

±7,269 SF INDUSTRIAL/FLEX BUILDING **AVAILABLE FOR SALE OR LEASE**

8447 MIRAMAR MALL, SAN DIEGO, CA 92121



BRIAN MULVANEY, SIOR, CCIM

Senior Vice President, Partner | Lic. #00938944
858.458.3372 | bmulvaney@voitco.com

JOSH WEST, SIOR

Senior Vice President, Partner | Lic. #01923375
858.458.3358 | jwest@voitco.com



SECURE, STAND-ALONE TECHNOLOGY AND FLEX-INDUSTRIAL CAMPUS SUITABLE FOR AI INFRASTRUCTURE, BIOTECH, MEDICAL, R&D, LABORATORY, ENGINEERING, DEFENSE, COMMUNICATION, AND SPECIALTY MANUFACTURING USERS.



PROPERTY OVERVIEW

SIZE

±7,269 SF

PARKING

17 Spaces

YEAR BUILT

1971

ASKING PRICE

INQUIRE

LEASE RATE

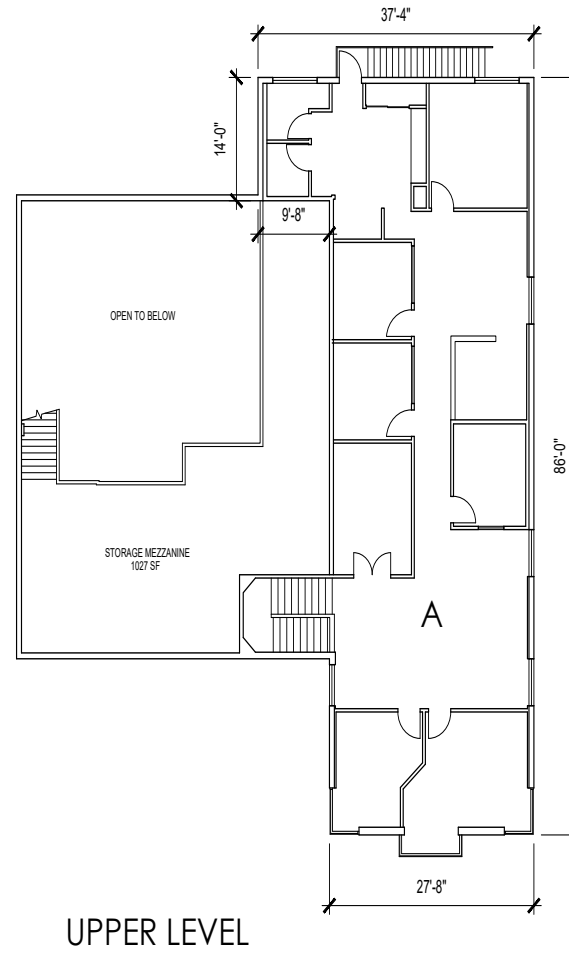
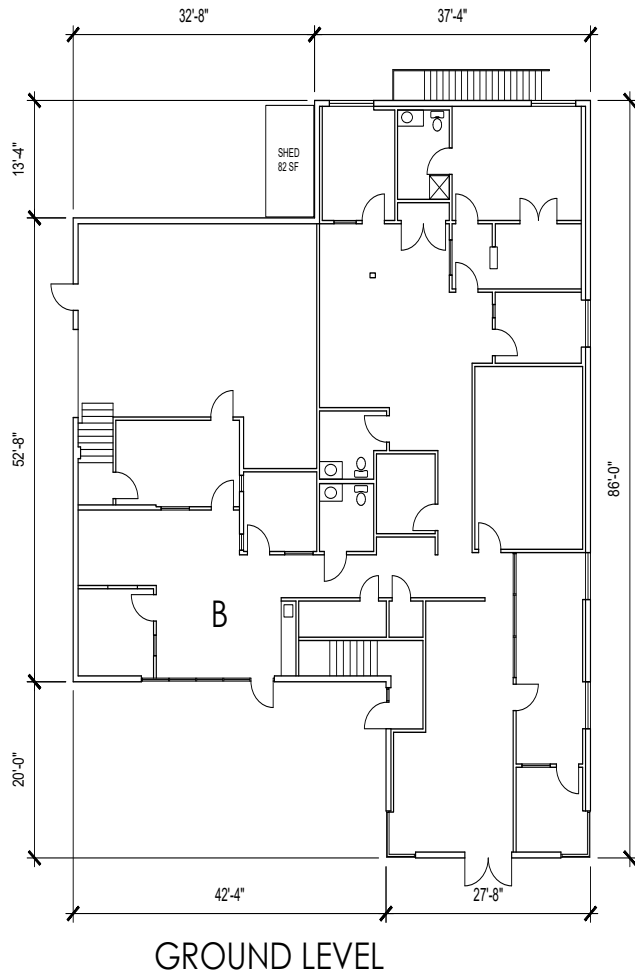
\$1.80 NNN

PROPERTY HIGHLIGHTS

- » Free-standing building on its own parcel
- » Complete Video Surveillance System
- » Solar Electric System | Reduced Monthly Electric Bill
- » Fiber Optics to the building for Internet/telephone
- » HVAC Units replaced in 2016 w/ Air Scrubbing
- » Window Tint replaced in 2018
- » Potential Fenced Yard

POTENTIAL USERS

- » AI Operations / Data Center
- » Cyber Security / Communications
- » Medical Devices
- » Engineering / Defense
- » Robotics
- » Clean Tech
- » Light Assembly
- » Life Sciences
- » Biotech Laboratory
- » Compounding Pharmacy
- » Aerospace
- » Edge Computing
- » Defense Contractor
- » Tech Headquarters
- » Electronic Lab
- » Other R&D Users



FLOOR PLAN

1st Floor: ±4,548 SF

» ±3,573 SF office; ±800 SF warehouse and ±175 SF tech room

2nd Floor: ±2,721 SF

» ±1,027 SF office mezzanine storage space not included in the Building SF



EXTERIOR PHOTOS



INTERIOR PHOTOS



POPULATION



26,000

1 MILE

78,861

3 MILE

247,720

5 MILE

HOUSEHOLDS



5,000

1 MILE

31,708

3 MILE

90,291

5 MILE

HOME VALUE



\$734,233

1 MILE

\$752,424

3 MILE

\$784,4665

5 MILE

INCOME



\$137,500

1 MILE

\$113,645

3 MILE

\$128,791

5 MILE

YEAR BUILT



1986

1 MILE

1980

3 MILE

1977

5 MILE

AGE



30

1 MILE

33.3

3 MILE

35.2

5 MILE

TRAFFIC COUNTS



MIRAMAR ROAD + MIRAMAR PLACE 62,073

MIRAMAR ROAD + EASTGATE MALL 60,454

CAMINO SANTA FE + CORTE SANTA FE 26,055

CARROLL RD + BROWN DEER RD E 10,247





BRIAN MULVANEY, SIOR, CCIM

Senior Vice President, Partner | Lic. #00938944
858.458.3372 | bmulvaney@voitco.com

JOSH WEST, SIOR

Senior Vice President, Partner | Lic. #01923375
858.458.3358 | jwest@voitco.com

Voit
REAL ESTATE SERVICES

MULVANEY
COMMERCIAL
ADVISORS

SIOR

CCIM

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 • www.voitco.com

Licensed as a Real Estate Salespersons 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. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.