



FOR LEASE OR SALE

36,705 SF LOT

INCLUDES ± 3,000 SF STRUCTURE ON SITE

8080 MIRAMAR RD

San Diego, CA 92126

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PROPERTY HIGHLIGHTS



36,705 SF LOT
FENCED & SECURED YARD



3 POINTS OF
INGRESS/EGRESS



IL-3-1 CITY OF SAN DIEGO ZONING
CITY OF SAN DIEGO
[INDUSTRIAL BASE ZONE LINK](#)



STRUCTURE ON SITE:
3,000 SF WAREHOUSE



PERMITTED TRAILER YARD
OUTDOOR STORAGE



ADJACENT PROPERTY
EXPANSION POTENTIAL



HARD CORNER
MIRAMAR RD & DOWDY DR



DIRECT ACCESS TO
I-805, I-15, & I-5



MIRAMAR RD FRONTAGE
52,411 CARS PER DAY (ADT) MIRAMAR RD



AVAILABLE NOW



LEASE RATE // SALES PRICE:
CONTACT BROKER



ALLOWED USES: EQUIPMENT AND
MATERIALS STORAGE YARDS AND SALES,
TRUCKING/TRANSPORTATION,
PARTIAL RETAIL SALES, & DRIVE-THROUGH
COMPONENT

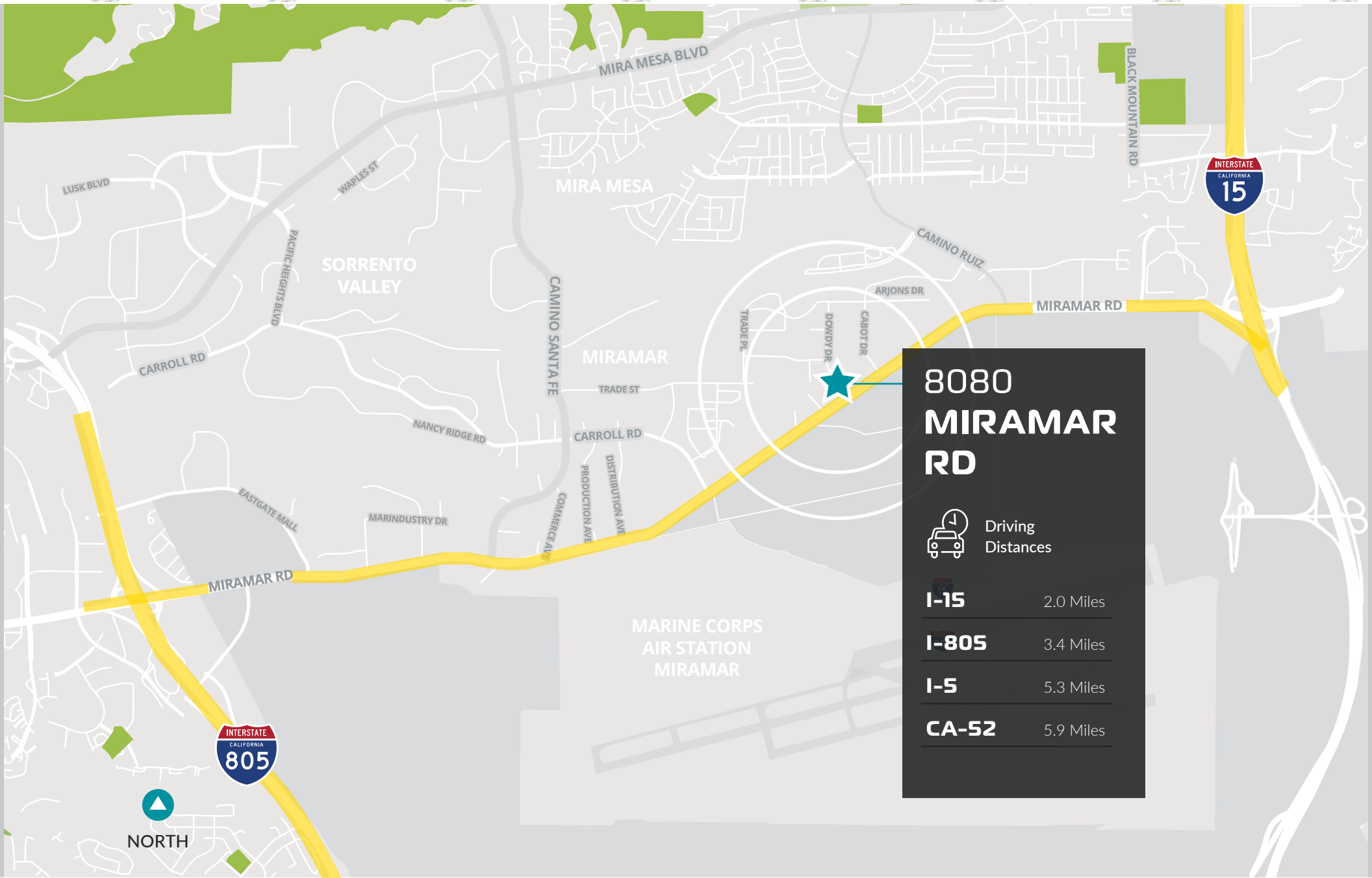




MIRAMAR ROAD

DOWDY DRIVE





8080 MIRAMAR RD






Driving
Distances

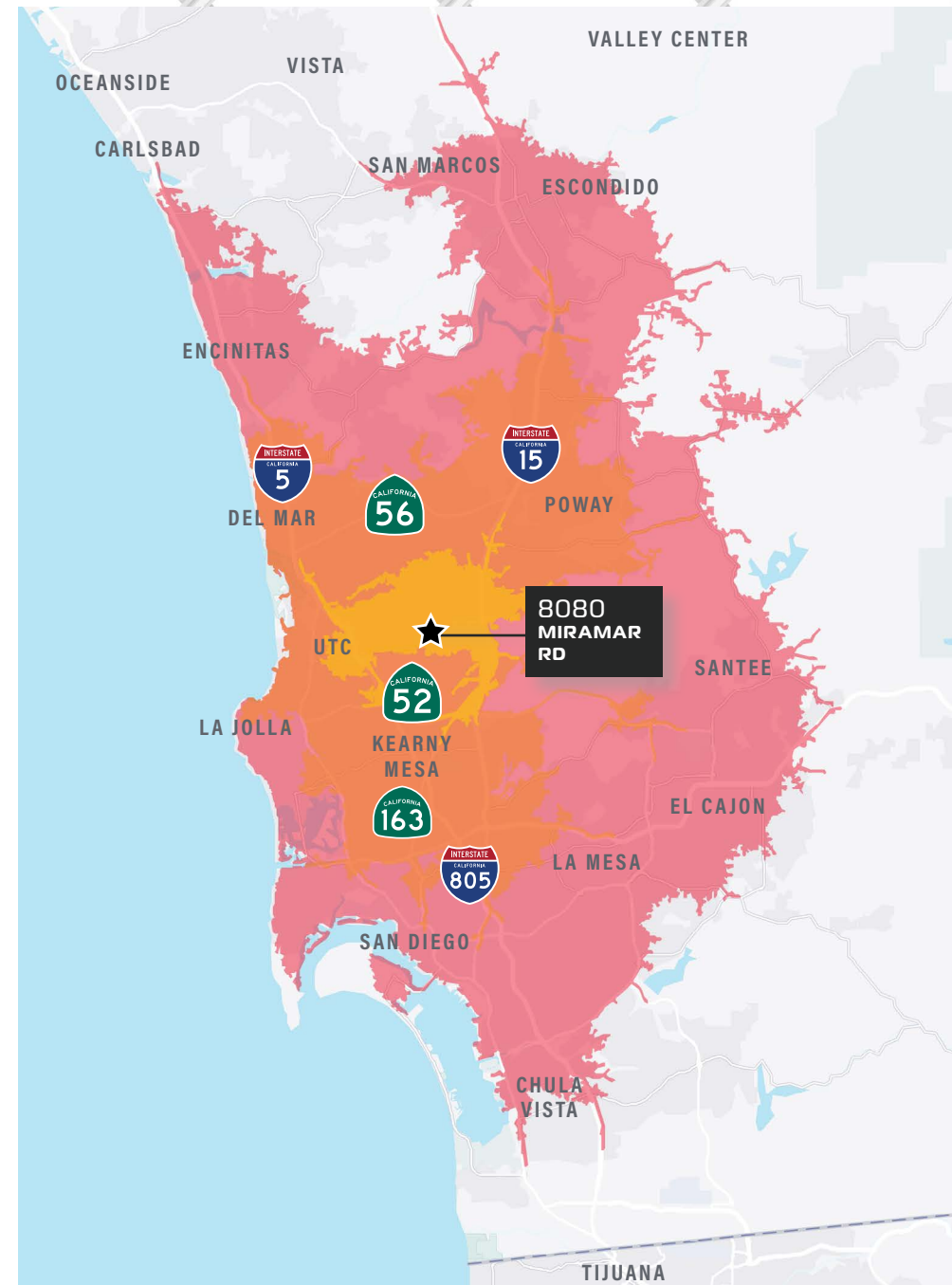
I-15	2.0 Miles
I-805	3.4 Miles
I-5	5.3 Miles
CA-52	5.9 Miles



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



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MIRAMAR STORAGE YARD

CONTACT

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