

FOR LEASE

7675 FORMULA PLACE

SAN DIEGO, CA 92121

MIRAMAR

±2,300 SF INDUSTRIAL
±1,200 SF FENCED-IN YARD

IDEAL FOR AUTOMOTIVE
SERVICE USERS

AVAILABLE SPACE

±2,300 SF + ±1,200 SF FENCED-IN YARD



PROPERTY HIGHLIGHTS

7675 Formula Place

- ▶ ±2,300 SF industrial space
- ▶ ±1,200 SF fenced-in yard with metal roof
- ▶ Single-story warehouse space
- ▶ Two (2) grade-level doors
- ▶ Open to automotive use
- ▶ Nearby retail amenities (Metroplex)
- ▶ Available immediately

LEASE RATE: \$1.75/SF NNN

NNNs = \$0.47/SF





±2,300 SF INDUSTRIAL | ±1,200 SF FENCED-IN YARD | AVAILABLE IMMEDIATELY



• Cutwater Tasting Room

• Dixieline Lumber

• Taco Bell

• Salt and Butter Bakery

• Ballast Point Brewing
• Pure Project
• Duck Foot Brewing
• Thyme for Lunch Cafe

• McDonald's
• Sima's Grill & Deli
• Chung Hing
• Tony's Fresh Mexican

• Embolden Beer Co.

• Supernatural Sandwiches
• Rigoberto's Taco Shop
• The Pizza Joint
• Lee's Haircut

• Starbucks
• Natsumi Sushi & Seafood
• Kebashi
• San Diego Beer & Wine Co.
• Replica Print & Copy

• Jack in the Box

• Sotos Mexican Food
• Sotos Fruteria
• Abbey's Real Texas BBQ
• Pho Ha Noi Asian Cuisine

• Better Buzz Coffee

• Denny's

• Donatos Taco Shop
• Gyrogrill
• Virsa Indian Cuisine
• Tenkatori
• Pauly's Pizza Joint

• Jersey Mikes Subs
• The UPS Store

• Carl's Jr

CARROLL ROAD

CAMINO SANTA FE

PRODUCTION AVENUE

COMMERCE AVENUE

MIRAMAR ROAD

MIRAMAR

Few submarkets in San Diego are positioned as ideally within the region as Miramar. Interstates 5, 15, and 805 provide transportation corridors to the San Diego/Mexico border, Inland Empire, and Los Angeles. It is also one of the most densely populated areas of San Diego, which provides a deep well of potential workers for local employers in the submarket.

Mira Mesa is dominated by two retail corridors that stretch from Interstate 805 to Interstate 15 along Mira Mesa Boulevard and Miramar Road. The eastern portion of the submarket is filled with residential neighborhoods. Median household incomes in the area top \$105,000, above the median for the broader San Diego region, providing one of the stronger nodes in North County for potential buying power among households.

Technology and biotech firms have shown an increased willingness to branch out here to take advantage of lower rents, a central location, and proximity to San Diego's primary life science and tech nodes in Sorrento Mesa, UTC, and Torrey Pines.

73,010 CARS PER DAY
CAMINO RUIZ / MIRAMAR ROAD

24,540 CARS PER DAY
CAMINO RUIZ / ACTIVITY ROAD

93,945

2024 POPULATION
(3-MILE RADIUS)

69,374

DAYTIME EMPLOYEES
(3-MILE RADIUS)

\$113,743

MEDIAN HH INCOME
(3-MILE RADIUS)

\$1.25B+

CONSUMER SPENDING
(3-MILE RADIUS)

36.5

MEDIAN AGE
(3-MILE RADIUS)

\$743,677

MEDIAN HOME VALUE
(3-MILE RADIUS)

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MIRAMAR

For more information or tours,
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