

# 6920

MIRAMAR RD, SAN DIEGO, CA 92121



## MIRAMAR CLOCKTOWER OFFICE PARK

Professional Office Building - For Sale

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## PROPERTY FEATURES



### PROPERTY TYPE

Owner/User - Investment  
± 34,750 SF Multi-Tenant Office Building  
Condo Conversion Opportunity



### SALE PRICE

\$6,300,000



### FREEWAY ACCESS

Easy Access to I-805 & I-15



### TENANCY

Multiple Tenants on M-T-M Leases  
Upside Opportunity



### LANDMARK

Recognizable Clocktower Visible From Miramar Rd



### NEARBY AMENITIES

Walking Distance to Restaurants, Diverse Retail, Public Transportation, and in Close Proximity to the UTC

**\$181/SF**

Below Market  
Less than 1/2  
Of Replacement Cost

**Elevator Served, Underground & Open Parking,  
Free Conference Room, Weekly Janitorial Service,  
Wi-Fi Internet, Secure 24/7 Building Access**

# FLOOR PLAN - 1ST FLOOR

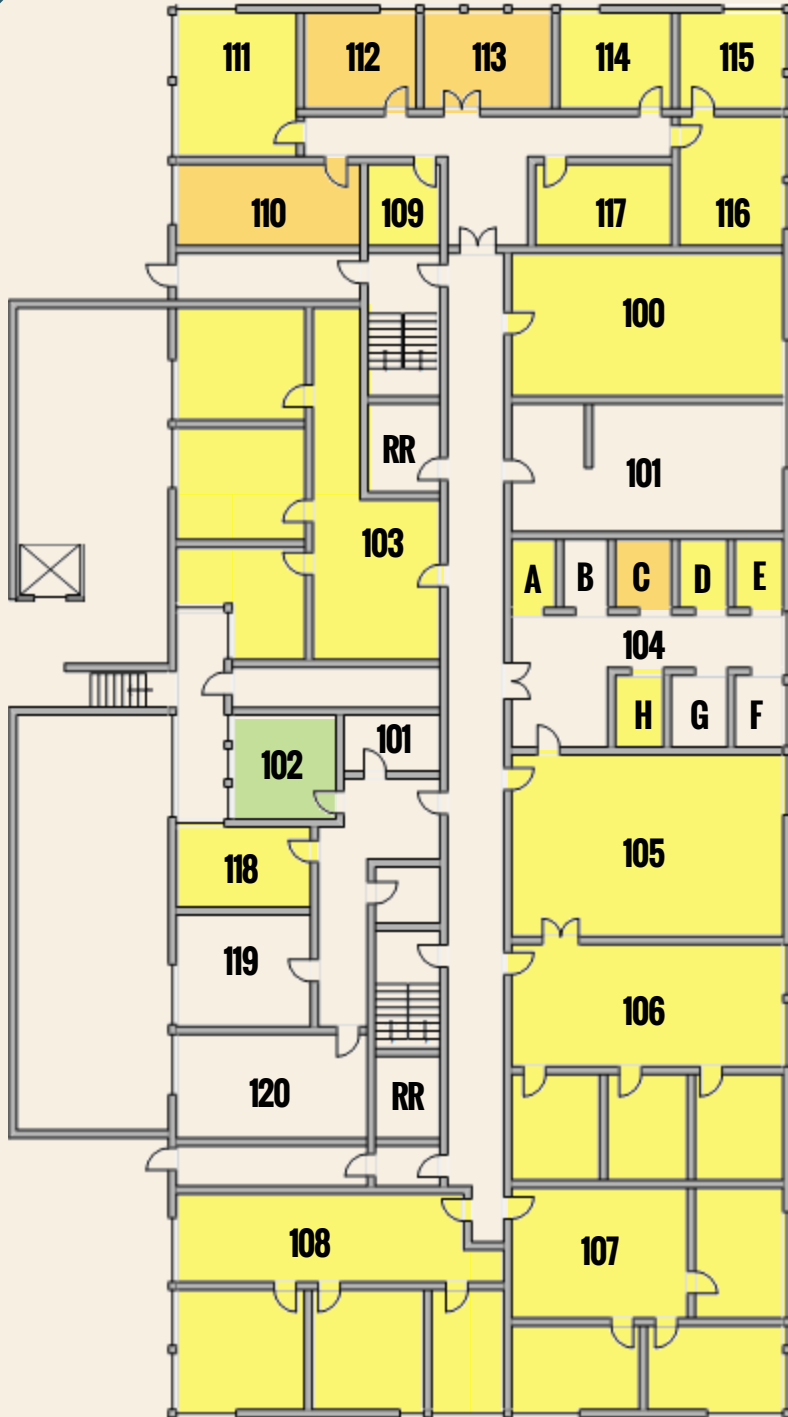
Leases Expiring:

Vacant

M-T-M - 2022

2023

2024+



SUITE	RSF	TENANT NAME	LEASE EXPIRATION
100	790	Computers Etc. Software	6/2022
101	710	Vacant	N/A
102	195	The Schmidt Group	6/2024
103	1,075	Seyed Foundation	M-T-M
104-A	114	No. County Auto	7/2022
104-B	114	Vacant	N/A
104-C	114	J Miles Auto	3/2023
104-D	114	Any Auto Today	7/2022
104-E	114	Resolve Automotive	7/2022
104-F	114	Vacant	N/A
104-G	114	Vacant	N/A
104-H	114	In Your Garage	7/2022
105	930	Dance/Tai Chi	12/2022
106	1,130	Valoroo	8/2022
107	1,090	Ruslan School Music	7/2022
108	1,115	Dana Horne Realty	2/2023
109	105	SD Pacific Automotive	5/2022
110	190	Legend IT Consulting	2/2023
111	215	Autoz 31	5/2022
112/113	450	Wood Crown	3/2023
114	205	Truck & SUV Center	6/2022
115	170	Mikail Autos	4/2022
116	200	Engineer	M-T-M
117	225	4 Hunters Auto	4/2022
118	100	Euro Auto Group	7/2022
119	260	Vacant	N/A
120	90	Vacant	N/A
121	180	Hakim Boaz	2/2023
122	355	Janitor	N/A



# FLOOR PLAN - 2ND FLOOR

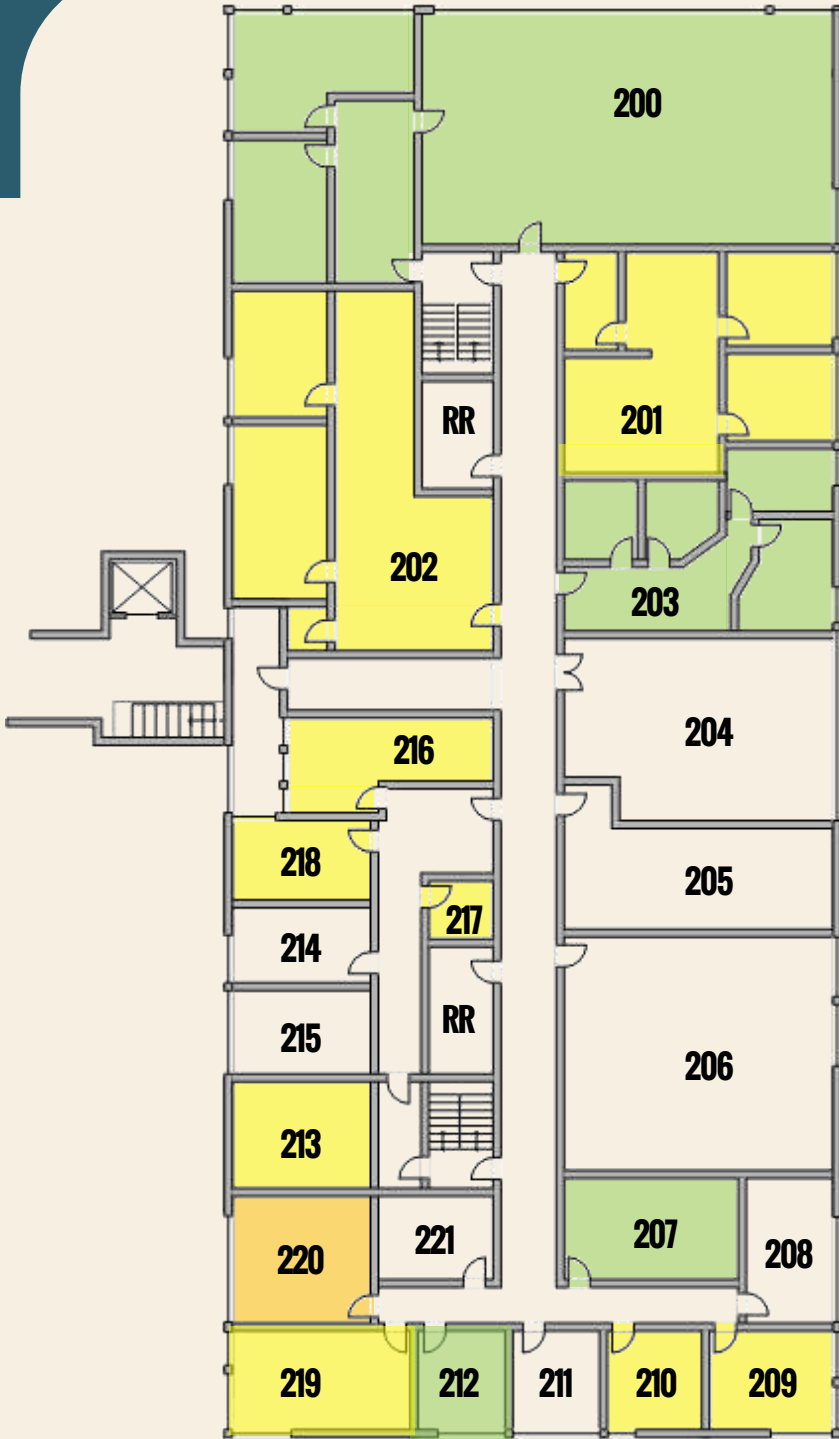
Leases Expiring:

Vacant

M-T-M - 2022

2023

2024+



SUITE	RSF	TENANT NAME	LEASE EXPIRATION
200	2,710	LA Acting Studio	12/2024
201	1,000	Neurofarms	10/2022
202	850	Jesus Reigns Minest	M-T-M
203	990	Delmar Chopin Inc.	3/2025
204	720	Vacant	N/A
205	675	Vacant	N/A
206	1,100	Vacant	N/A
207	425	Nextel Cell Equipment Room	1/2040
208	190	Vacant	N/A
209	205	Marathon Moving	11/2022
210	185	Camel Auto Fly	2/2022
211	175	Vacant	N/A
212	285	Southern Cal Auto	5/2025
213	285	Next Level Beauty	9/2022
214	145	Vacant	N/A
215	220	Vacant	N/A
216	295	Sonic Studios	10/2022
217	70	Boss Auto Group	M-T-M
218	195	Carrier Group	M-T-M
219	175	Airendrone	11/2022
220	325	Avito Motors USA	3/2023
221	165	Vacant	N/A

# FLOOR PLAN - 3RD FLOOR

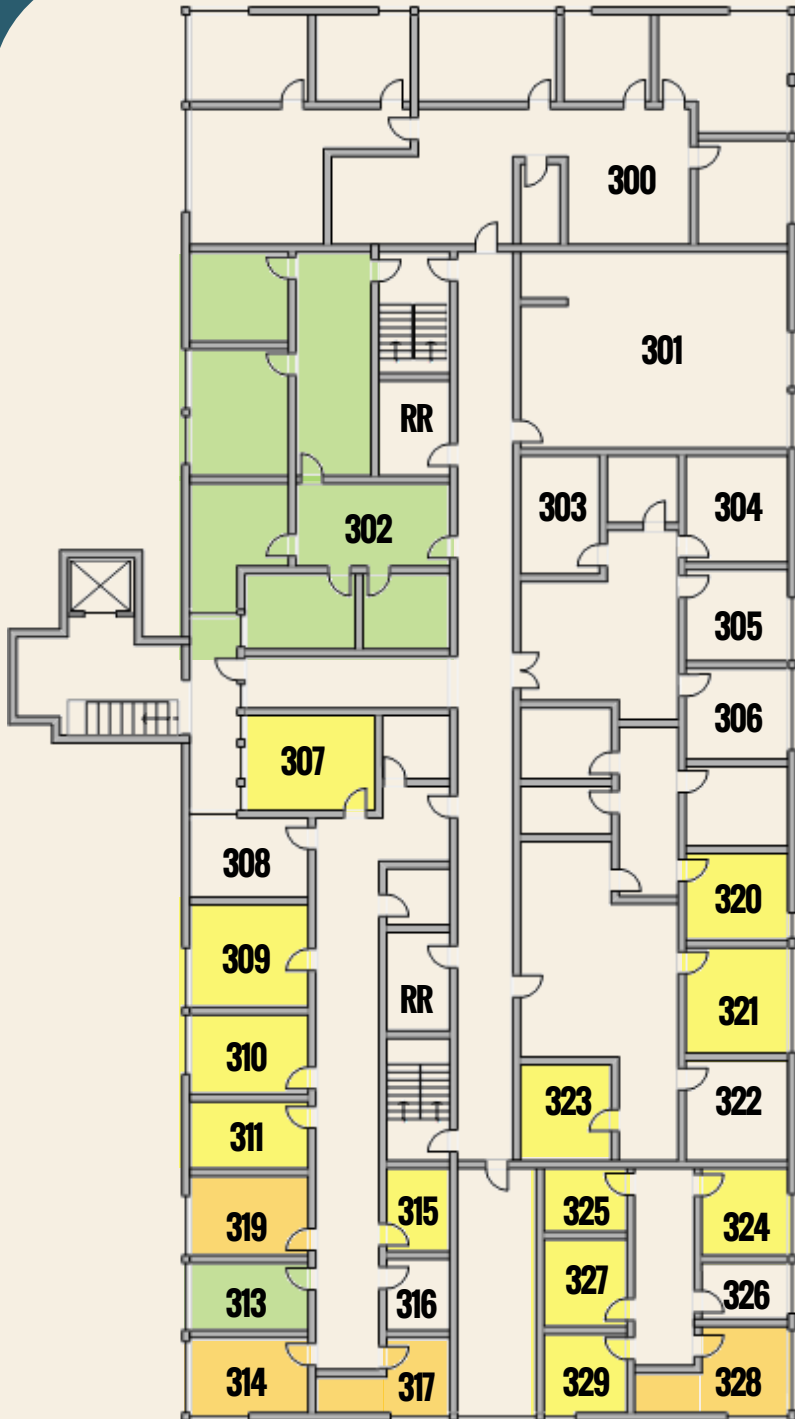
Leases Expiring:

Vacant

M-T-M - 2022

2023

2024+



SUITE	RSF	TENANT NAME	LEASE EXPIRATION
300	2,340	Vacant	N/A
301	1,085	Vacant	N/A
302	1,250	Armando Marte	2/2024
303	205	Vacant	N/A
304	236	Vacant	N/A
305	270	Vacant	N/A
306	270	Vacant	N/A
307	260	T & L Auto	7/2022
308	220	Vacant	N/A
309	220	Shirtbucks	12/2022
310	190	Finest City Mtr.	9/2022
311	175	Kahawai Content	7/2022
312	60	Prime Auto Group	M-T-M
313	155	Jamacha Auto Sales	4/2025
314	165	Luv's Cars	4/2023
315	110	Touched by Tyijah	9/2022
316	100	Vacant	N/A
317	135	Five Rivers Autohaus	1/2023
318	95	Golden Coast Auto	10/2022
319	205	RGM Auto Sales	3/2023
320	850	Miramar Wellness SRV	10/2022
321	235	Coast Auto Gallery	4/2022
322	165	Vacant	N/A
323	155	Xanesti Tech Services	5/2022
324	145	S-Auto Group	5/2022
325	95	Just Start Somewhere	11/2022
326	105	Vacant	N/A
327	90	Cal Consumer ATT	8/2022
328	150	Gapplebee's Motorcar	2/2023
329	90	Ophelia Medical Group	8/2022

# SALES COMPARABLES



Property Address	SUBJECT PROPERTY 6920 Miramar Rd	6910-A Miramar Rd	6910-B Miramar Rd	6727 Flanders Dr	9565 Waples St	9666 Businesspark Ave	10731 Treena St	7808 Clairemont Mesa Blvd	8352 Clairemont Mesa Blvd
Property Type	Office	Office	Office	Office	Office	Office	Office	Office	Office
Building Size	34,750 SF	7,885 SF	6,400 SF	24,949 SF	13,695 SF	17,966 SF	17,151 SF	11,794 SF	12,460 SF
Sale Price	\$6,300,000	\$2,283,000	\$2,510,000	\$13,900,000	\$4,632,000	\$3,875,000	\$4,300,000	\$4,825,000	\$3,636,000
Price Per SF	\$181	\$289	\$392	\$557	\$338	\$215	\$250	\$409	\$291
Sale Date	N/A	11/1/2021	3/1/2022	2/2/2022	8/26/2021	8/30/2021	4/27/2022	6/2/2021	7/2/2021
Distance to Subject Property	SUBJECT	Located just S/W of the subject property	Located just S/E of the subject property	2.6 Miles	3.2 Miles	5.1 Miles	5.7 Miles	6.8 Miles	8.3 Miles

15 MINUTES

10 MINUTES

5 MINUTES

SUBJECT

DRIVE TIMES

5

MINUTES  
I-805

7

MINUTES  
UTC - LA JOLLA

16

MINUTES  
MISSION VALLEY

19

MINUTES  
DOWNTOWN

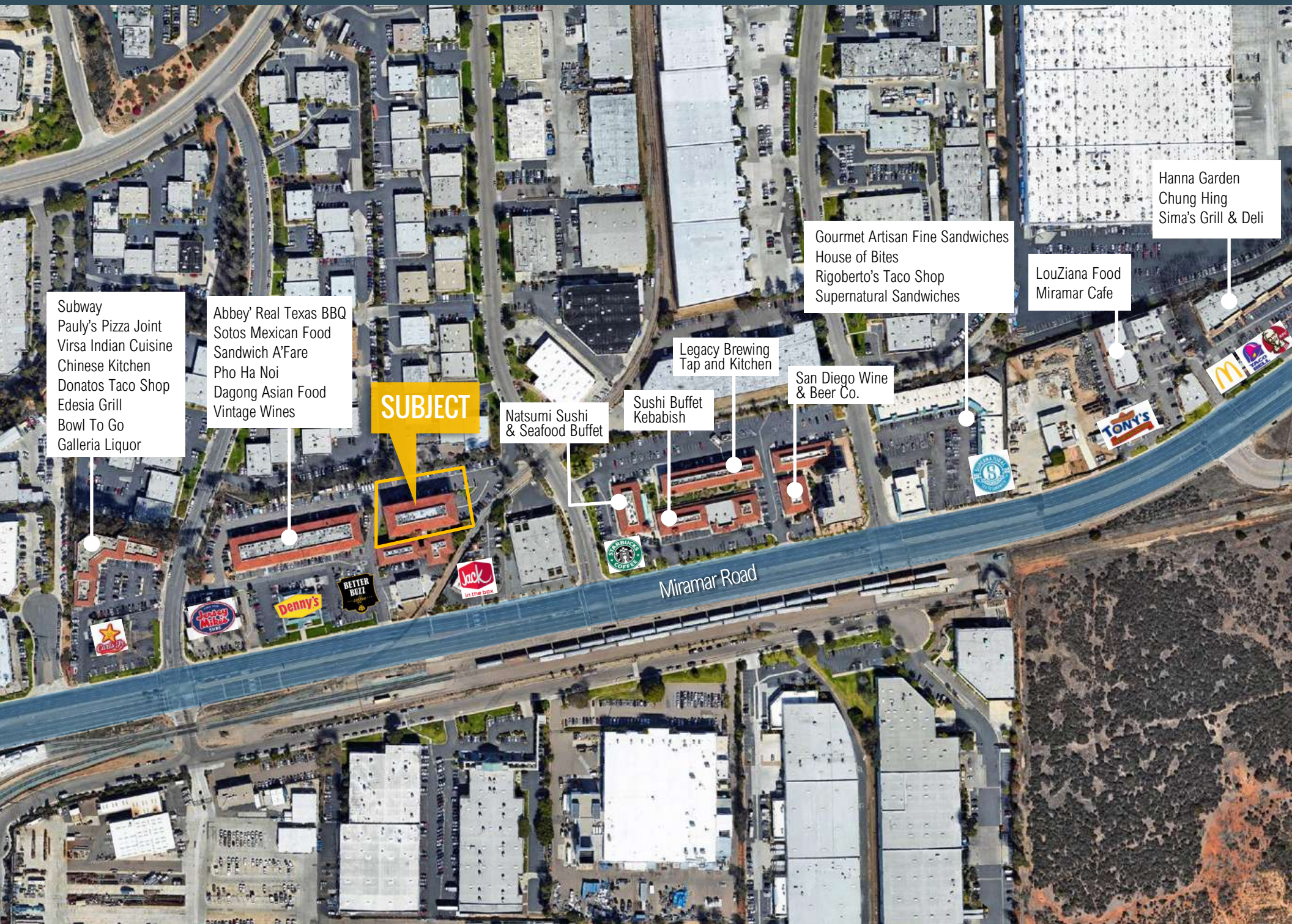
26

MINUTES  
CHULA VISTA

DEMOGRAPHICS	3 MILE	5 MILE
Population (2021)	69,210	249,659
Population (2026)	70,437	254,300
Total Businesses	7,956	22,173
Total Employees	91,734	333,908
Consumer Spending (\$)	\$978 M+	\$3.74 B+



# SURROUNDING RETAIL



Subway  
Pauly's Pizza Joint  
Virsa Indian Cuisine  
Chinese Kitchen  
Donatos Taco Shop  
Edesia Grill  
Bowl To Go  
Galleria Liquor

Abbey' Real Texas BBQ  
Sotos Mexican Food  
Sandwich A'Fare  
Pho Ha Noi  
Dagong Asian Food  
Vintage Wines

**SUBJECT**

Natsumi Sushi & Seafood Buffet

Sushi Buffet  
Kebabish

Legacy Brewing  
Tap and Kitchen

San Diego Wine & Beer Co.

Gourmet Artisan Fine Sandwiches  
House of Bites  
Rigoberto's Taco Shop  
Supernatural Sandwiches

LouZiana Food  
Miramar Cafe

Hanna Garden  
Chung Hing  
Sima's Grill & Deli

Miramar Road



# 6920

## Miramar Road

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to lease.

  
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