

# ±6,400 SF AUTOMOTIVE/INDUSTRIAL WITH FENCED YARD

9130 Dowdy Drive, San Diego, CA 92126



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# 9130

## Dowdy Drive

PROPERTY FEATURES



### AVAILABILITY

**9130 Dowdy Drive:** ± 6,400 SF Building  
with ± 7,000 SF Fenced Yard  
Available With 60 Days-Notice



### PROJECT SIZE

± 22,400 SF Multi-Tenant Project



### SUITE FEATURES

11 Bays, 7 Roll-Up Doors, 2 Restrooms, & 2 Offices



### NEARBY AMENITIES

Nearby an Abundance of Restaurants, Business Parks, Auto Retailers and the Marine Corps Air Station and Miramar Memorial Golf Course



### FREEWAY ACCESS

Easy Access to I-15 & I-805 off Miramar Road



### ASKING RATE

Call Agent For Details



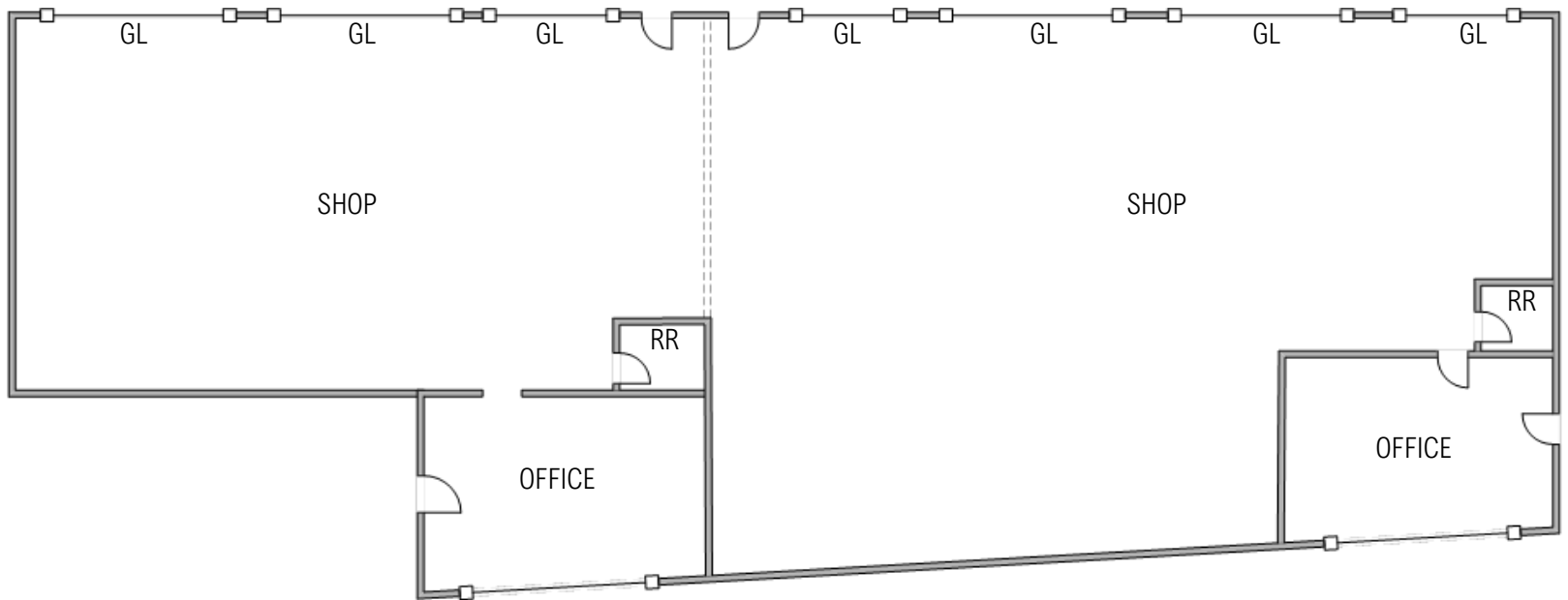
# 9130

## Dowdy Drive

### FLOOR PLAN



- Two Offices:  $\pm$  432 SF and  $\pm$  384 SF
- 2 Restrooms
- 3 x 12'w x 12't Roll-Up Doors
- 4 x 18'w x 12't Roll-Up Doors
- 30'-47' Deep Service Bays
- Exclusive Use Fenced Parking/Storage Yard



Floor Plan Not Fit to Scale; for Reference Purposes Only.

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# SITE PLAN



9134 Dowdy Drive

± 7,000 SF Fenced Yard

9130 Dowdy Drive  
± 6,400 SF Building

8026 Miramar Road

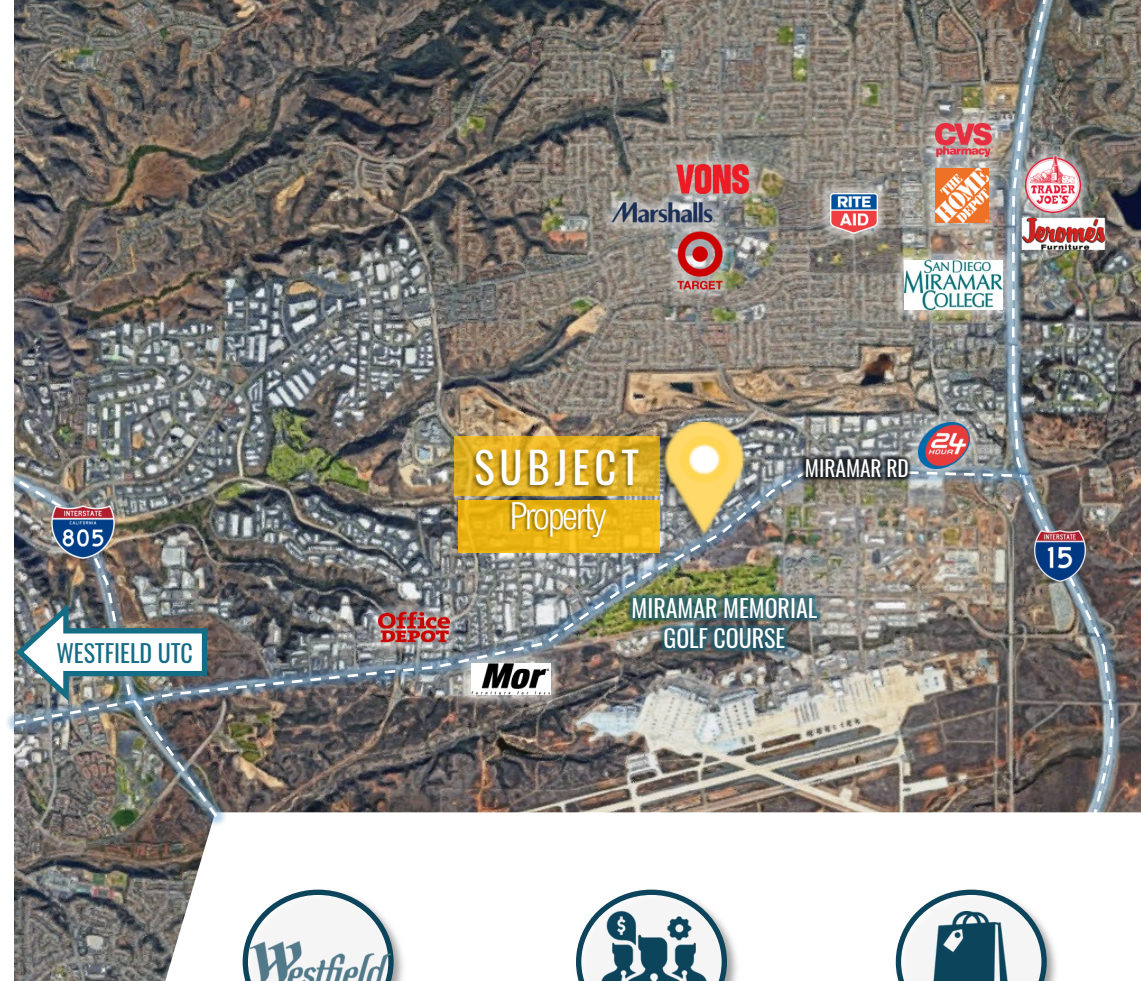
8040 Miramar Road

Miramar Road

Dowdy Drive

# DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>			
Total Population (2024)	4,342	80,002	228,238
Total Population (2029)	4,304	79,449	227,133
Average Age	27.2	35.7	36.3
<b>INCOME</b>			
Average Household Income	\$120,271	\$130,313	\$138,830
Total Businesses	1,500	7,343	22,589
Total Employees	12,005	77,856	231,209
<b>HOUSEHOLDS</b>			
Owner Occupied	318	12,856	40,387
Renter Occupied	414	12,278	41,559
Total Households	738	25,306	82,287



10  
MINUTES  
Westfield UTC



12  
MINUTES  
Sorrento Valley



14  
MINUTES  
Mission Valley



20  
MINUTES  
Downtown



20  
MINUTES  
Beaches



22  
MINUTES  
North County