

±2,400 SF OFFICE SPACE AVAILABLE FOR LEASE

8736 PRODUCTION AVENUE, SAN DIEGO, CA 92121

PARS | IR
FINANCIAL | LLED AGENT
TAX RESOLUTION

8736

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BUILDING FEATURES


- » Suite A available for lease: \pm 2,400 SF of office space
- » Two private, in-suite restrooms
- » 10' ceilings
- » Reserved and unreserved parking
- » Ground floor, freestanding building
- » Private/local ownership
- » Natural lighting from skylight
- » Available immediately
- » Lease Rate: **\$1.85 PSF + U**


 4,971 SF
TOTAL BUILDING SIZE

 0.11 ACRES
LOT SIZE

 ONE (1)
OF STORIES

 10 FEET
DROP CEILING HEIGHT

 1.54/1,000 SF
PARKING RATIO

 1978
YEAR BUILT

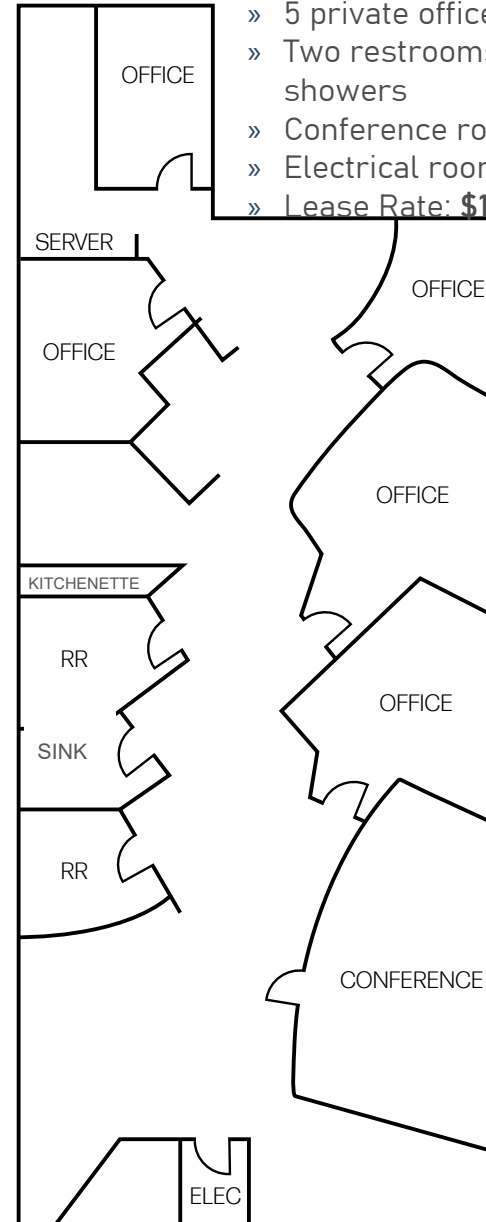
 MULTI-TENANT
TENANCY

FLOOR PLAN



SUITE A: ±2,400 SF

- » 5 private offices
- » Two restrooms with showers
- » Conference room
- » Electrical room
- » Lease Rate: **\$1.85 PSF + U**

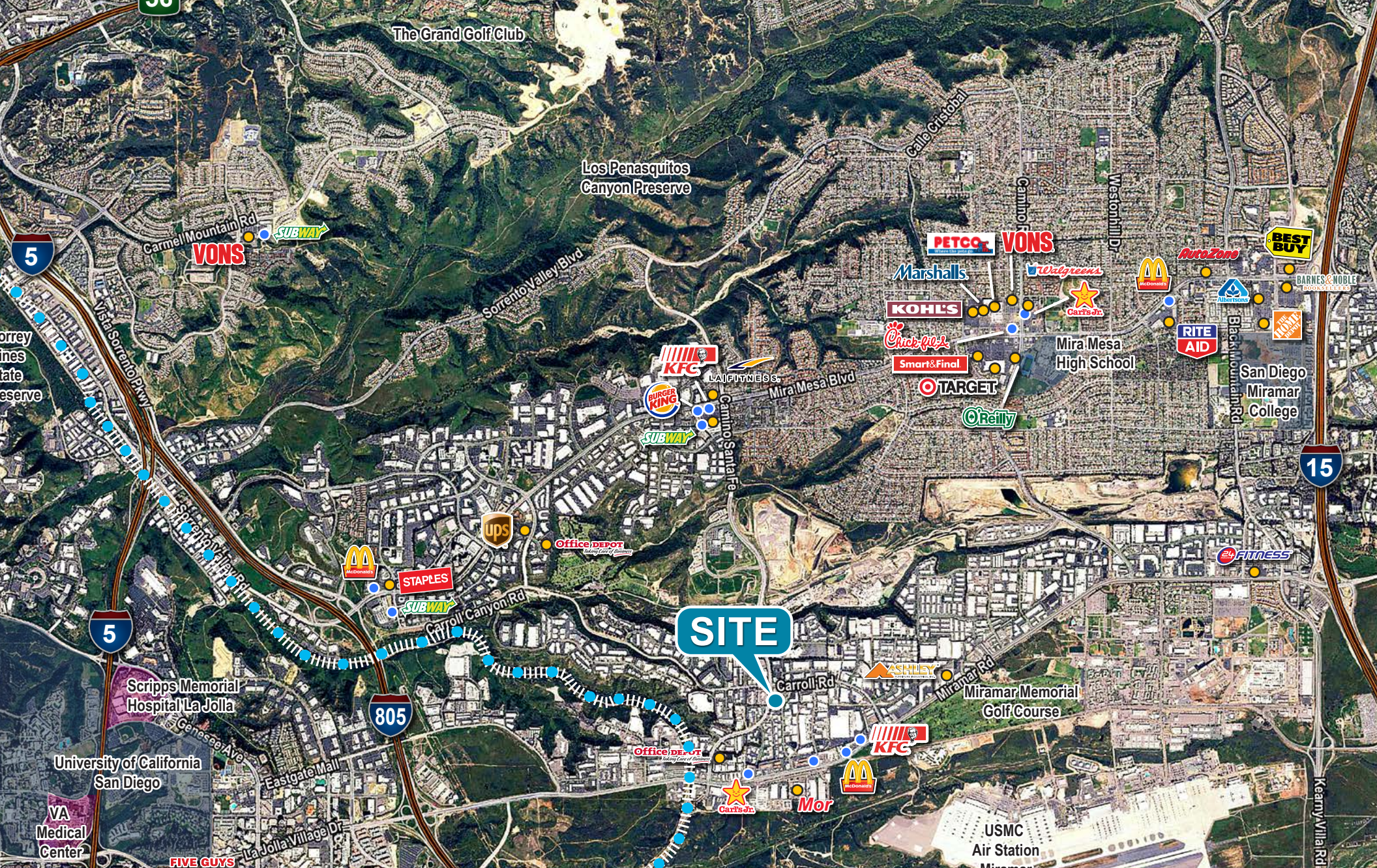


DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2024 Population	378	71,083	251,149
2029 Population Projection	375	70,762	250,152
2024 Households	125	24,096	89,249
2029 Household Projection	124	24,015	88,965
Median Household Income:	\$123,683	\$113,215	\$110,832
Median Home Value:	\$722,222	\$766,482	\$807,647

Traffic Counts (Cars/Day)		
Production Avenue	Miramar Road	2,978
Camino Santa Fe	Trade Street	19,069
Miramar Road	Empire Street	56,746
Carroll Road	Camino Santa Fe	10,029
Distribution Avenue	Carroll Road	4,040
Commerce Avenue	Miramar Road	4,488



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