

FOR LEASE

EXCELLENT OPPORTUNITY & VALUE FOR

RETAIL SHOWROOM, ENTERTAINMENT & LIGHT INDUSTRIAL USERS

±5,000 TO ±9,792 SF

AVAILABLE STORAGE YARD ±7,000 SF



Restaurants • Retail • Entertainment
8990 MIRAMAR ROAD

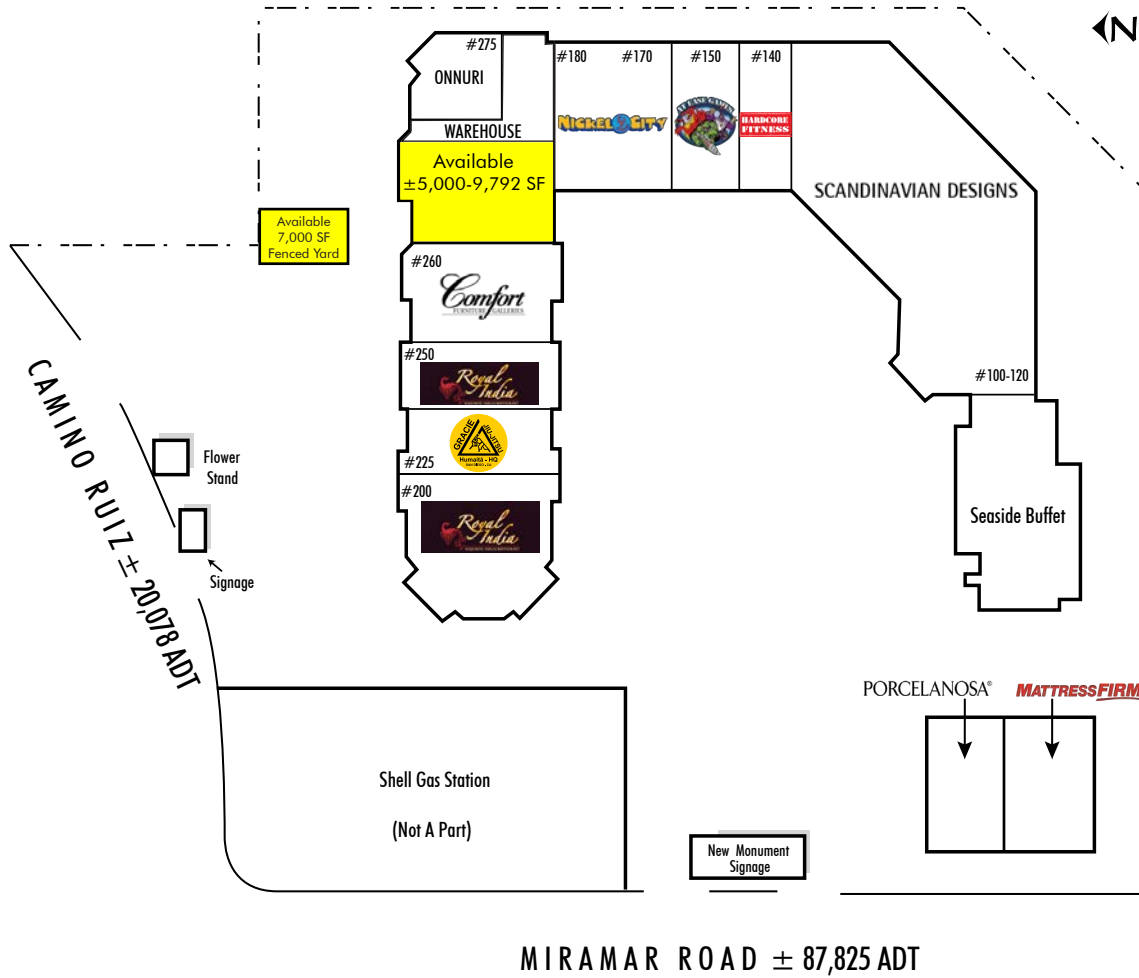


- » Retail and entertainment center with stable, seasoned tenants
- » Monument signage available
- » Signalized corner with easy ingress and egress
- » Central San Diego location

- » Highly visible location with excellent building signage
- » Easy access to Interstate 1-15, I-5, I-805
- » Traffic Counts:
 - Miramar Road ± 87,825 ADT
 - Camino Ruiz ± 20,078 ADT

CBRE

SITE PLAN



CURRENT TENANTS



DAVE HAGGLUND

Lic. 00898280
 +1 858 546 4614
 dave.hagglund@cbre.com

CBRE, Inc.

4301 La Jolla Village Drive, Suite 3000
 San Diego, CA 92122
 www.cbre.com/sandiego

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AMENITIES AERIAL



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	16,426	94,488	207,777
2019 Average HH Income	\$102,489	\$123,549	\$142,613
Daytime Employee Count	15,127	61,301	186,425



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