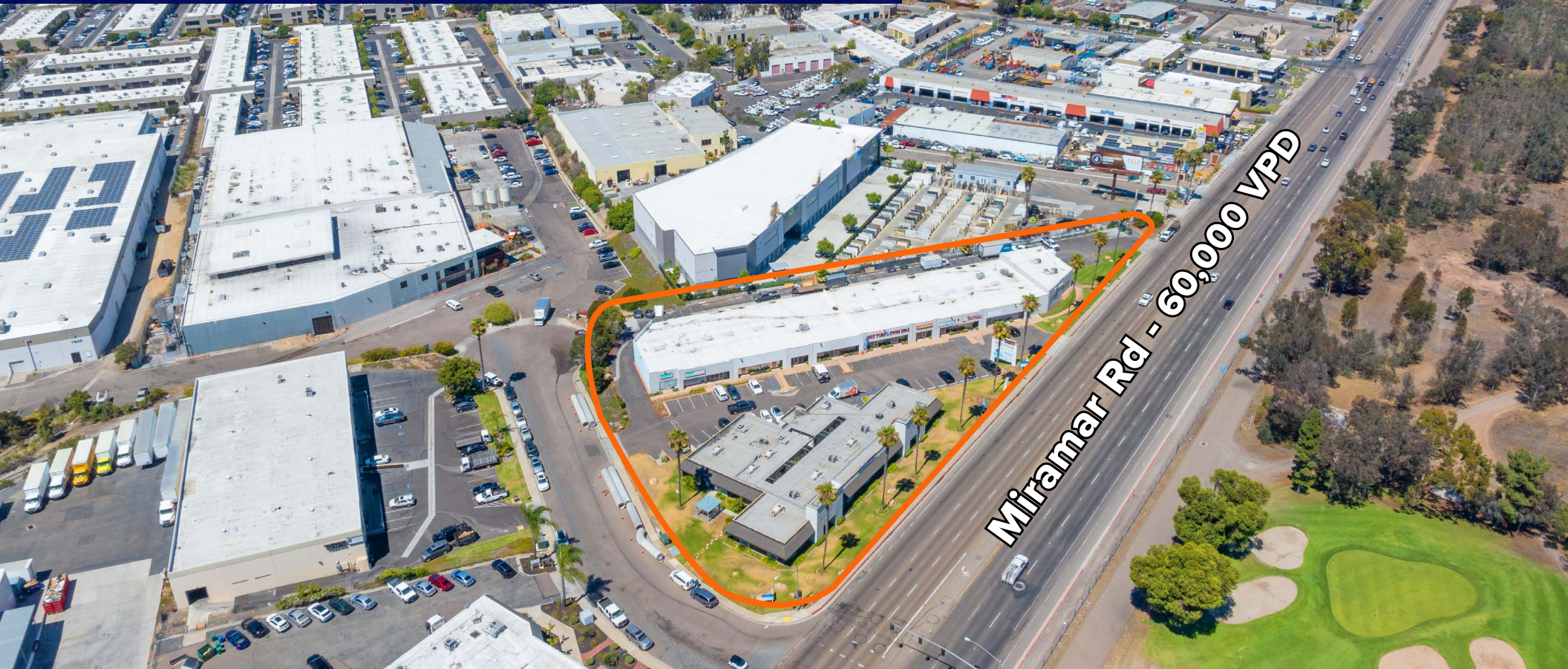


FOR LEASE

Miramar Ridge Business Center

7920-7950 Miramar Road, San Diego, CA 92121



Colliers

Industrial/Showroom/Retail Multi-Tenant Park

+695 SF - 6,750 SF Suites Available

CONTACT US

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Miramar Ridge Business Center | Project Highlights

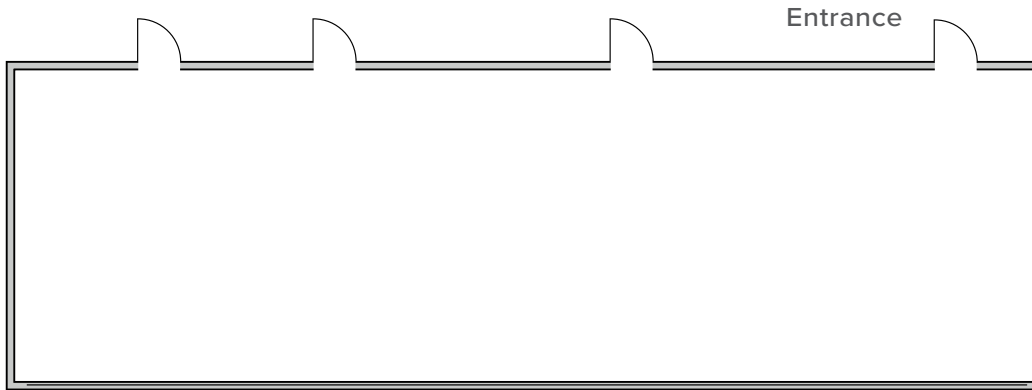
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- 37,278 SF Multi-Tenant Business Park
- Incredible frontage and visibility on Miramar Rd
- Ideal for showroom/warehouse use
- $\pm 15'$ Clear height
- Signalize corner location - Miramar Rd & Ale Smith Dr
- 60,000 Cars per day on Miramar Rd
- Miramar location and address
- Local and responsive ownership
- Roll-up doors/grade level loading
- IL-2-1 Zoning
- Close proximity to I-805, I-15, & I-5



Available - Suite 7920-101

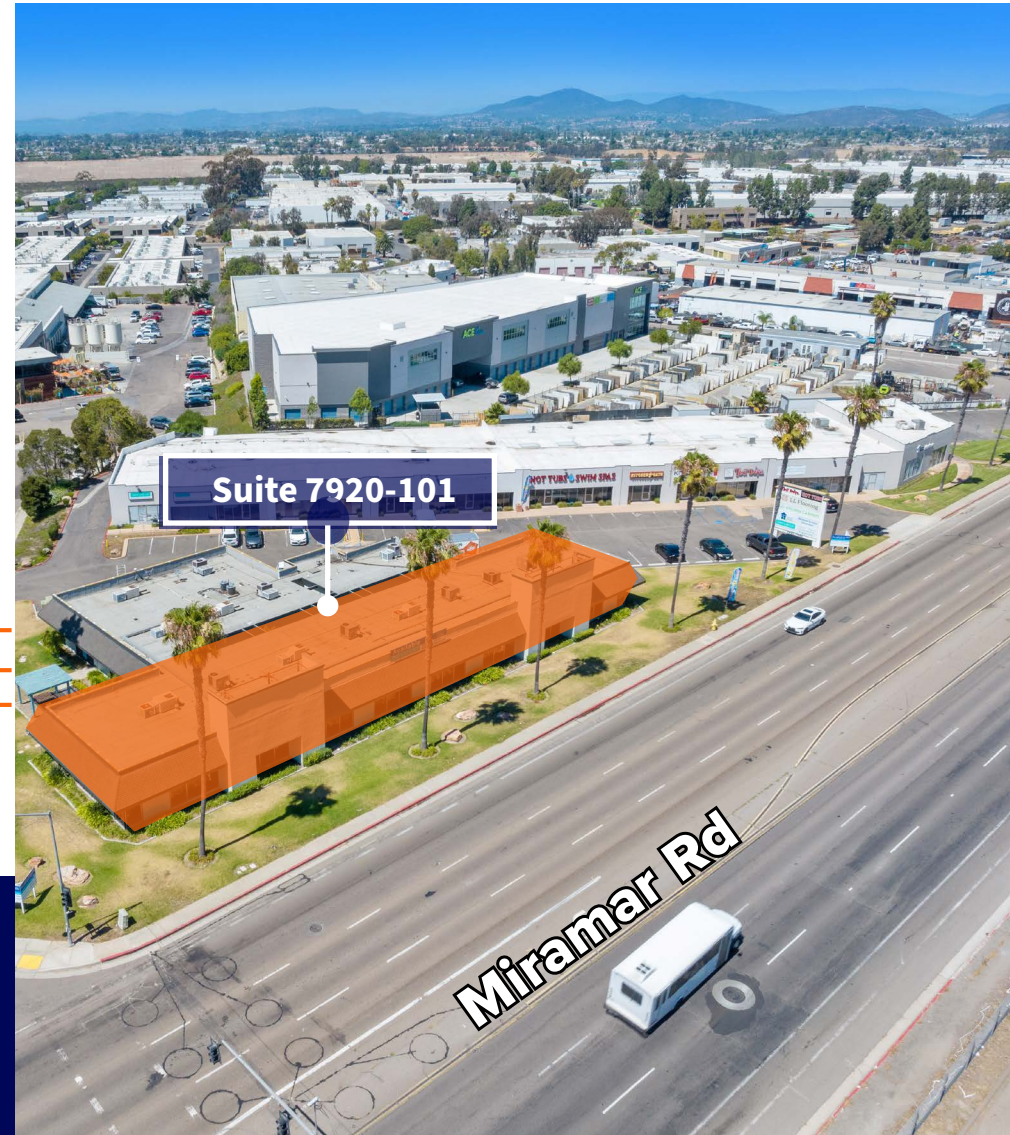
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Miramar Rd

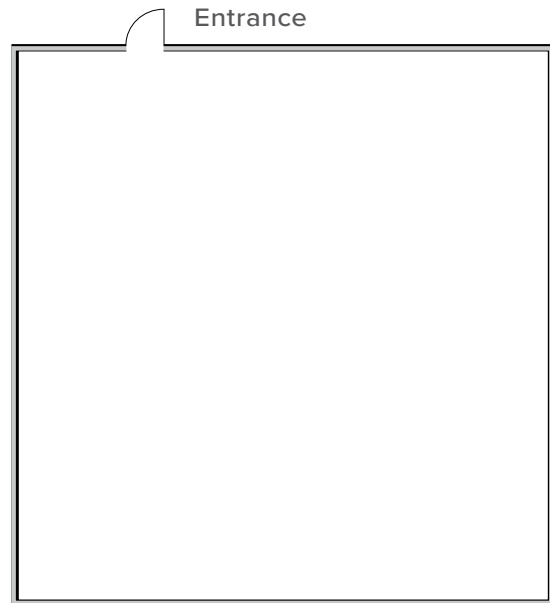
Suite 7920-101 Highlights

- Miramar Rd High Visibility Retail Showroom
- $\pm 6,750$ SF
- 100% Showroom
- Zoning: IL-2-1
- Available Immediately
- Lease Rate: Contact Broker



Available - Suite 7920-117

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Suite 7920-117 Highlights

- ±695 SF
- 100% Office
- Zoning: IL-2-1
- Available Immediately
- Lease Rate: Contact Broker

Drive Times

Drive Time	Daytime Population
 10 Minutes	 165,148
 20 Minutes	 998,277
 30 Minutes	 2,303,812

Minutes to University Town Center **11**

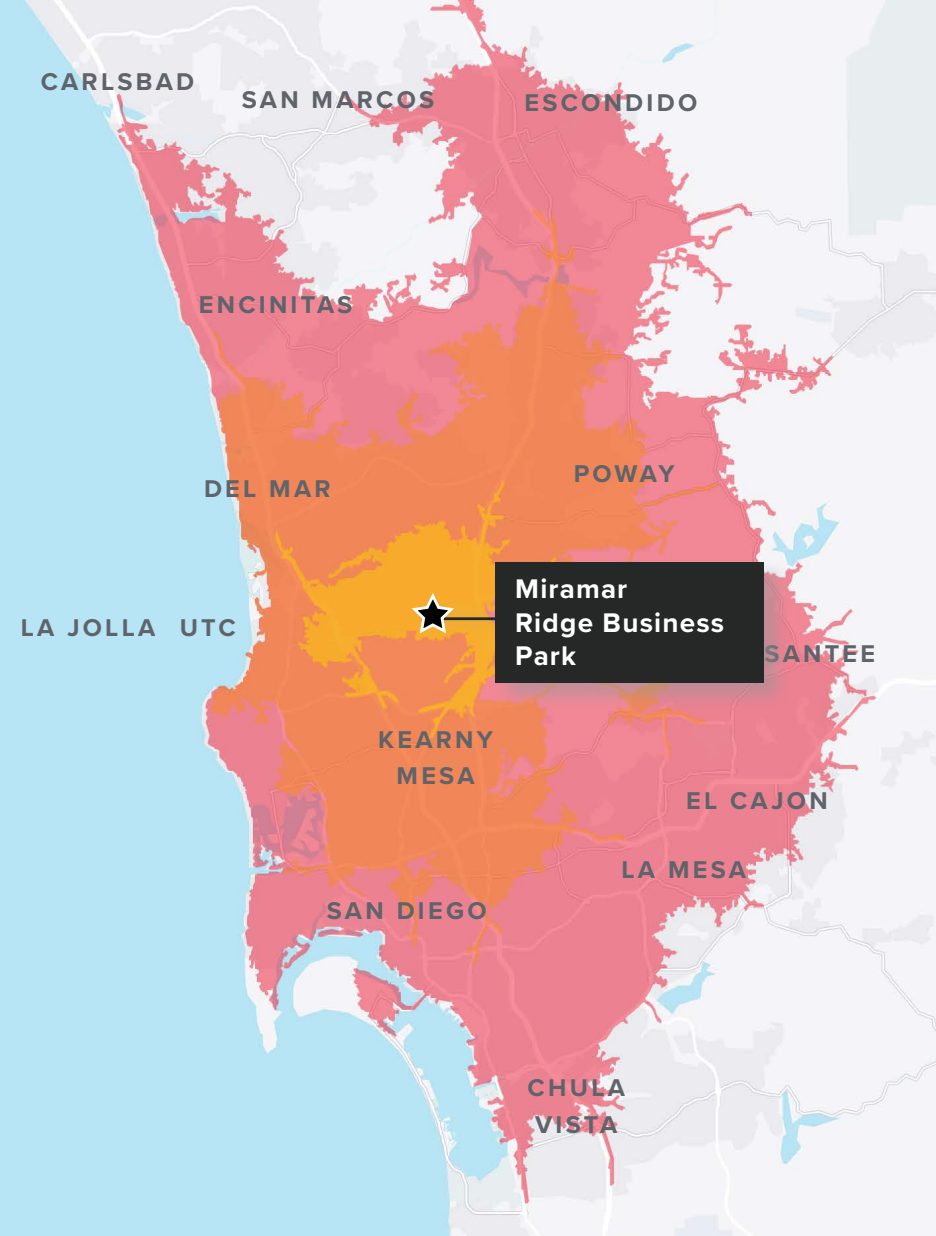
Minutes to Downtown San Diego **18**

Minutes to East County **20**

Minutes to United States - Mexico **CONTACT US 9**

Minutes to Orange County **49**

Minutes to Los Angeles **120**



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