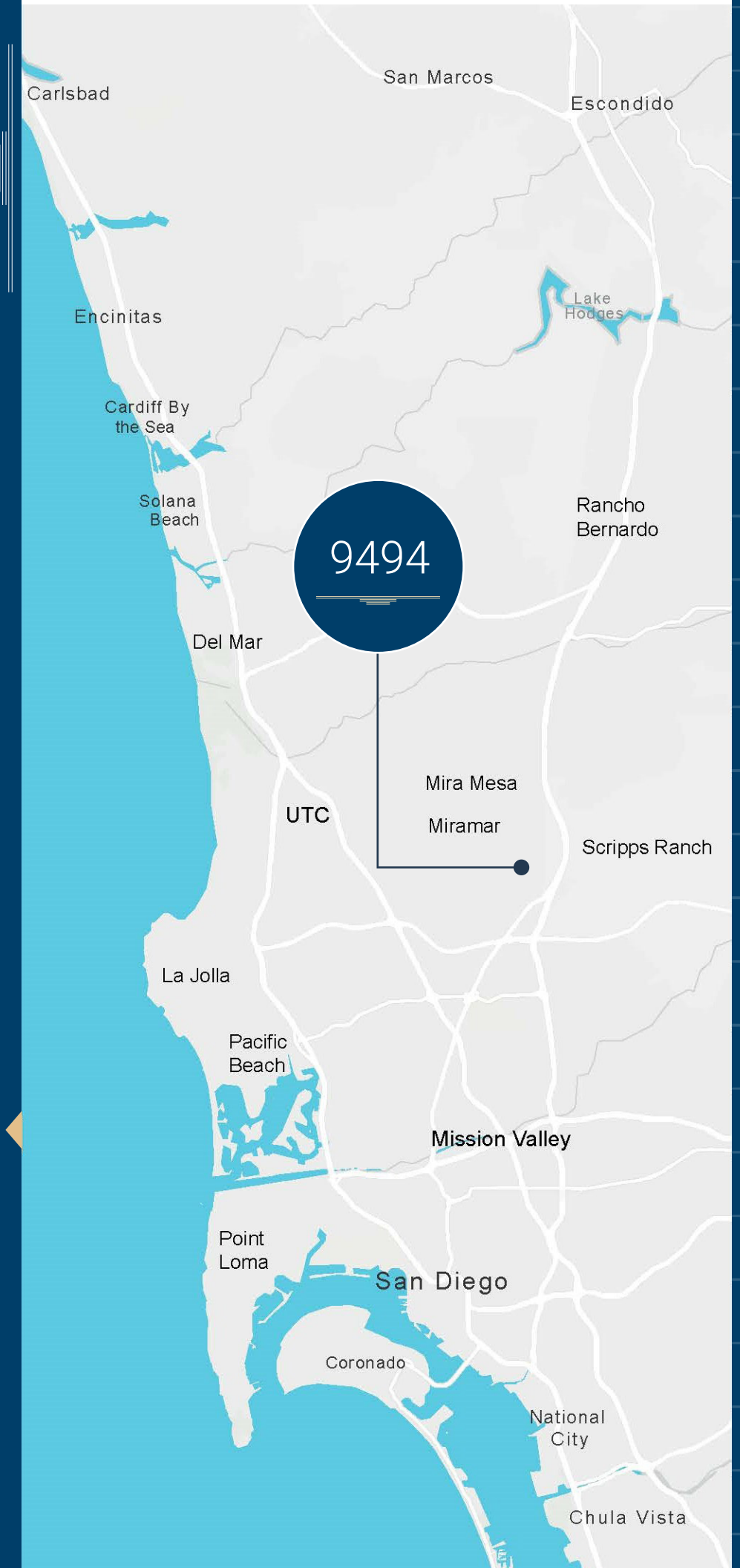
1 Mile	29,859
3 Miles	115,745
5 Miles	262,939

Avg. HH Income

1 Mile	\$108,038
3 Miles	\$163,374
5 Miles	\$185,374

Avg. Home Value

1 Mile	\$625,926
3 Miles	\$965,434
5 Miles	\$1,018,914



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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Pacific that broker shall not look to Newmark Pacific for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Pacific and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Pacific's client.

NEWMARK
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