

9600

37,882 SF AVAILABLE FOR SALE OR LEASE

KEARNY VILLA ROAD

TAKE A TOUR



RENOVATIONS COMPLETE! CAN BE DIVIDED!

SITE PLAN

9600

ACCESSIBILITY

Easily accessible from Miramar Road, I-15 & CA-805

APN

341-230-77

POWER

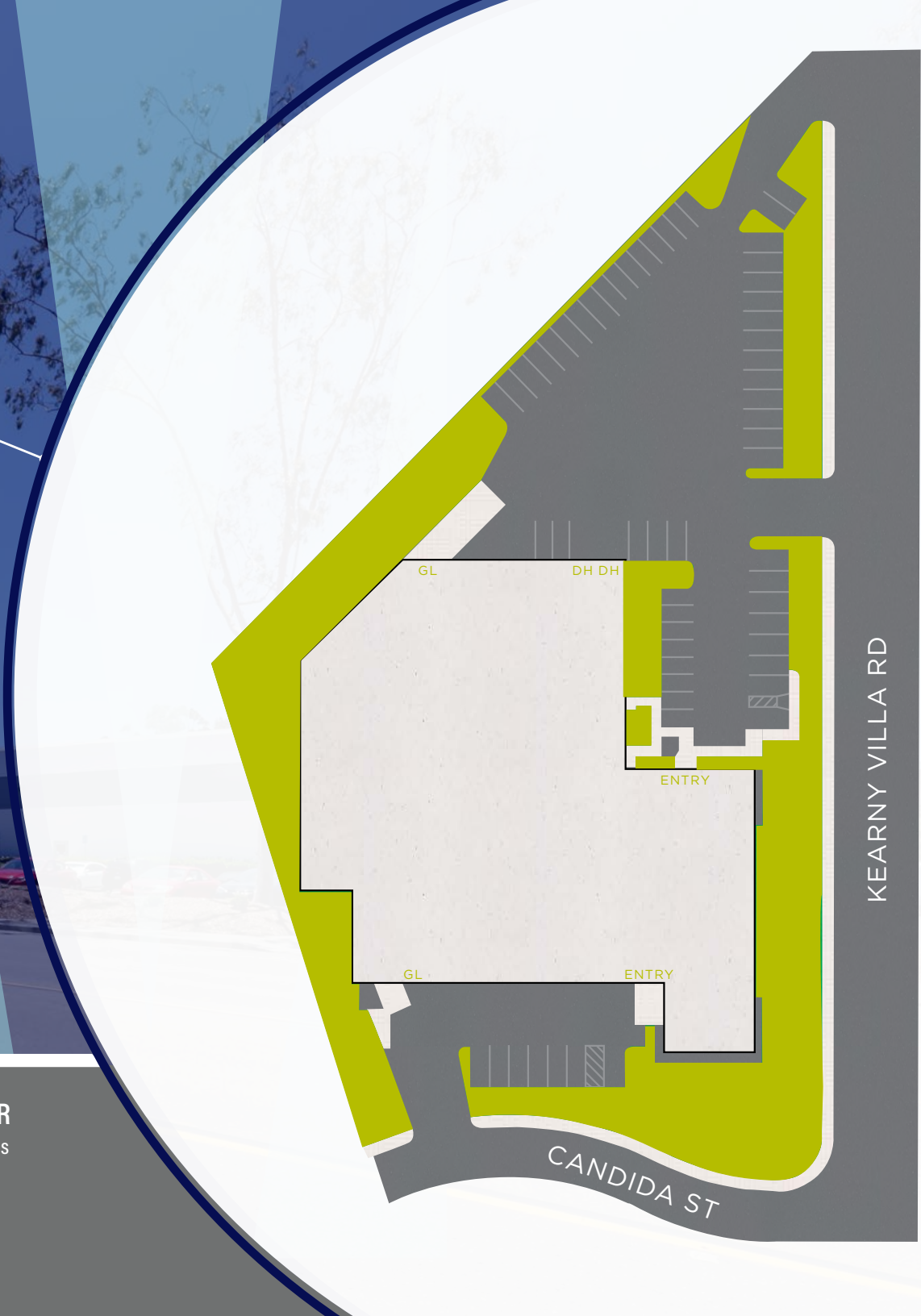
800 Amps

LOCATION

Miramar Industrial Submarket;
San Diego, CA.

CLEAR HEIGHT

24'



FIRST
FLOOR

9600



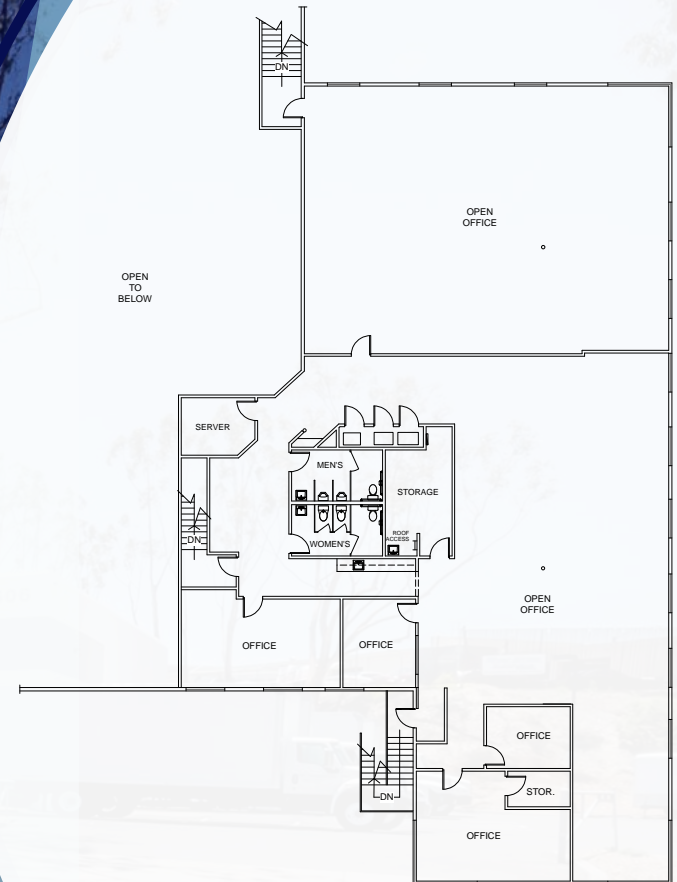
TOTAL BUILDING AREA

Ground Floor Warehouse	Office Space (Mezzanine)
26,320 SF	6,848 SF
Office Space (1st Floor)	Total
4,714 SF	37,882 SF



SECOND FLOOR

9600



LEASE RATE
Negotiable

LOADING
Two (2) Dock and Two (2) Grade Level Loading Doors (Potential to add more dock positions if needed)

SALE PRICE
\$8,400,000

9600

KEARNY VILLA ROAD



- 1 IHOP Restaurant
- 2 Miramar Shell
- 3 Chin's Szechwan
- 4 Carl's Jr
- 5 Zavarro Mobil
- 6 Scripps Miramar Car Wash
- 7 24 Hour Fitness
- 8 AMPM

- 9 Spice Corner
- 10 California Thai Cafe
- 11 SUBWAY
- 12 Miramar West Shell
- 13 Ann's Alterations & Tailoring
- 14 Dixieline Pro Build
- 15 Pastalini
- 16 Sima's Grill and Deli
- 17 KFC and Taco Bell
- 18 McDonald's
- 19 Miramar Cafe
- 20 Dave's Famous Cafe
- 21 Mira Mar Pizza
- 22 Roberto's Taco Shop

- 23 Pro Star Wireless of Miramar
- 24 San Diego Wine Co
- 25 Quiznos
- 26 Starbucks
- 27 Denny's Restaurant
- 28 Togo's
- 29 Carl's Jr
- 30 Office Depot
- 31 AMPM
- 32 Chevron Station
- 33 Discount Tire Co
- 34 Miramar 76 Svc Ctr
- 35 Ale Smith
- 36 Ballast Point
- 37 UTC Mall
- 38 Sorrento Court

9600

KEARNY VILLA ROAD



EXCELLENT OWNER-USER OPPORTUNITY

9600

KEARNY VILLA ROAD



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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)