

# 8580 PRODUCTION AVENUE SAN DIEGO, CA 92121

±2,664 - ±5,329 SF AVAILABLE FOR LEASE



JOSH WEST, SIOR  
Senior Vice President | Partner  
Lic #01923375  
858.458.3358  
jwest@voitco.com

SPENCER KERRIGAN  
Vice President | Partner  
Lic #01921490  
858.453.0505  
skerrigan@voitco.com

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## PROPERTY SPECIFICATIONS



BUILDING SIZE

±5,329 SF



YEAR BUILT

1978



CLEAR HEIGHT

±14'



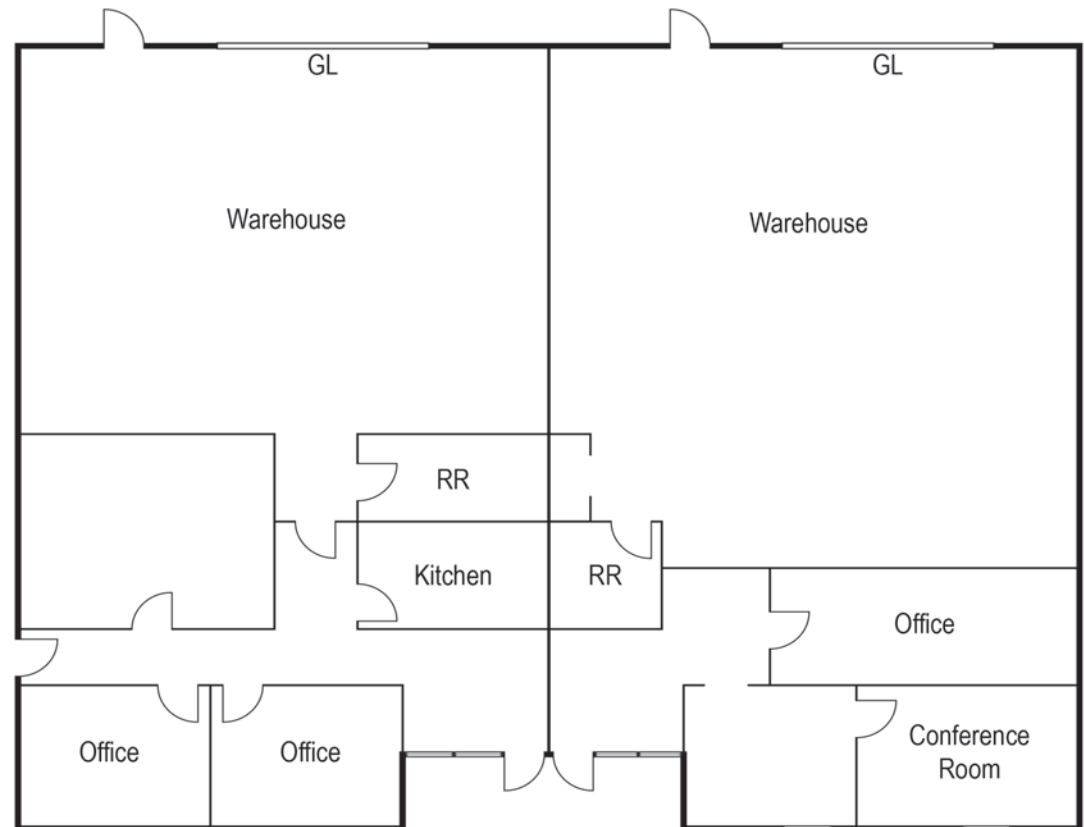
GRADE LEVEL DOORS

2 (±10' x 12')

» LEASE RATE: \$2.05 PSF GROSS

» AVAILABLE: NOW

» SIZE: ±5,329 SF  
DIVISIBLE TO ±2,664 SF & ±2,665 SF



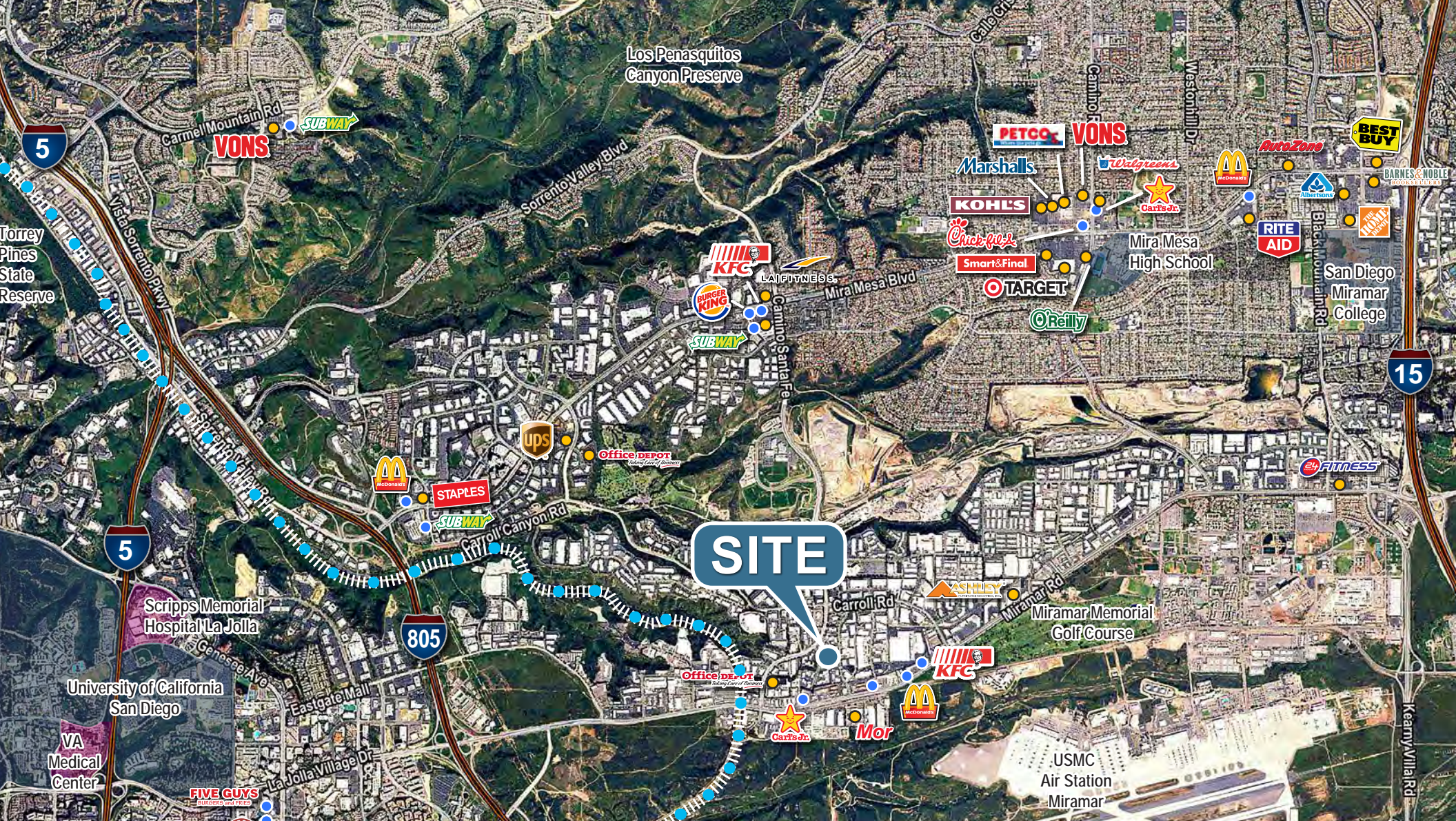


## DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2025 Population	12,324	253,006	947,081
2030 Population Projection	12,575	254,337	954,756
2025 Households	4,102	89,759	370,910
2030 Household Projection	4,179	90,296	374,188
Median Household Income	\$135,989	\$124,032	\$119,685
Median Home Value	\$885,177	\$940,641	\$1,016,498
Median Year Built	1986	1982	1979

## TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
Production Avenue	Miramar Road	2,978
Cam Santa Fe	Construction Court	24,605
Commerce Avenue	Miramar Road	6,625
Commerce Avenue	Miramar Road	4,488
Distribution Avenue	Carroll Road	4,040
Miramar Road	Empire Street	56,746
Miramar Road	Production Avenue	42,518



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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • Lic #01991785 | www.voitco.com

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