

Colliers

4.5% Commission

Start Rate: \$1.25 NNN (First 6 Months)

Must be signed by 8/1/2026



7949

STROMESA COURT

MIRAMAR SUBMARKET | SAN DIEGO, CA 92126

CONTACT

FOR LEASE

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HIGHLY EFFICIENT INDUSTRIAL SUITES | DOCK-HIGH & GROUND LEVEL ROLL-UP DOORS



PROPERTY OVERVIEW

7949 STROMESA COURT | MIRAMAR SUBMARKET | SAN DIEGO, CA 92126

107,564 SF Multi-Tenant Industrial Building



IL- 2-1 Zoning



±95% Warehouse;
±5% Office



New Upgrades to the Property Underway



Dock and Oversized Grade-Level Loading



Immediate Freeway Access, Central San Diego



Newly Upgraded Offices



Close Proximity to Local Amenities, Breweries, and Services



±22' Warehouse Clear Height



Skylights Throughout



Fully Sprinklered



Responsive and Local Ownership & Management



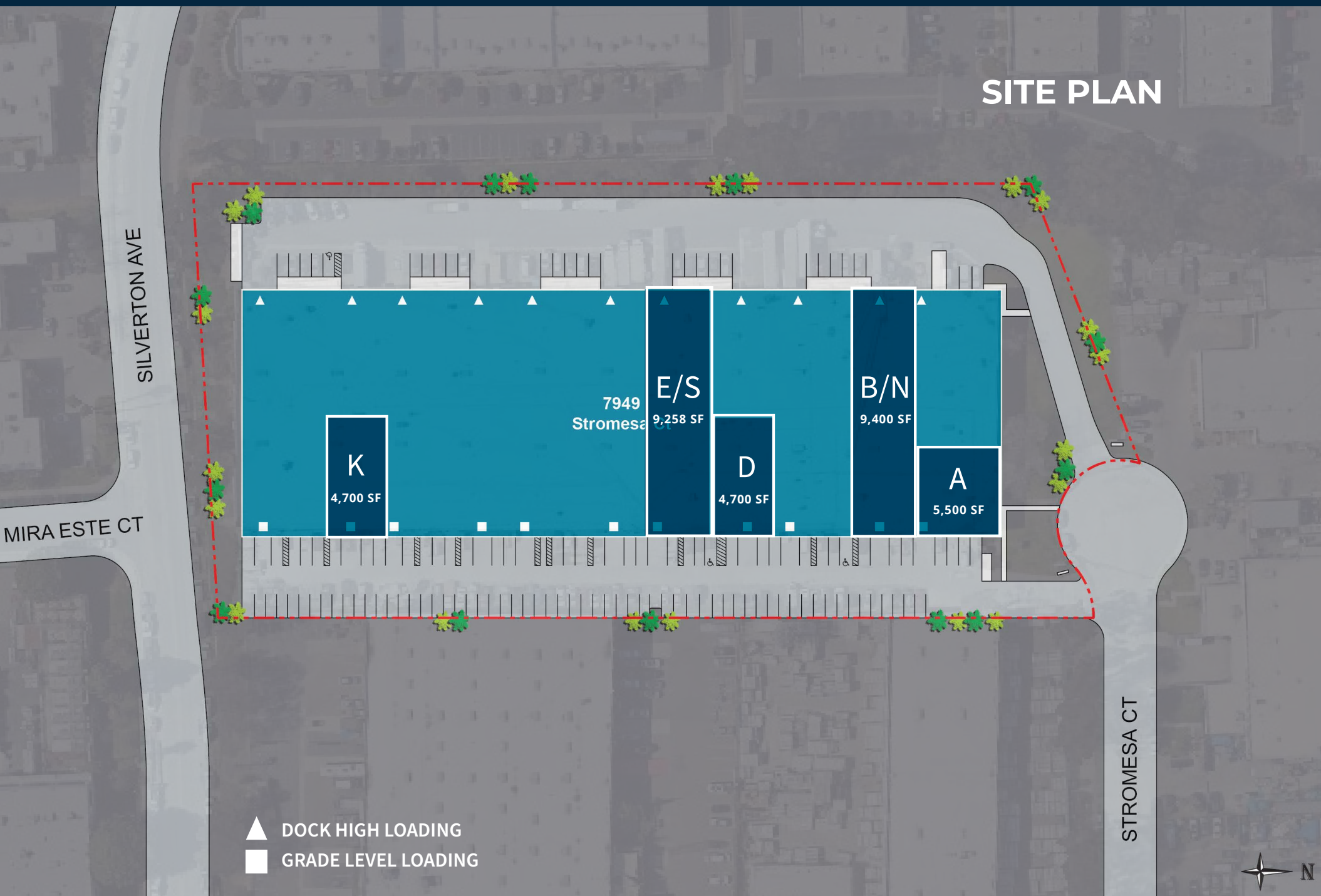
Convenient Truck Access



Lease Rate:
Contact Broker



SITE PLAN



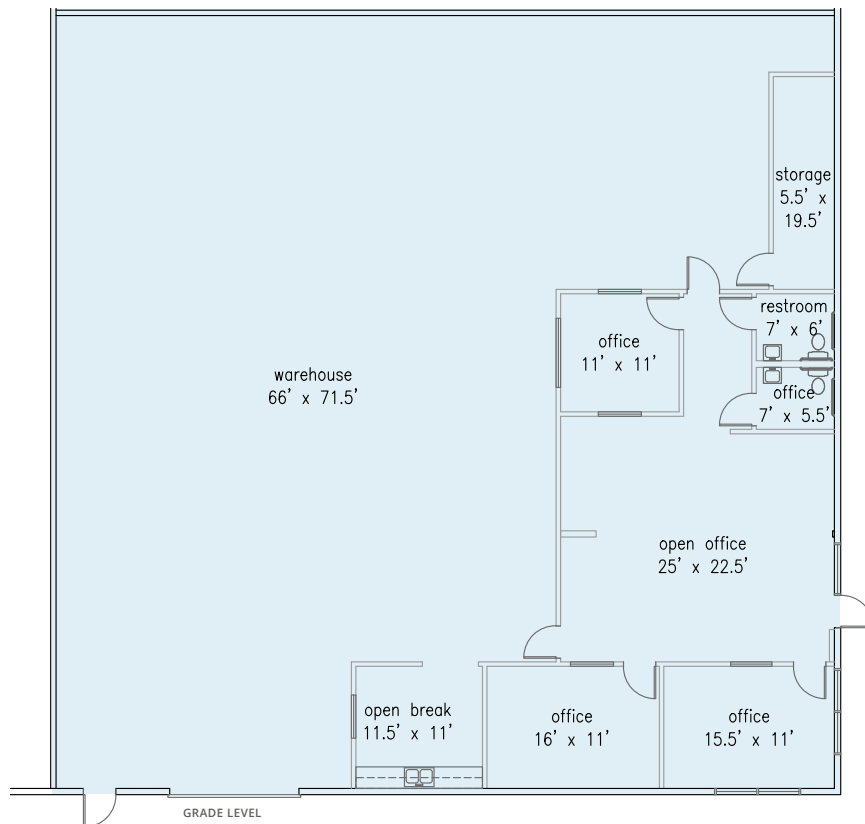
AVAILABLE FOR LEASE

±5,500 SF Industrial Suite

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Floor Plan | Suite A

SUITE A is a ±5,500 SF industrial suite comprised of 20% office space and an 80% warehouse area with one (1) grade-level roll-up door.



20%
OFFICE

80%
WAREHOUSE

1
GRADE-
LEVEL DOOR

+22 FEET
WAREHOUSE
CLEAR HEIGHT

LEASE RATE: CONTACT BROKER

AVAILABLE FOR LEASE

±9,400 SF Industrial Suite

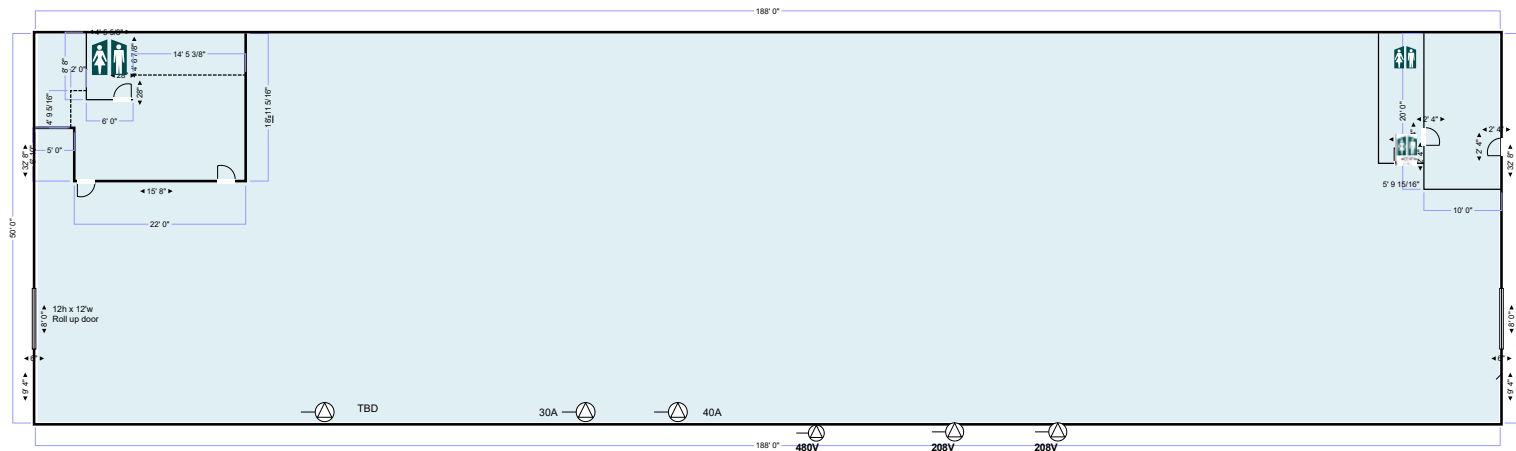
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Floor Plan | Suite B/N

SUITE B/N is a ±9,400 SF industrial suite comprised of 5% office space and an 95% warehouse area with one (1) dock-high door position and one (1) grade-level roll-up door that offers flow-through access.

Power: 500A/208V plus 400A/480V*

*Tenant to verify.



5%
OFFICE

95%
WAREHOUSE

1
DOCK DOOR
POSITION

1
GRADE-
LEVEL DOOR

+22 FEET
WAREHOUSE
CLEAR HEIGHT

HEAVY POWER
FLOW-THROUGH ACCESS
LEASE RATE: CONTACT BROKER

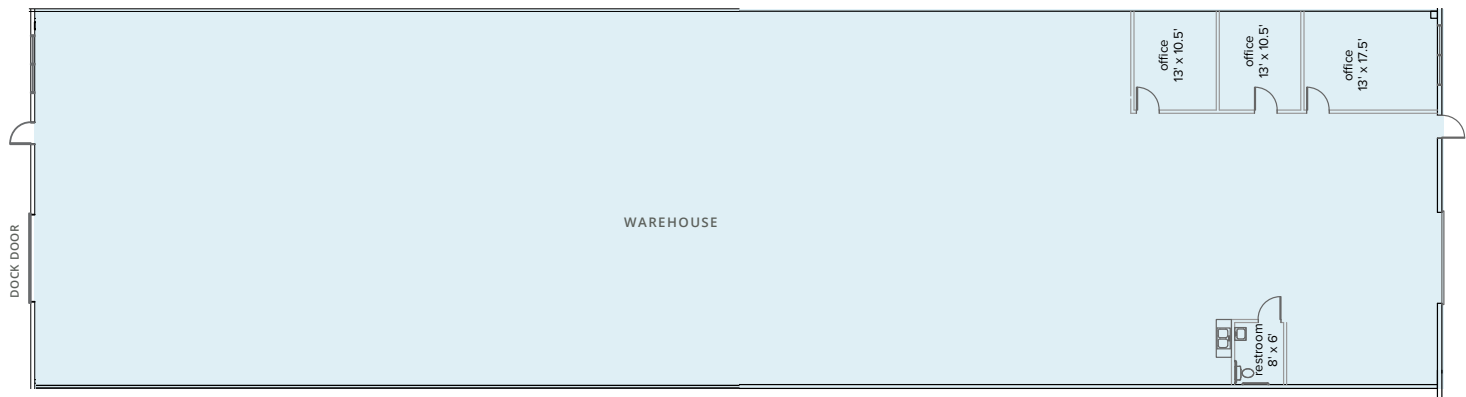
AVAILABLE FOR LEASE

±9,258 SF Industrial Suite

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Floor Plan | Suite E/S

SUITE E/S is a ±9,258 SF industrial suite comprised of 10% office space and an 90% warehouse area with one (1) dock-high door position and one (1) grade-level roll-up door.



10%
OFFICE

90%
WAREHOUSE

1
DOCK DOOR
POSITION

1
GRADE-
LEVEL DOOR

±22 FEET
WAREHOUSE
CLEAR HEIGHT

AVAILABLE IMMEDIATELY

FLOW-THROUGH ACCESS

LEASE RATE: CONTACT BROKER

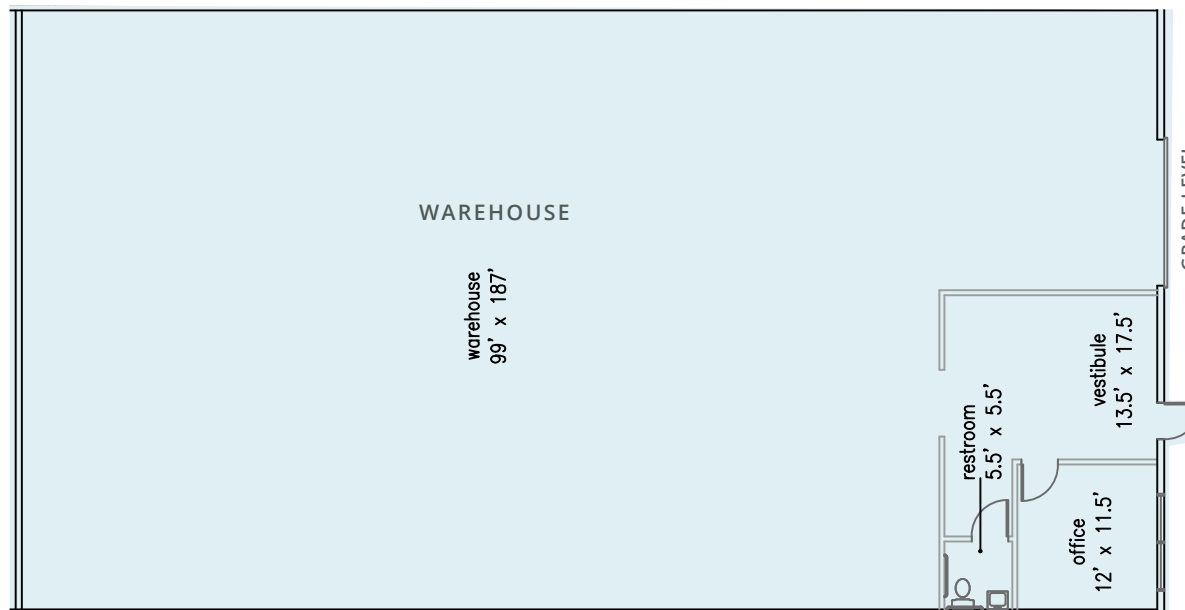
AVAILABLE FOR LEASE

±4,700 SF Industrial Suite

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Floor Plan | Suite K

SUITE K is a ±4,700 SF industrial suite comprised of 5% office and an 95% warehouse area with one (1) grade-level roll-up door.



5%
OFFICE

95%
WAREHOUSE

1
GRADE-
LEVEL DOOR

+22 FEET
WAREHOUSE
CLEAR HEIGHT

LEASE RATE: CONTACT BROKER

AVAILABLE IMMEDIATELY

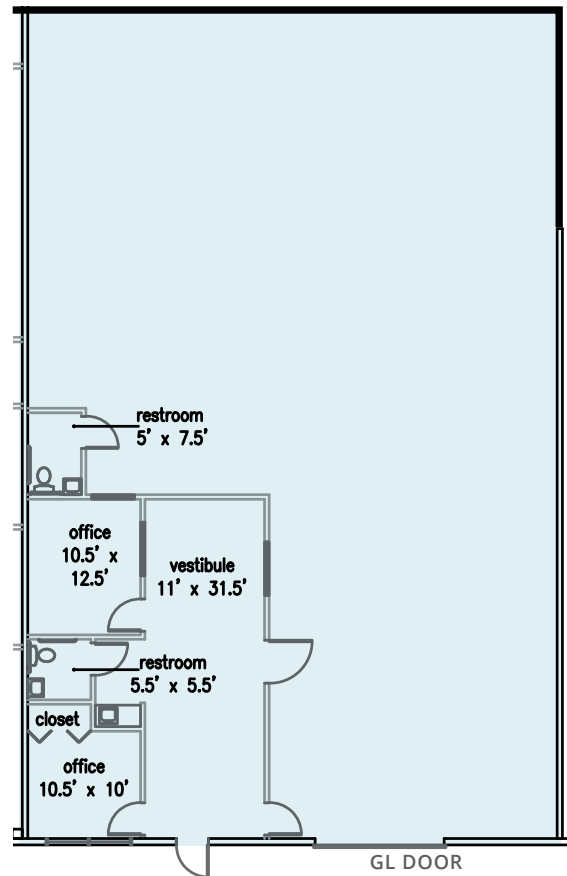
AVAILABLE FOR LEASE

±4,700 SF Industrial Suite

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Floor Plan | Suite D

SUITE D is a ±4,700 SF industrial suite comprised of 15% office space and an 85% warehouse area with one (1) grade-level roll-up door.



15%
OFFICE

85%
WAREHOUSE

1
GRADE-
LEVEL DOOR

±22 FEET
WAREHOUSE
CLEAR HEIGHT

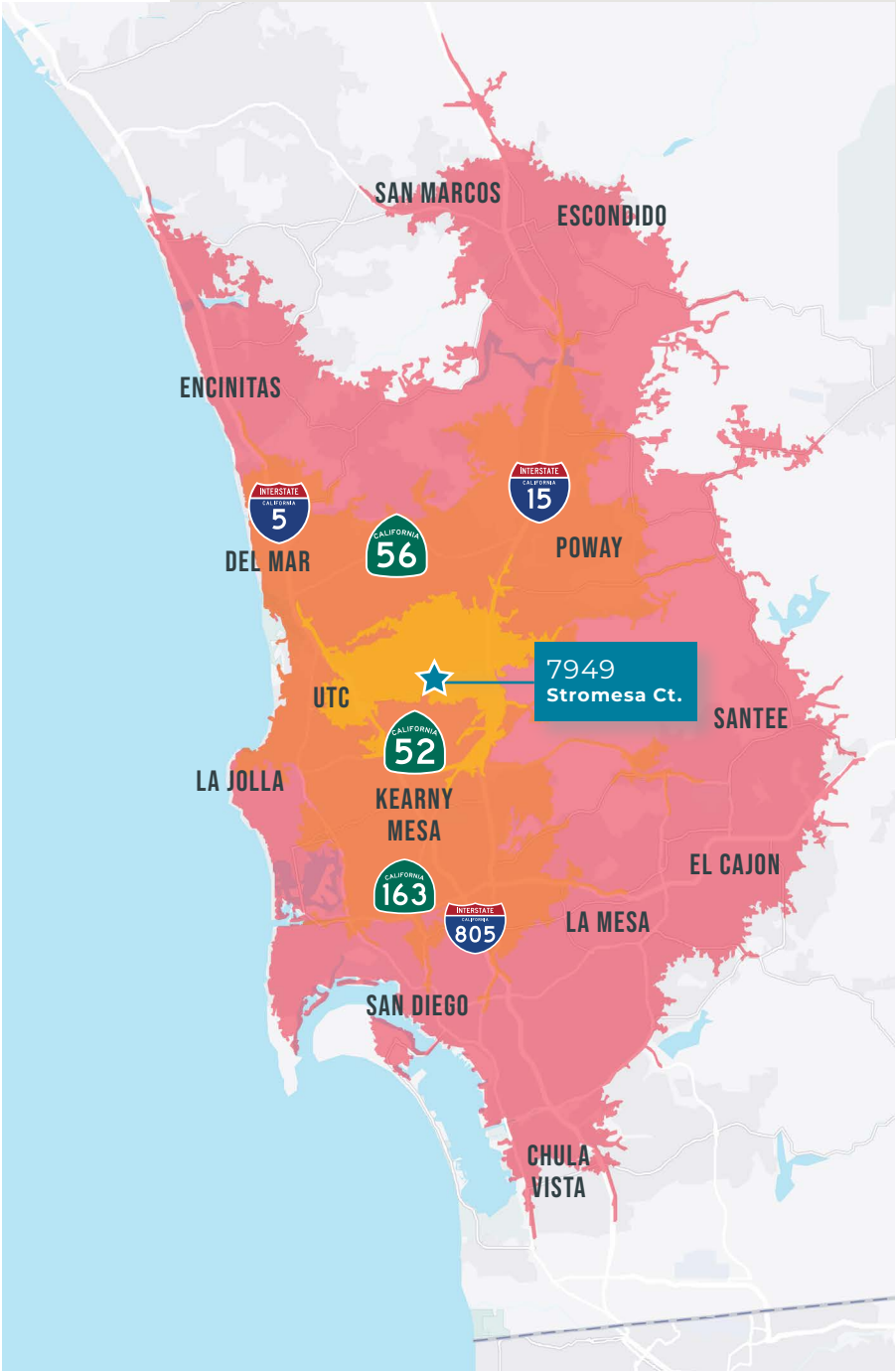
LEASE RATE: CONTACT BROKER

AVAILABLE IMMEDIATELY

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 Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120





VILLAGE AT MIRA MESA

 TARGET	 CHIPOTLE MEXICAN GRILL	BevMo!
 the Habit BURGER GRILL	VONS	 STARBUCKS
 Chick-fil-A	 Raising Cane's CHICKEN FINGERS	petco
 RED LOBSTER FRESH FISH • LIVE LOBSTER	 Chevron	<i>Walgreens</i>

7949
STROMESA CT
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 BALLAST POINT BREWING COMPANY	 pure project
 ALESMTIH BREWING COMPANY HAND-POUNDED ALES	 ATHLETIC BREWING CO. NON-ALCOHOLIC BEERS

MIRAMAR RD

 LITTLE MISS BREWING	HARBOR FREIGHT
 Mikkeller	BREWSKIS BAR & ARCADE

MIRA MESA MARKET CENTER

TRADER JOE'S	 REGAL	 DAVE'S HOT CHICKEN
 STARBUCKS	BARNES & NOBLE BOOKSELLERS	 ISLANDS fine burgers & drinks
 IN-N-OUT BURGER	 Applebee's	 BEST BUY
Jerome's Furniture	 THE HOME DEPOT	 Panera BREAD

SCRIPPS RANCH

MCAS MIRAMAR

NEARBY AMENITIES



CORPORATE NEIGHBORS



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