

±2,400 SF OFFICE SPACE AVAILABLE FOR LEASE

8736 PRODUCTION AVENUE, SAN DIEGO, CA 92121



DANNY ROGERS
Associate
Lic #02194441 | 858.458.3316
drogers@voitco.com

BRIAN MULVANEY, SIOR, CCIM
Senior Vice President/Partner
Lic #00938944 | 858.458.3372
bmulvaney@voitco.com

NEDA AFSHAR
Leasing Associate
949.439.5716

Voit
REAL ESTATE SERVICES



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
- » **Promo Rate:** Year 1 at \$1.50 PSF + Utilities

*Minimum 3 Year Lease required for Promotional Rate

 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

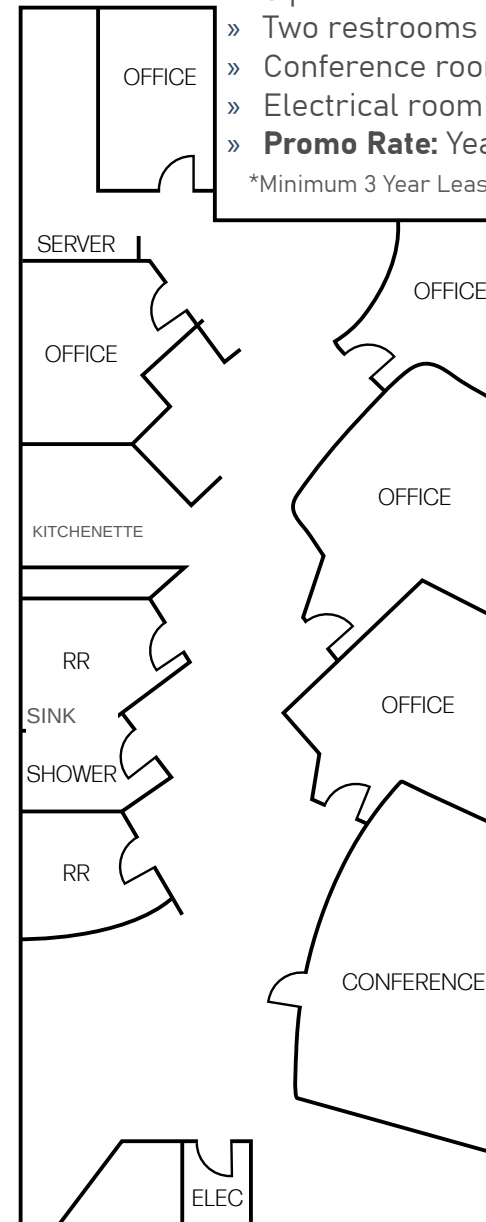
FLOOR PLAN



SUITE A: ±2,400 SF

- » 5 private offices
- » Two restrooms with showers
- » Conference room
- » Electrical room
- » **Promo Rate:** Year 1 at \$1.50 PSF + Utilities

*Minimum 3 Year Lease required for Promotional Rate

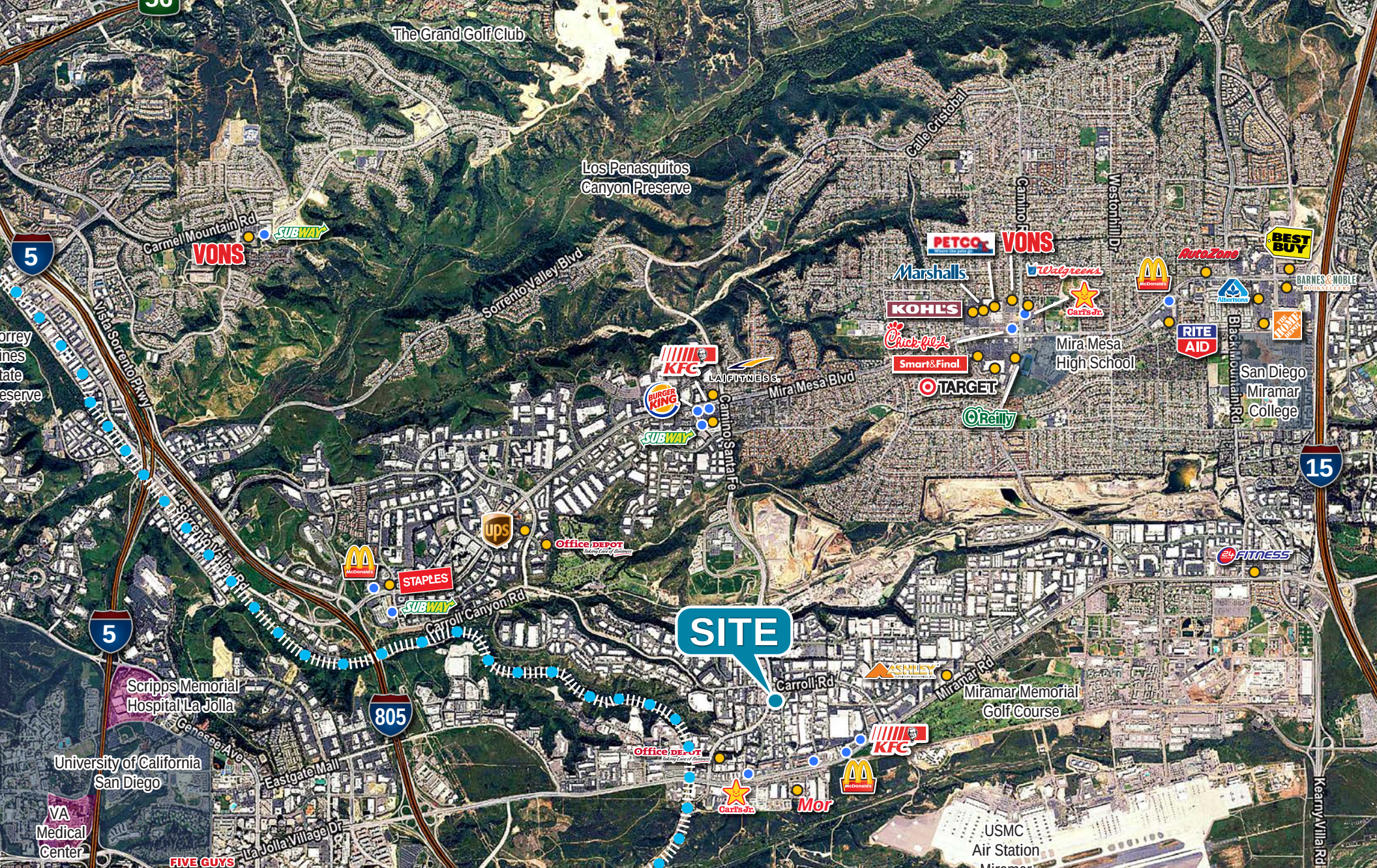


DEMOGRAPHICS



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



DANNY ROGERS

Associate | Lic #02194441

858.458.3316 | drogers@voitco.com

BRIAN MULVANEY, SIOR, CCIM

Senior Vice President/Partner | Lic #00938944

858.458.3372 | bmulvane@voitco.com

NEDA AFSHAR

Leasing Associate

949.439.5716

Voit

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as a Real Estate Salesperson and Broker by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
©2025 Voit Real Estate Services, Inc. All Rights Reserved.