

FOR SALE-MIRAMAR AUTO SERVICE PARK

6660-70 MIRAMAR ROAD | SAN DIEGO | CA | 92121



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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



PROPERTY HIGHLIGHTS

- ◆ (2) retail/auto repair buildings totaling ±18,480 SF
- ◆ 1.35 acre lot
- ◆ 100% Occupied, all NNN leases
- ◆ (80) feet of frontage on Miramar Road
- ◆ Concrete tilt up built in 1988
- ◆ Traffic count ±73,000 VPD
- ◆ APN: 343-330-13-00
- ◆ Zoning: IL2-1
- ◆ New drought tolerant landscaping
- ◆ Recent lot resurface
- ◆ Located in the heart of Miramar Road corridor
- ◆ NOI: \$415,000

SALE PRICE

- ◆ \$7,000,000.00





TENANT MIX

6660 Miramar Road	Square Feet
Certified Tire & Service Centers	5,890 SF
D & D Diesel	2,290 SF
DeBold Auto	4,000 SF
Building Total	12,180 SF
6670 Miramar Road	Square Feet
Michael James - Car Stereo shop	2,300 SF
Brandon Auto Smog Repair	2,726 SF
Lo Sieu Smog Test	1,270 SF
Building Total	6,296 SF
Percent Leased	100%

INCOME

Actual NOI	\$415,000
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100% Leased





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