

**FOR  
SUBLEASE**

*showroom / industrial*

# MIRAMAR PLAZA

8280 MIRAMAR ROAD, SAN DIEGO, CA 92121



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

1900 Wright Place, Suite 200 Carlsbad, CA 92008 P: 760-929-9700 F: 760-929-9977 [www.lee-associates.com](http://www.lee-associates.com)

**TIM GOSSELIN**

Vice President

(760) 822-3730

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CalBRE Lic#: 01495432

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**PROPERTY DESCRIPTION:**

- Visibility:** Suite visible from Miramar Rd
- Warehouse:** 21' warehouse clear height, one 10'x 20' grade level roll up door  
Bonus mezzanine not included in ground floor square footage
- Zoning:** IL-2-1 (Prime Industrial Overlay)
- Parking:** Good parking (non reserved: first come, first served)
- Signage:** Building signage and monument signage available

**SUITE AVAILABLE:**

**Suite 8280:** ± 1,426 RSF for lease

**LEASE RATE: \$1.75 NNN + \$0.32 estimated expenses** (Ground Floor Only)

**AREA AMENITIES:**

- ±49,000 daily traffic count
- Cabot Drive and Miramar Road are high traffic, high visibility areas.
- Easy access to I-805 and I-15 freeways.
- Close proximity to restaurants and retail establishments.
- Close and easy access to public transportation.



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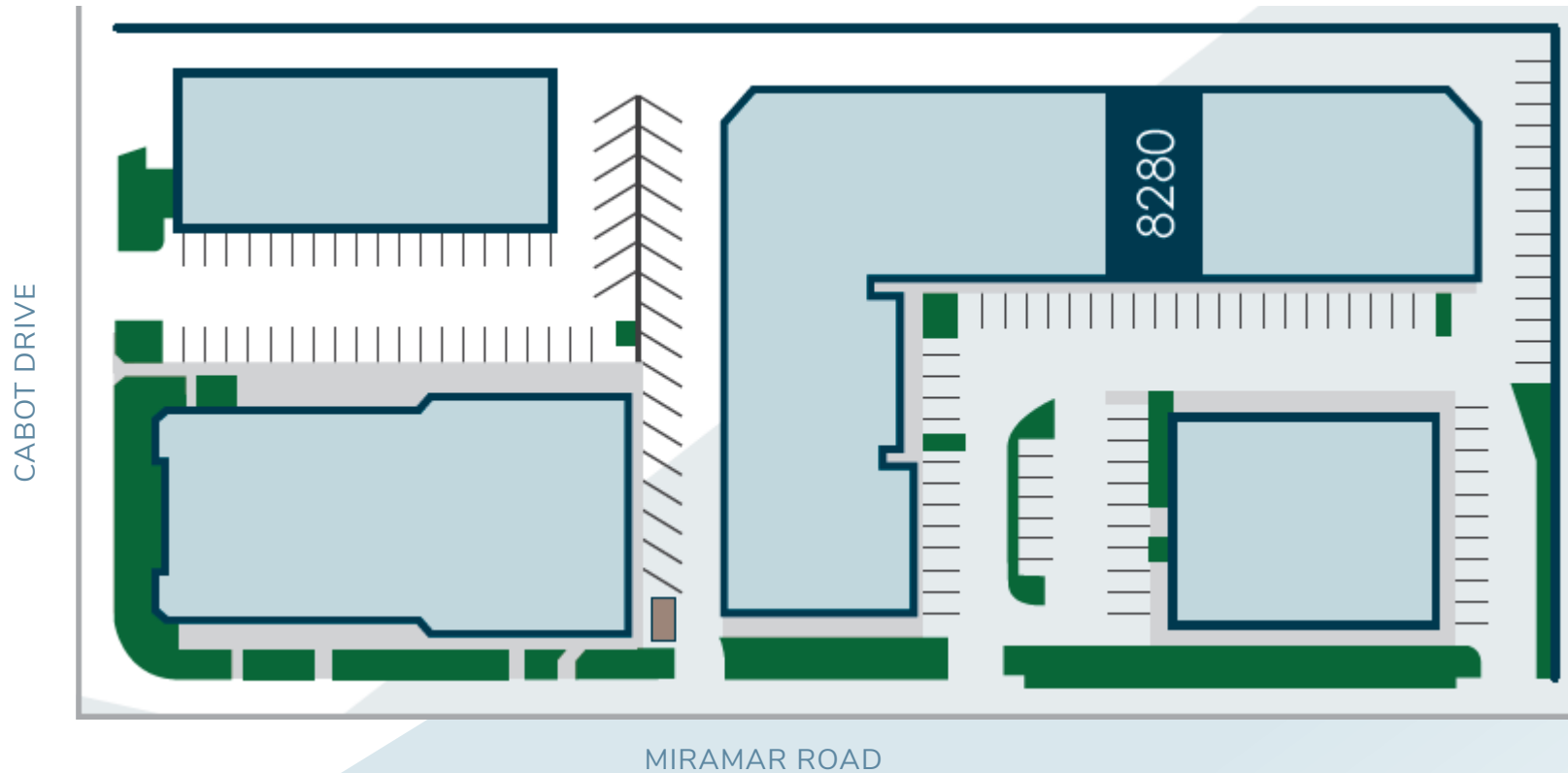
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**SITE PLAN**



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# FLOOR PLAN

## SUITE 8280:

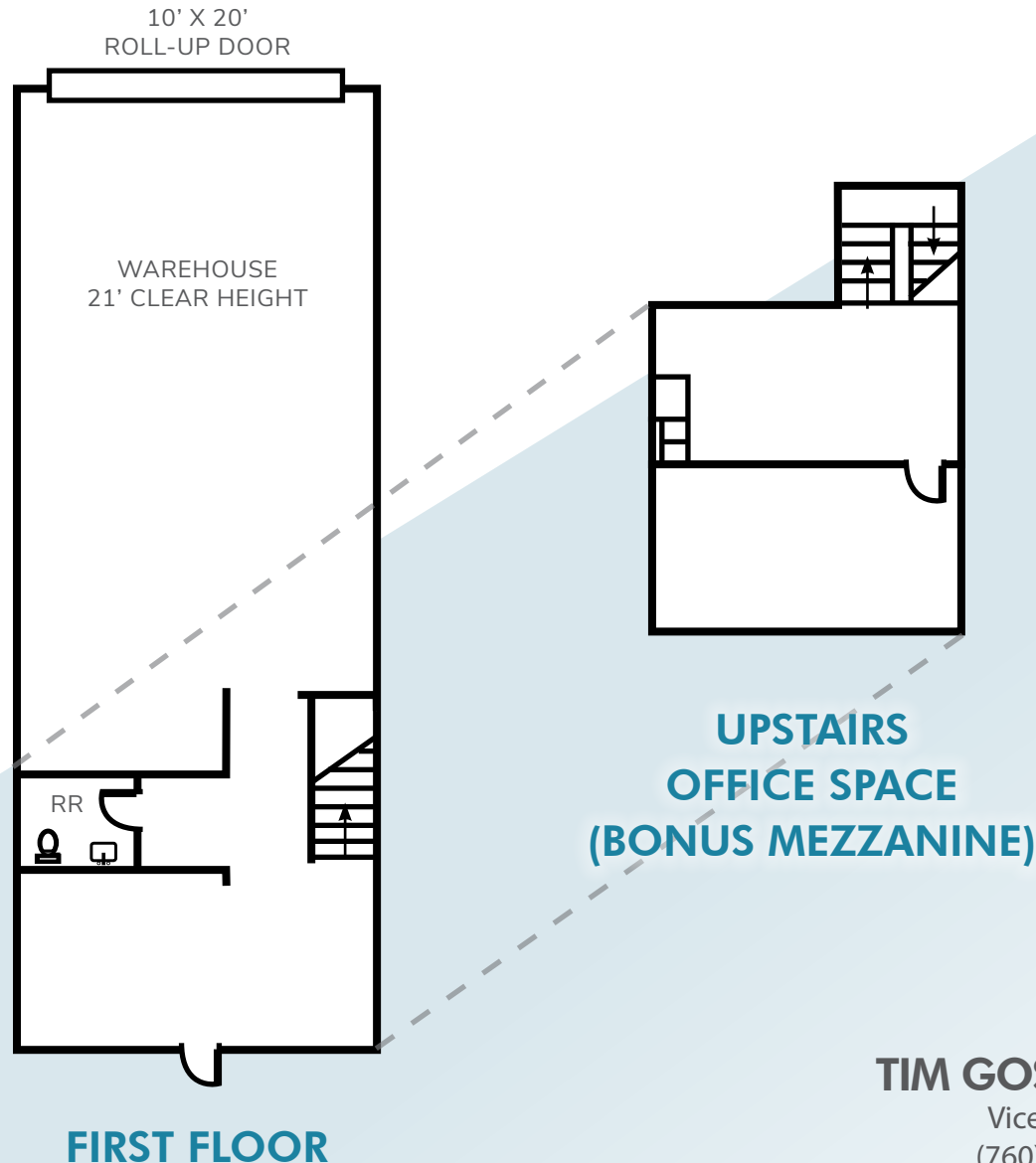
**Suite SF:** ± 1,426 SF

**Lease Rate:** \$1.75 NNN +  
\$0.32 (estimated expenses)

**Comments:** 21' warehouse clear height  
one 10' x 20' roll up door  
restroom  
showroom  
bonus mezzanine

**Availability:** NOW

**Sublease  
Term:** 2/28/2021



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# AMENITIES MAP



**FOR** | **SHOWROOM / INDUSTRIAL**  
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## BREWERIES

- 1. Karl Strauss Brewing Company
- 2. Green Flash Brewing Company
- 3. Longship Brewery
- 4. Rough Draft Brewing Company
- 5. 32 North Brewing Co.
- 6. Saint Archer Brewing
- 7. Legacy Brewing Tap & Kitchen
- 8. Division 23 Brewing
- 9. Reckless Brewing Company
- 10. Ballast Point
- 11. Pure Project
- 12. DuckFoot Brewing Company
- 13. Bronto Brew
- 14. Little Miss Brewing
- 15. Mikkeller Brewing SD
- 16. Mike Hess Brewing Company
- 17. AleSmith Brewing Company
- 18. 2kids Brewing Company
- 19. Thunderhawk
- 20. Intergalactic Brewing Company
- 21. White Labs

## RESTAURANTS

- 22. Rigoberto's Taco Shop
- Supernatural Sandwiches
- Miramar Cafe
- Fresh MXN Food
- 23. Hanna Garden
- Sima's Grill & Deli
- Pastalini
- 24. CapeTown Grill
- 25. Thyme for Lunch Cafe
- 26. Brothers Cafe

## RETAIL

- 27. Target
- Big 5 Sporting Goods
- Radio Shack
- 28. Vons
- Bed Bath & Beyond
- Marshall's
- 29. Rite-Aid
- 30. Smart & Final Extra
- FedEx Office Print & Ship Center
- Old Navy
- Barnes & Noble

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**AERIAL MAP**

