

7630
CARROLL ROAD

FOR LEASE



MIRAMAR METROPLEX • 7630 CARROLL ROAD, SAN DIEGO, CA
±7,663 & ±7,970 SF OFFICE SPACE AND SHOWROOM

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Voit
REAL ESTATE SERVICES

MULVANEY SIOR
COMMERCIAL ALLIANCE 

MIRAMAR METROPLEX

OFFICE AND SHOWROOM

LOCATION:	7630 Carroll Road, San Diego, CA 92121
BUILDING SIZE:	±40,304 SF
LOT SIZE:	±1.73 Acres; APN: 343-321-28
CONSTRUCTION:	Two (2) Story Steel and Concrete
ELEVATOR:	One (1) Large Capacity Passenger Elevator
PARKING:	3.28/1,000 SF (140 spaces), plus Use of Project Common Area Parking
SIGNAGE:	Building and Monument Signage Available
POWER:	2,500 Amps 277/480 Volts
CABLE:	Fiber Optic Available





40,304 RSF
TOTAL PROJECT SIZE



Excellent I-805 Access



±3.28/1,000 RSF
ABUNDANT COMMON PARKING



Central Miramar Location



Building Signage

Highly Desirable Central Location on
Miramar Road

Walking distance to countless services,
restaurants, shops, galleries, etc.



MIRAMAR DEMOGRAPHICS



243,233

**AVERAGE POPULATION
WITHIN 5 MILE RADIUS**



\$118,804

**AVERAGE HH INCOME
WITHIN 5 MILE RADIUS**



45,000

**TRAFFIC COUNTS
MIRAMAR ROAD**

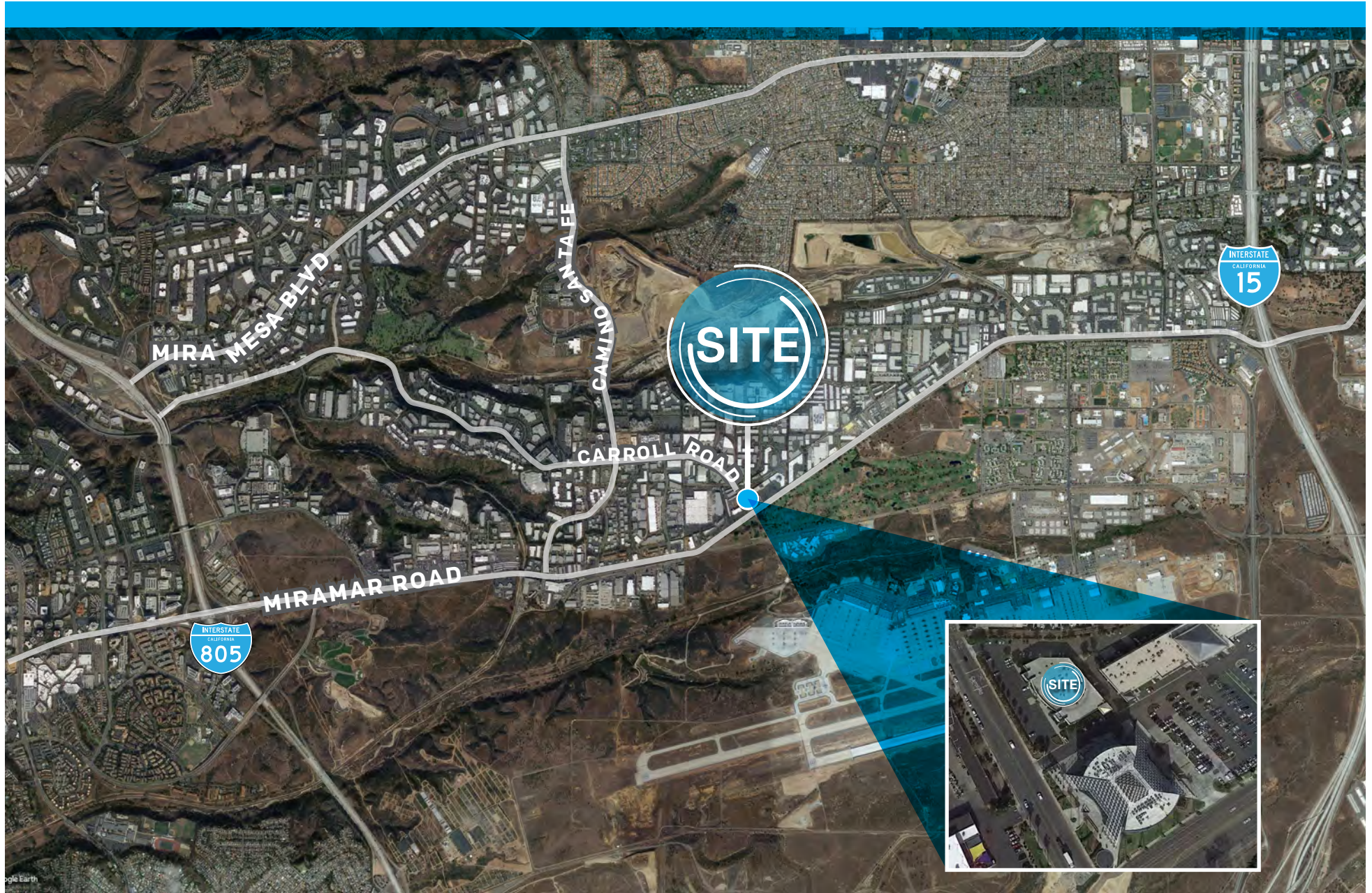


254,378

**DAYTIME POPULATION
WITHIN 5 MILE RADIUS**



AERIAL



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