

FOR SALE

7120 Miramar Road

San Diego, California 92121

BUSINESS RELOCATING



Property Details

7120 Miramar Road is located in the center of San Diego County and has immediate access to I-5, I-805, and I-15 freeways. This ideal location allows a company to reach the entire county quickly and efficiently. The 1.93-acre parcel has 299' of frontage on Miramar Road and approximately 60% of the secured lot is paved. The property is ideally suited for an owner-user desiring to store or display product in the large yard or secure fleet vehicles, all while having the benefits of being centrally located in San Diego County.

7120 Miramar Road is being offered at \$3,900,000.

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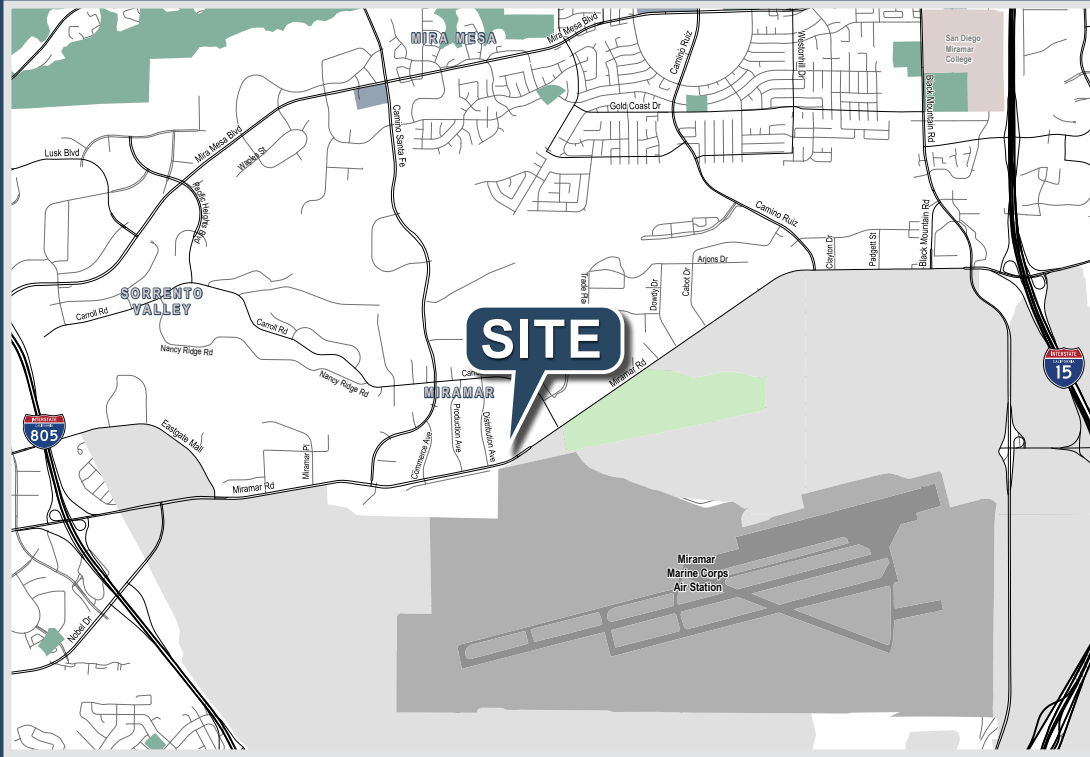
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REAL ESTATE SERVICES

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**BUSINESS
RELOCATING**



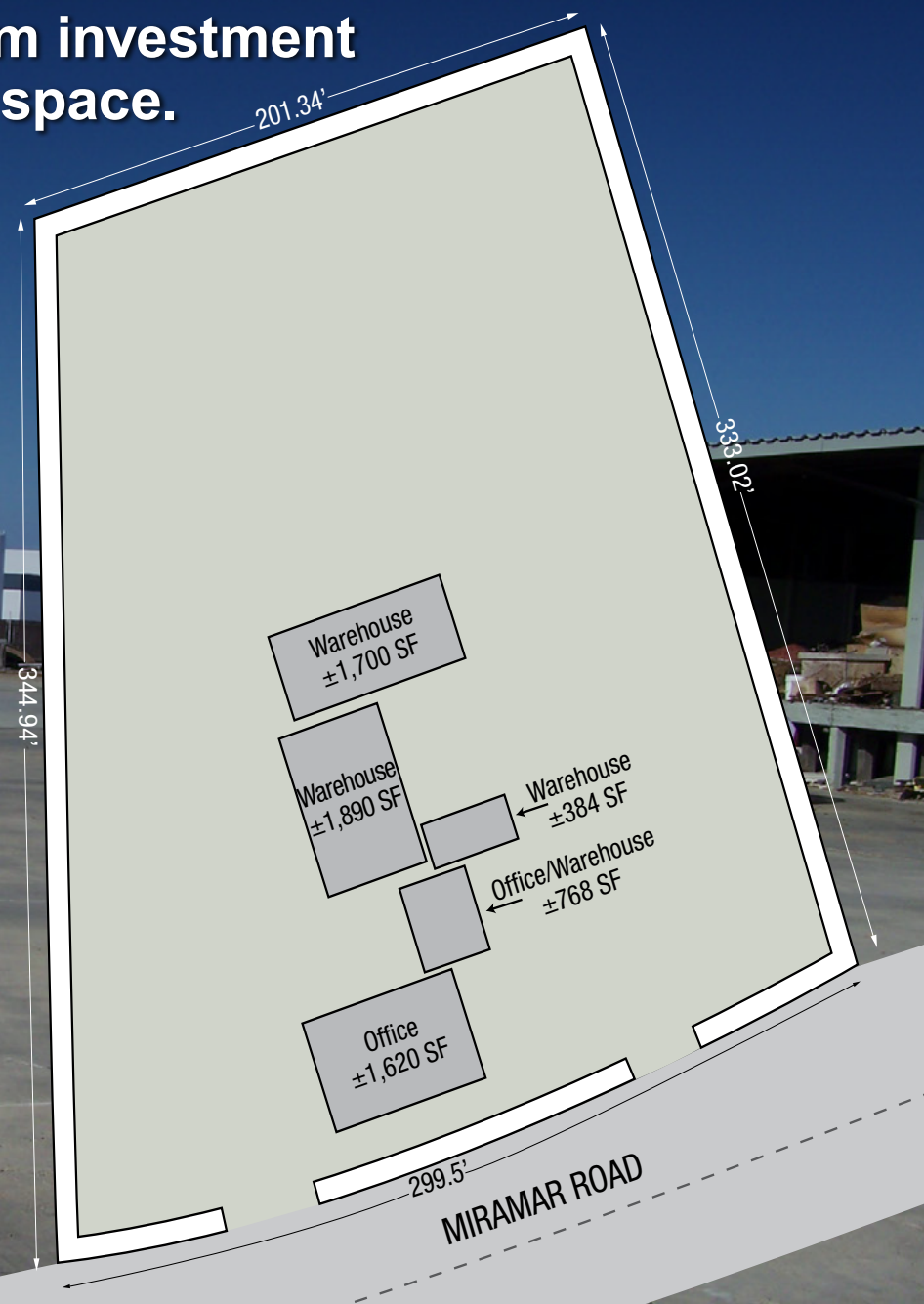
7120 Miramar Road is a great long-term investment for future development of retail/office space.

Ideally suited for a variety of uses:

- Contractors yard
- Equipment rental
- Marble/granite slab yard
- Auto sales
- Truck sales/rental lot
- Recycling center
- Nursery
- Towing lot
- Boat sales & service
- RV sales & service
- Vehicle maintenance lot
- Building supplies

Property Features

- Great signage & visibility
- Central County location
- Great freeway access (I-5, I-805, I-15)
- Zoning: IL-3-1 (allows variety of uses including retail)
- 1.93 acres
- 60% of yard paved with concrete
- 299' of frontage on Miramar Road
- 2 curb cuts
- Traffic count: 46,000 per day



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