

For Sale or Lease

WELL LOCATED *in*
SAN DIEGO, CA



± 5,429 SF SHOWROOM | WAREHOUSE
8534 Commerce Avenue | San Diego, CA 92121

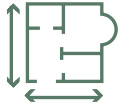
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8534 Commerce Ave



±5,429 SF Available



Ideal for contractor, showroom, and warehouse businesses



IL2-1 zoning; excellent parking and truck access



End-Cap Unit



Low Association Fees



Sale Price: \$2,280,000

Lease Rate: Negotiable



2 Grade level 10'x 12' roll-up doors



Wired for network computer systems



2 Restrooms and Shower



Wetbar and Kitchen Facilities



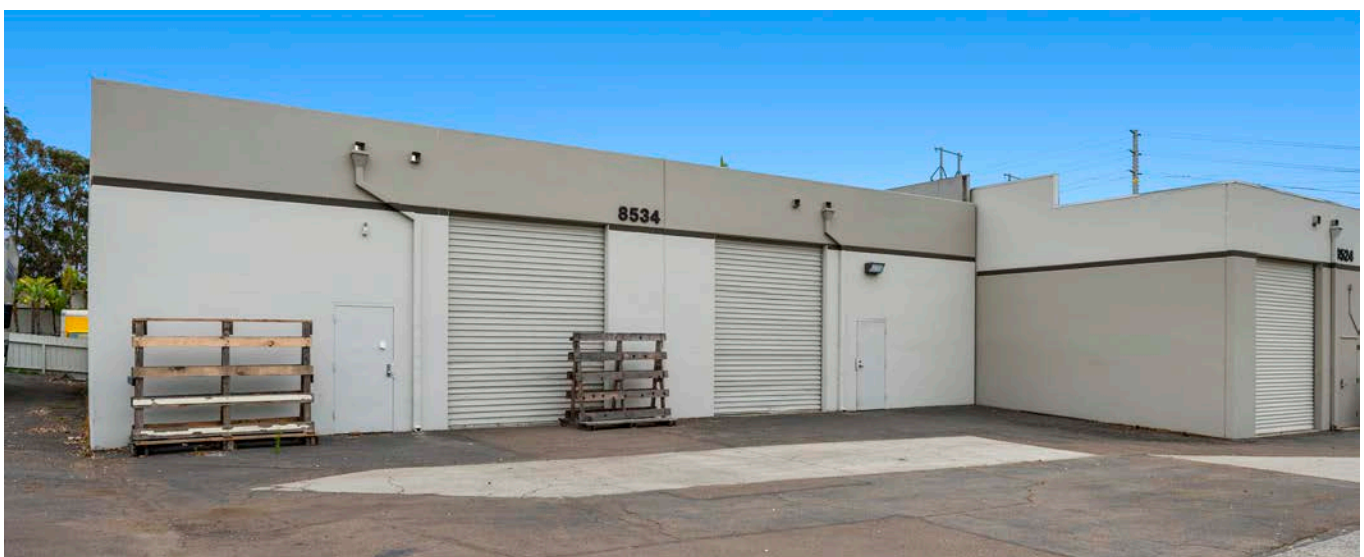
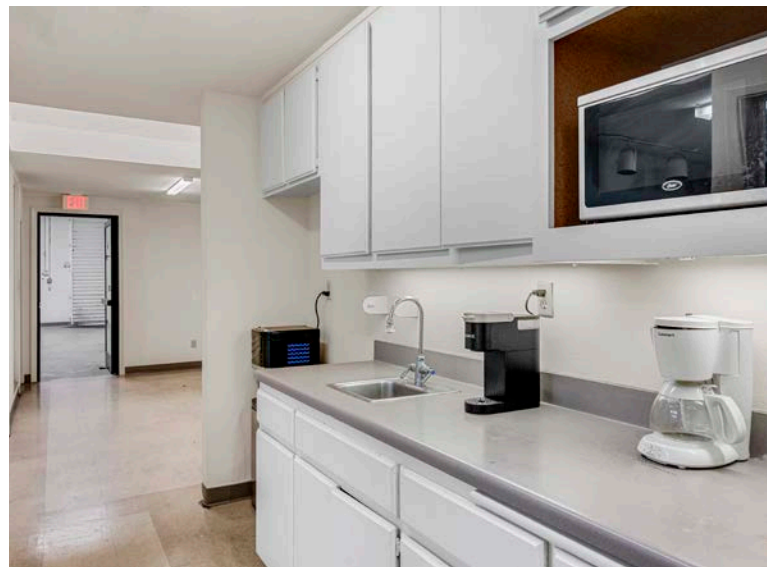
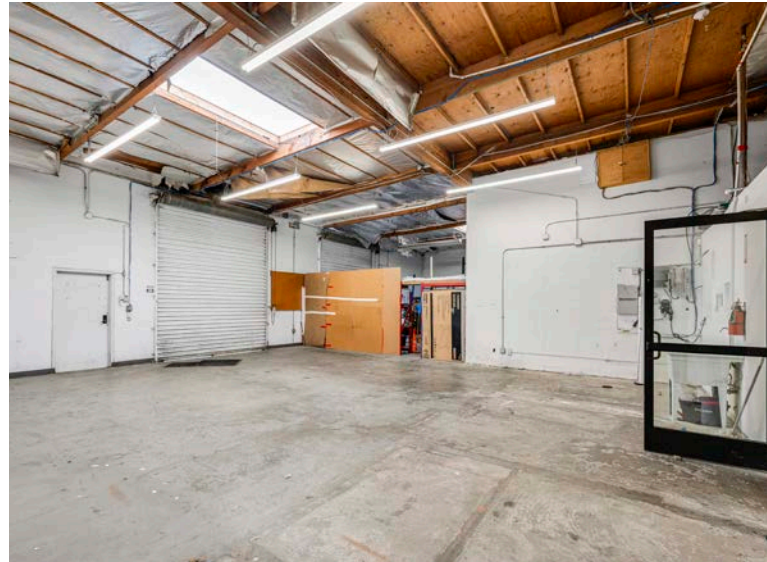
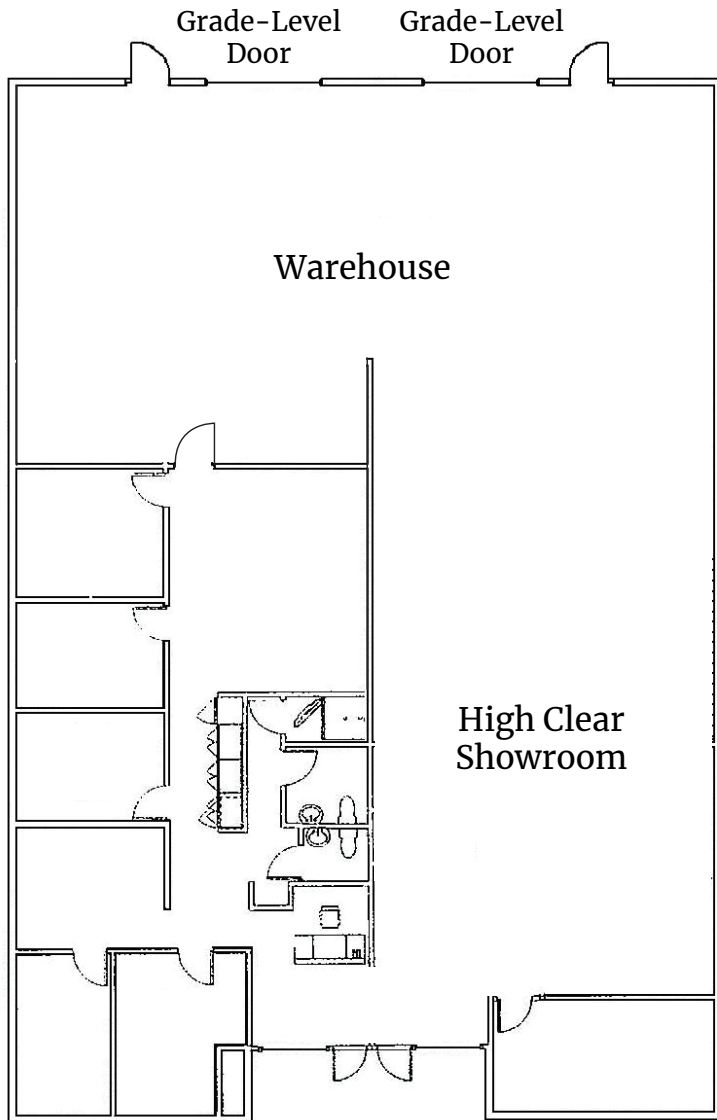
Capable for divisibility into two fully separate and operational layouts



Located off Miramar Rd at Commerce Ave Signalized Intersection. Adjacent to multiple amenities



The Floor Plan



The Location



DRIVE TIMES

5 Minutes to I-805

9 Minutes to SR-15

10 Minutes to I-5

12 Minutes to CA-163

10 Minutes to SR-56

11 Minutes to SR-52

7 Minutes to UTC

16 Minutes to Pacific Ocean

28 Minutes to San Diego
International Airport

30 Minutes to Downtown San Diego

42 Minutes to US/Mexico Border

Miramar

Miramar, meaning “Sea View” in Spanish, is a vibrant neighborhood located in the northern region of San Diego, California. This bustling area encompasses a mix of residential communities, commercial zones, and light industrial districts. The neighborhood offers a diverse range of living options for its residents, with a combination of housing developments and local amenities.

In addition to its residential areas, Miramar features various commercial establishments and light industrial zones. These areas contribute to the economic vitality of the neighborhood, providing employment opportunities and supporting local businesses. Miramar’s commercial districts offer a range of services, including shopping centers, restaurants, and other amenities that cater to the needs of its residents.

Overall, Miramar is a dynamic neighborhood within the city of San Diego, offering a blend of residential tranquility, bustling commercial activity, and light industrial presence. Its strategic location provides residents with easy access to the wider San Diego area while enjoying the benefits of a community-oriented neighborhood.



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