

EXPO PLAZA

8120 - 8182 MIRAMAR ROAD, SAN DIEGO, CALIFORNIA 92126



RYAN DOWNING
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

SAMANTHA ALSTON
858 334 4030
samantha.alston@cushwake.com
CA LIC. 02068634

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573



EXPO PLAZA

8120-8182 MIRAMAR RD, SAN DIEGO, CA 92126

PROPERTY HIGHLIGHTS

- Prominent location at a signalized intersection (Cabot Drive)
- Miramar Road daily traffic count of 58,000 cars per day
- Large overhead signage areas with direct visibility to Miramar Road
- Pylon monument signage available
- Ample parking to accommodate customers (4.0:1,000)
- Easy freeway access via Miramar Road
- 16' warehouse clear height with grade-level truck doors



AVAILABILITY

ADDRESS	SF	LEASE RATE	COMMENTS
8134-38 Miramar Road	3,200	\$1.75 NNN	Showroom space. Miramar Road frontage.
8164-66 Miramar Road	3,200	\$1.20 NNN	25% office area, balance warehouse. 2 GL doors. Available 11/1/2020.

NNNs = \$1,052 per Month



RYAN DOWNING
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

SAMANTHA ALSTON
858 334 4030
samantha.alston@cushwake.com
CA LIC. 02068634

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573



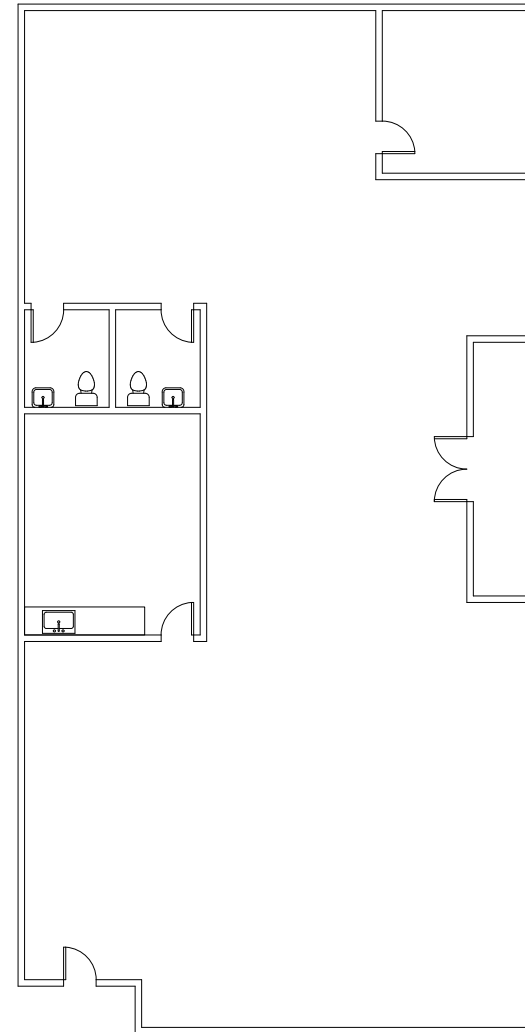
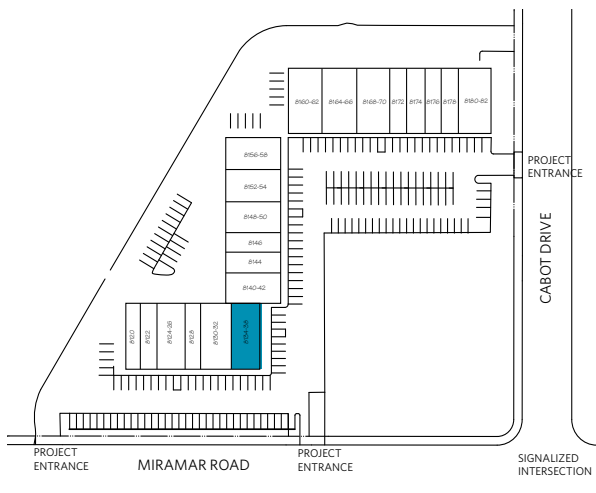
EXPO PLAZA

8120-8182 MIRAMAR RD, SAN DIEGO, CA 92126

SUITE SPECIFICATIONS

8134-38 Miramar Road

- 100% drop ceiling open office/showroom, 2 restrooms and break room
- Miramar Road frontage
- Lease Rate: \$1.75 NNN
- NNNs = \$1,052 per Month



RYAN DOWNING
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

SAMANTHA ALSTON
858 334 4030
samantha.alston@cushwake.com
CA LIC. 02068634

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573



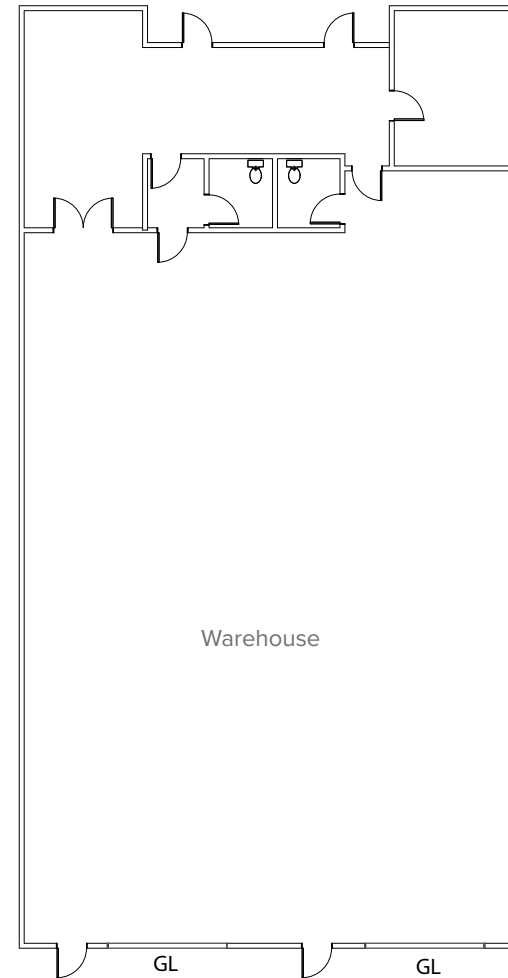
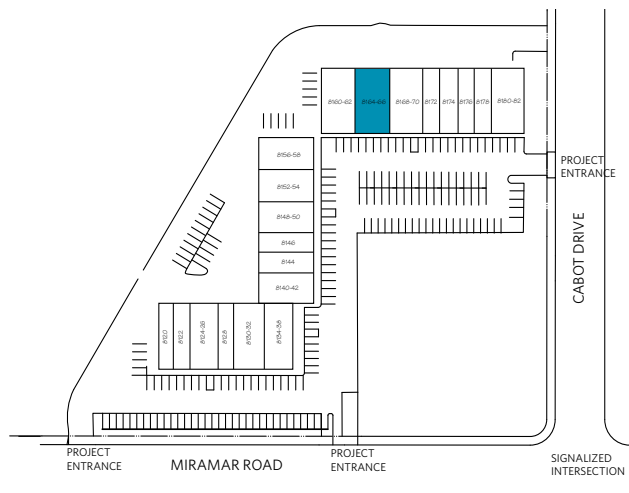
EXPO PLAZA

8120-8182 MIRAMAR RD, SAN DIEGO, CA 92126

SUITE SPECIFICATIONS

8164-66 Miramar Road

- 25% office, balance warehouse
- 2 grade level loading doors
- Lease Rate: \$1.20 NNN
- NNNs = \$1,052 per Month



RYAN DOWNING
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

SAMANTHA ALSTON
858 334 4030
samantha.alston@cushwake.com
CA LIC. 02068634

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573



EXPO PLAZA

8120-8182 MIRAMAR RD, SAN DIEGO, CA 92126



©CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

RYAN DOWNING
858 546 5416
ryan.downing@cushwake.com
CA LIC. 01955032

SAMANTHA ALSTON
858 334 4030
samantha.alston@cushwake.com
CA LIC. 02068634

BRANT ABERG, SIOR
858 546 5464
brant.aberg@cushwake.com
CA LIC. 01773573

