

# Miramar Village West

7140-7160 MIRAMAR ROAD, SAN DIEGO, CA 92121



Premier Drive-Thru Location Available – Miramar Road

# Miramar Village West

7140-7160 MIRAMAR ROAD, SAN DIEGO, CA 92121

## Highlights

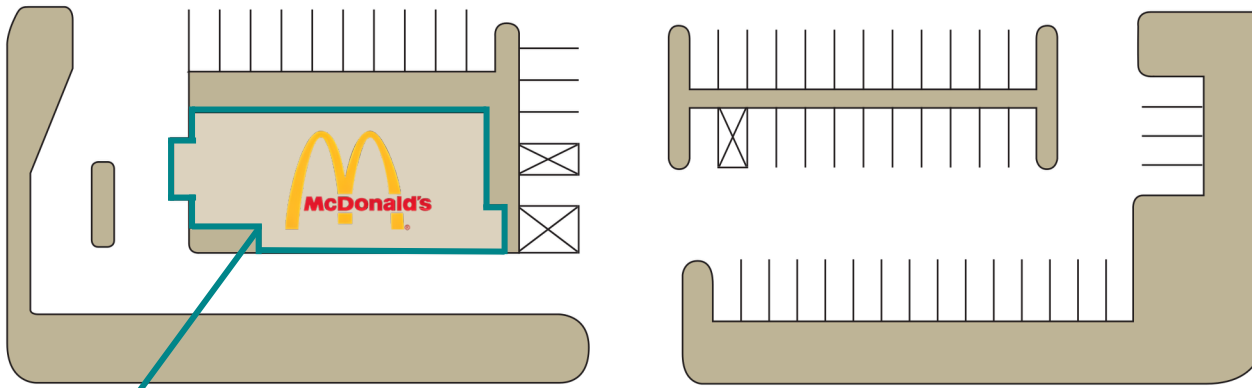
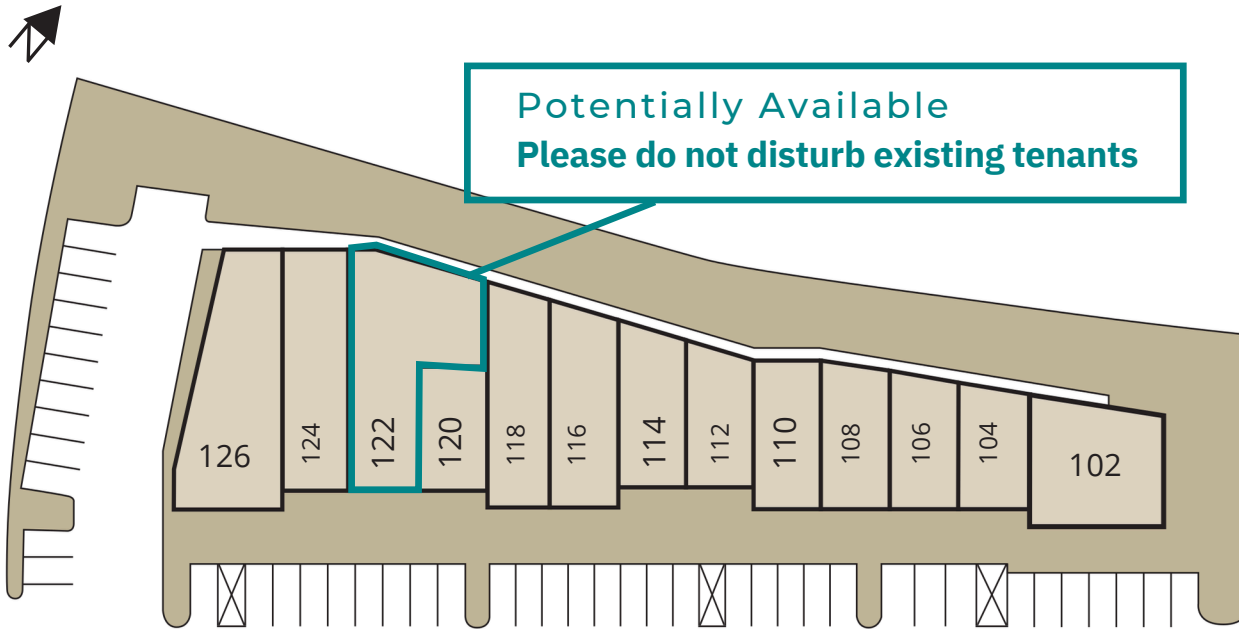
- Central San Diego location
- Highly-identifiable location in the Miramar trade market
- Easy access both I-805, I-15 & Miramar Road
- Excellent exposure to over 68,365 cars per day.
- Great opportunities for service uses
- High daytime population in the immediate area (339K within 5mi)
- Prominent monument and building signage available
- Strong, fast food anchor tenant



# RETAIL SPACE FOR LEASE



# Site Plan



Available

SUITE	TENANT	SF
126	Premier Appliance Repair	2,792
124	Hanna Garden Restaurant	1,513
<b>122</b>	<b>S.T.E.P. Academy (Potentially Available)</b>	<b>1,948</b>
118-120	Factory Direct Floor Store	2,102
116	TEJ Dance Studio	1,210
114	Quick & EZ Auto Registration	1,013
112	Chung Hing Chinese Food	893
110	ML Strength & Conditioning	933
108	Head Salon	900
106	Forest House Spa	805
104	Lighthouse Cleaners	735
100-102	Garden Grill House	1,530
<b>PAD</b>	<b>AVAILABLE</b>	<b>2,832</b>



# Competition Aerial





# Demographics

## Population

1 Mile: 239 3  
Miles: 64,778 5  
Miles: 251,587

## Daytime Population

1 Mile: 18,711  
3 Miles: 101,486  
5 Miles: 427,547

## Average Household Income

1 Mile: \$68,272  
3 Miles: \$125,867  
5 Miles: \$128,615

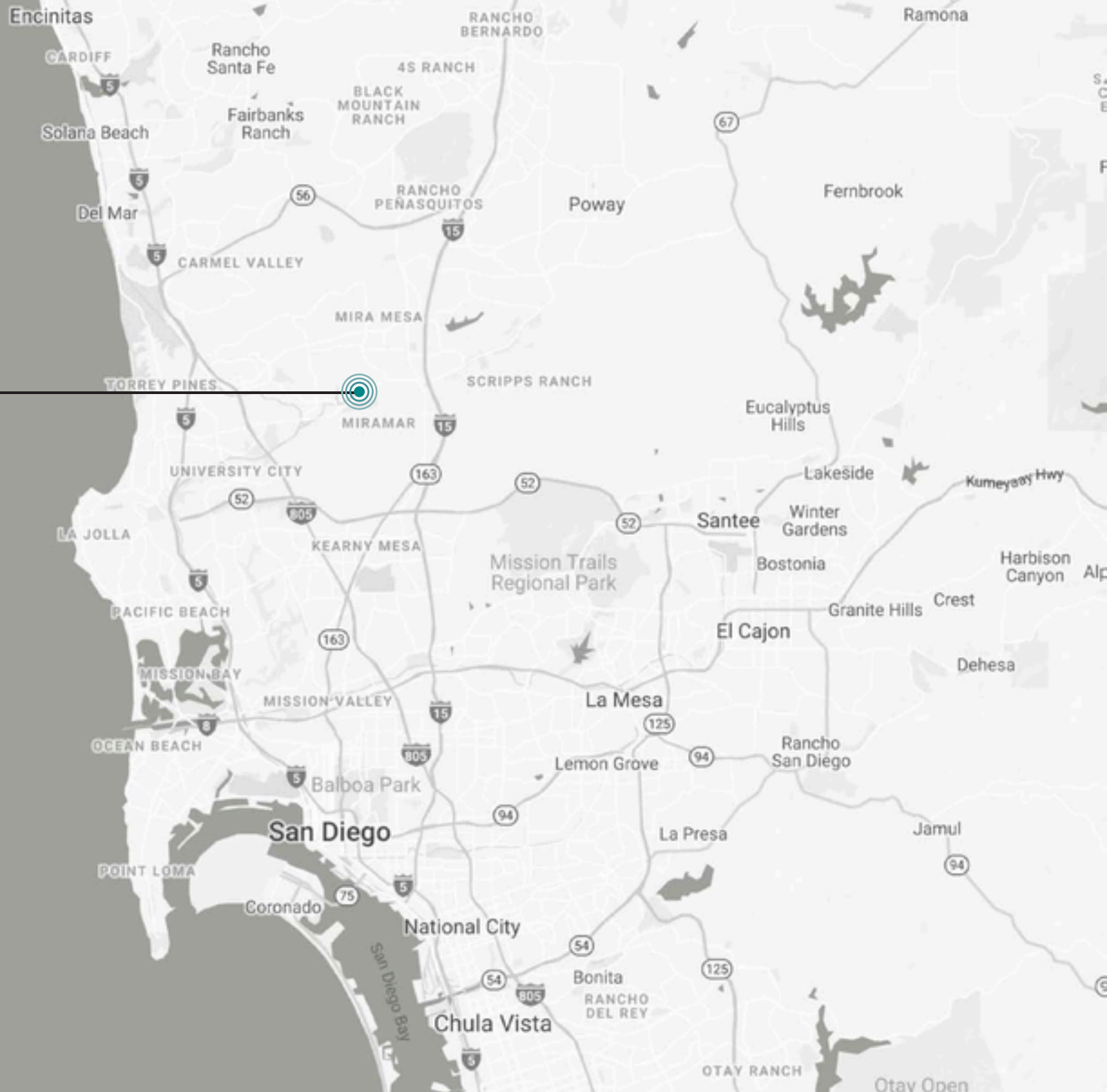
## Traffic Counts

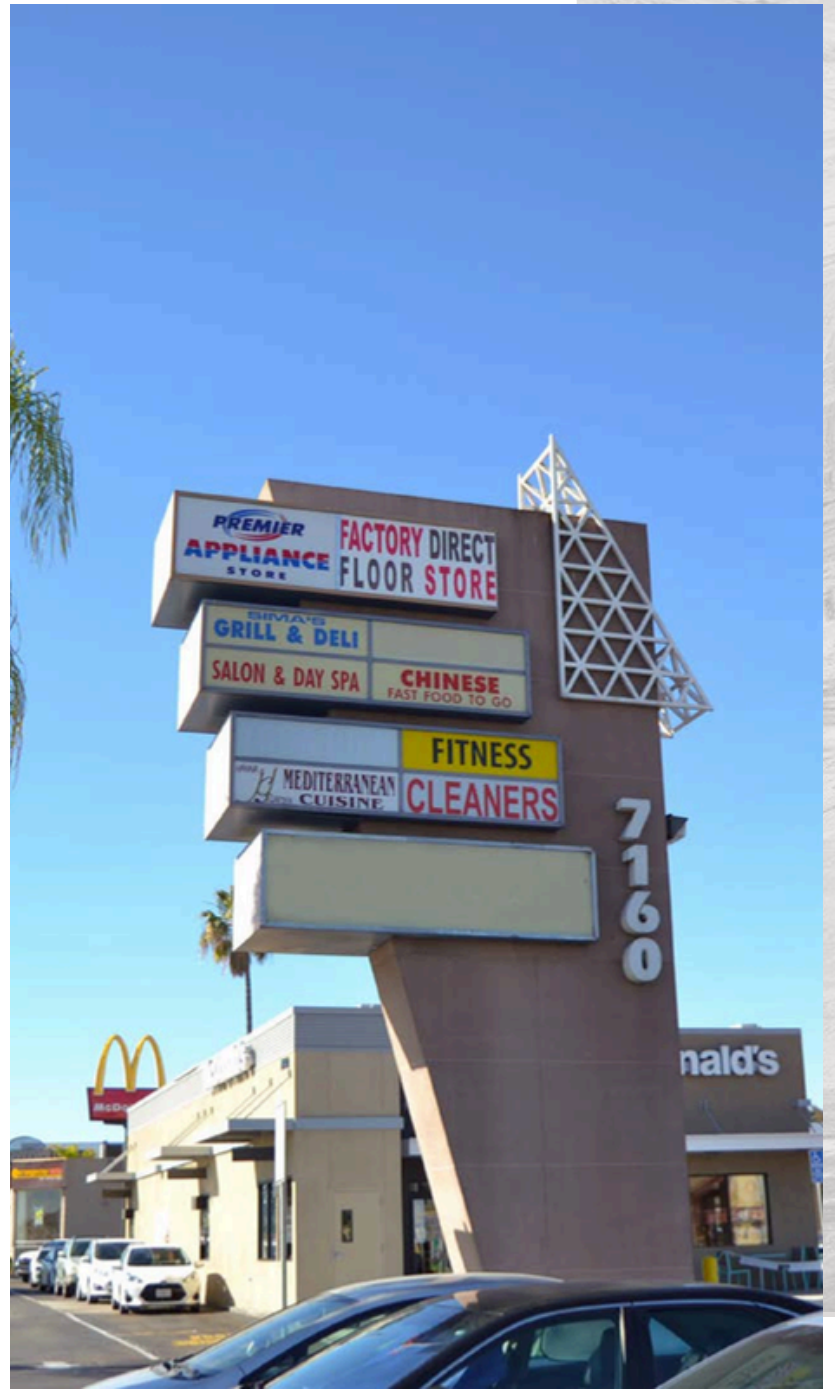
Cars Per Day  
Miramar Road:  
±68,365



# Central San Diego Location

---





# Miramar Village West

7140-7160  
MIRAMAR ROAD  
SAN DIEGO, CA 92121



# Miramar Village West

7140-7160 MIRAMAR ROAD, SAN DIEGO, CA 92121

## \*Disclaimer

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

\*Any geofencing data herein is provided by Placer Labs, Inc. ([www.placer.ai](http://www.placer.ai)) and is provided without representation or warranty.

\*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

## Leasing Contact

**BRAD WILLIAMS**

858.875.4668

BWILLIAMS@FLOCKEAVOYER.COM

CA DRE NO. 01802468

4727 EXECUTIVE DRIVE, SUITE 300, SAN DIEGO, CA, 92121 · 619.280.2600 FLOCKEAVOYER.COM

**FLOCKE &  
AVOYER**  
Commercial Real Estate