



FOR LEASE

±57,086 SF Freestanding Industrial/Manufacturing Building

8985 CRESTMAR POINT, MIRAMAR / SAN DIEGO, CA 92121



MAJOR RENOVATIONS
COMING SOON!

For more information contact:

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**Kidder
Mathews**



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PROPERTY HIGHLIGHTS

APPROX. 57,086 SF freestanding industrial/manufacturing building

APPROX. 25% office and 75% manufacturing/warehouse with HVAC drop ceiling areas and high bay areas

APPROX. 2.7/1000 on-site parking

CENTRALLY LOCATED in Miramar

FULLY SPRINKLERED

ZONED IL-2-1

24' minimum clear height

NATURAL GAS SERVICE to the building

3,000 AMPS 277/480 volt power

FIVE (5) dock-high doors

THREE (3) ground level roll-up doors

SWEEPING VIEWS to the north from 2nd floor

MAJOR RENOVATIONS coming soon!

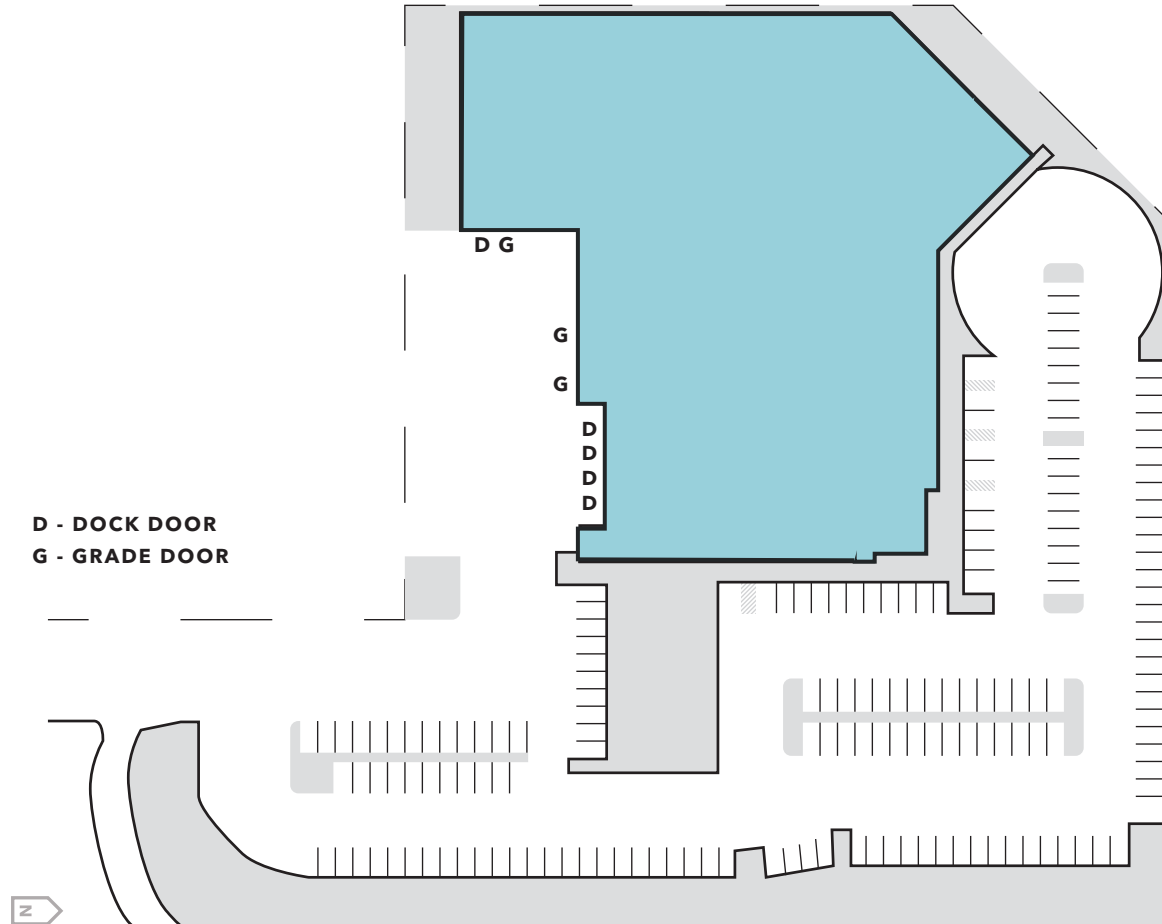
LEASE RATE: \$1.75 NNN Pre-Renovations (\$0.26/SF expenses)

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Existing Site Plan



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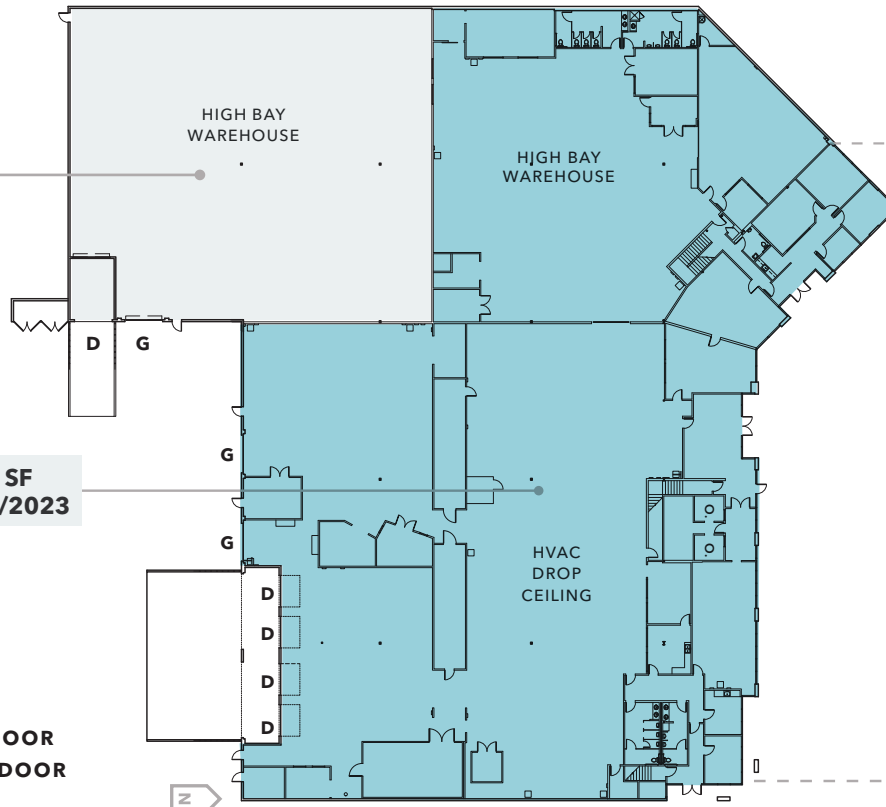
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Existing Floor Plan | ±57,086 SF Available

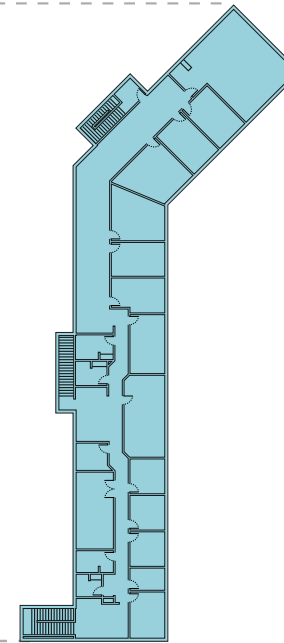
**±11,583 SF
AVAIL. 10/1/2024**



**±45,503 SF
AVAIL. 10/1/2023**

**D - DOCK DOOR
G - GRADE DOOR**

1ST Floor



2ND Floor

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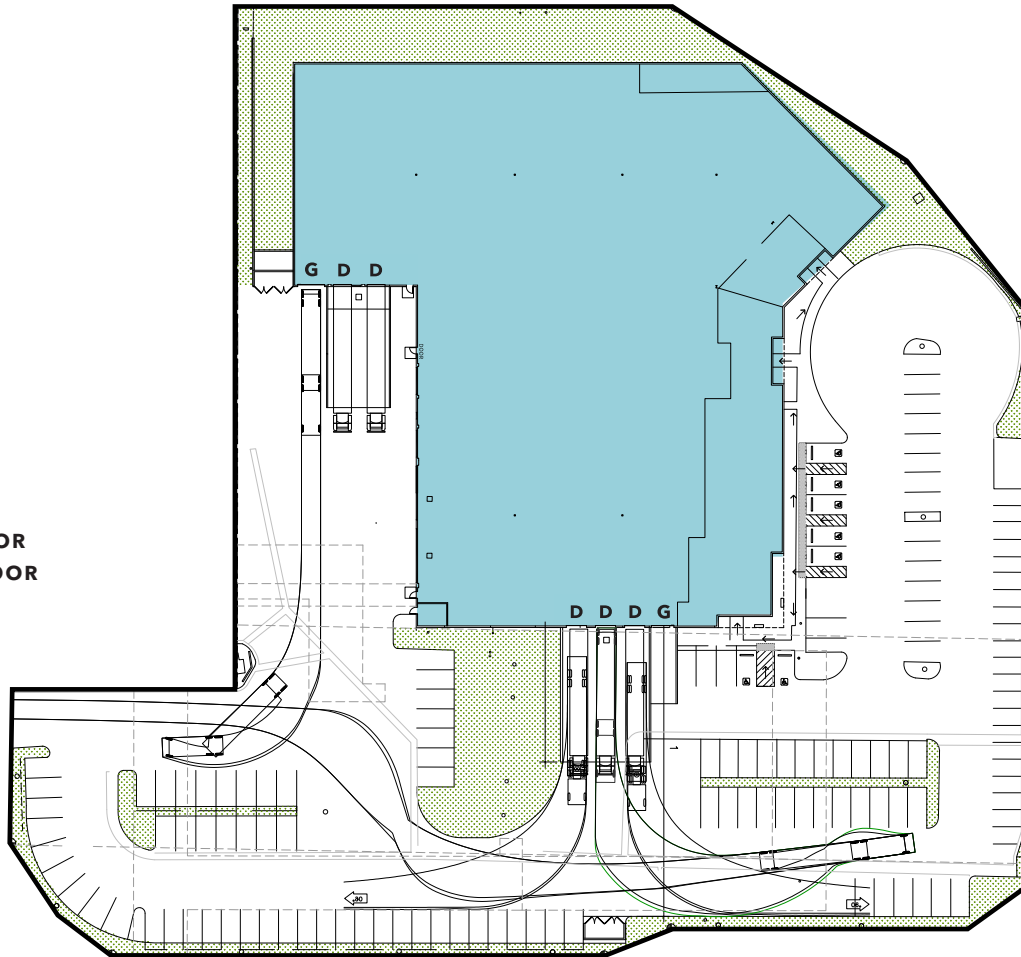
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Proposed Site Plan | Following Renovations

D - DOCK DOOR
G - GRADE DOOR



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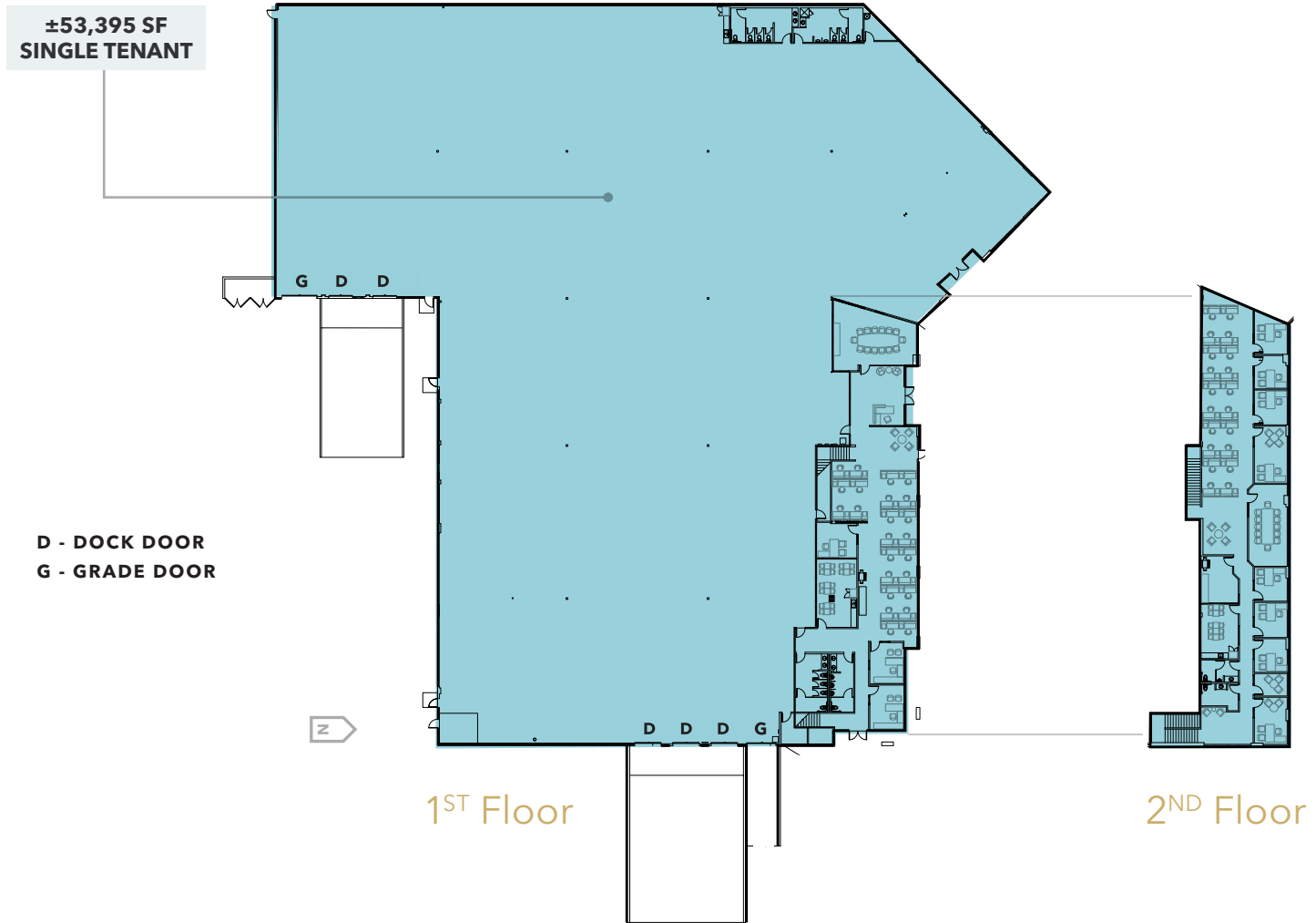
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Proposed Floor Plan | Following Renovations



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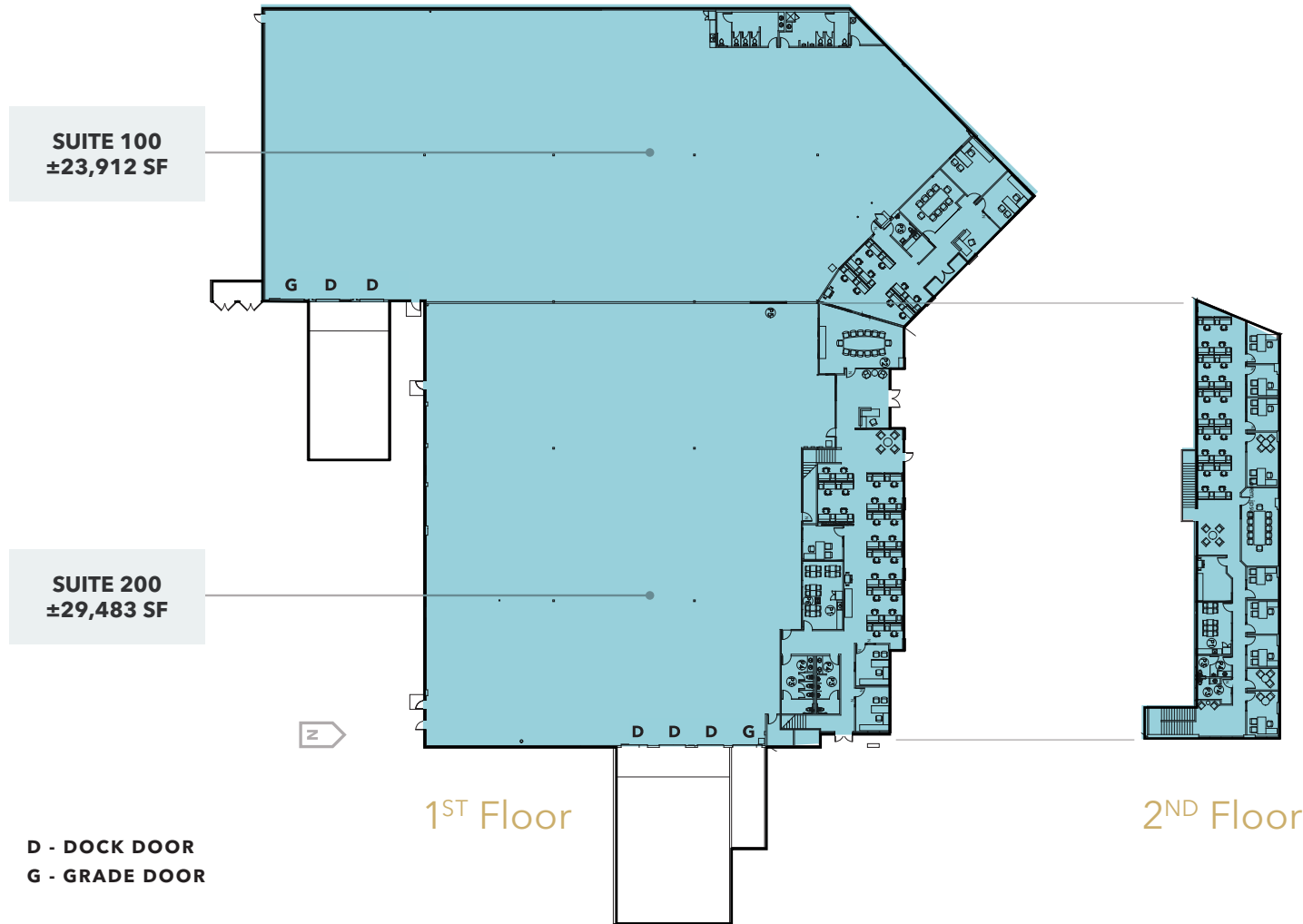
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Proposed Floor Plan | Following Renovations-Two (2) Tenants



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CORPORATE NEIGHBORS



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NEARBY AMENITIES

VILLAGE AT MIRA MESA

- Target
- Chipotle Mexican Grill
- BevMo!
- The Habit Burger Grill
- VONS
- Starbucks
- Chick-fil-A
- Cinco
- petco
- Red Lobster
- Chevron
- Walgreens

MIRA MESA MARKET CENTER

- Trader Joe's
- REGAL
- Chick-fil-A
- Starbucks
- BARNES & NOBLE BOOKSELLERS
- ISLANDS Fine Burgers & Drinks
- IN-N-OUT BURGER
- Applebee's
- BEST BUY
- Jerome's Furniture
- THE HOME DEPOT
- Walgreens

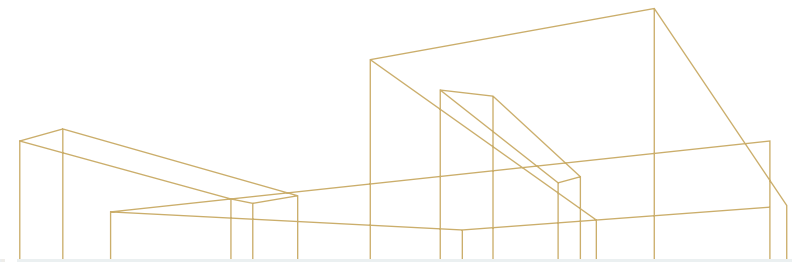
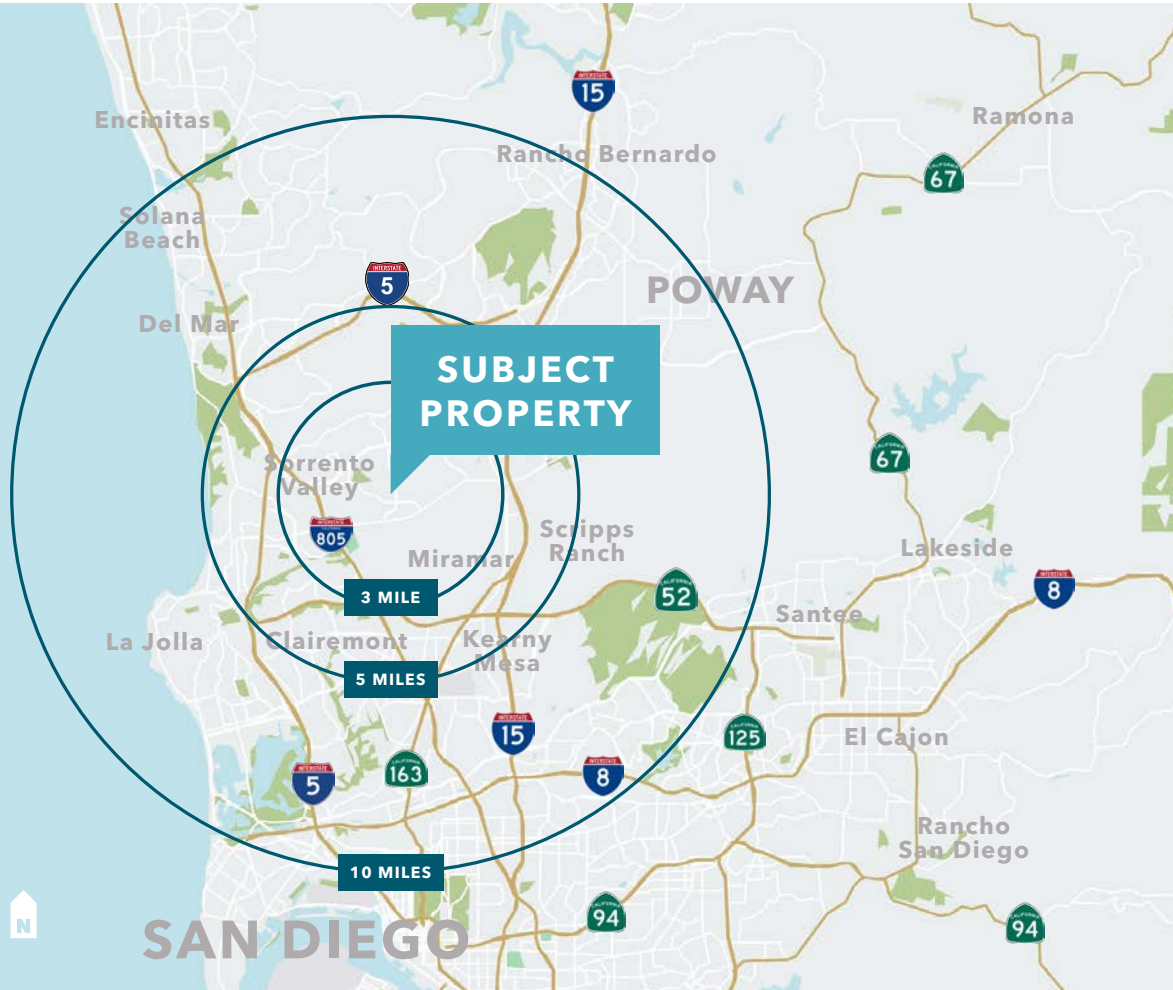
Other Amenities:

- CHASE
- McDonald's
- Flame & Broiler
- Chick-fil-A
- rubios
- 3 ROOTS
- Office DEPOT
- Cartl's Jr.
- ARCO
- Better Buzz
- Jack
- ABBEY'S BAR-B-Q
- SAINT ARCHER
- Jersey Mike's
- Ballast Point
- pure
- ALESMTIH
- ATHLETIC BREWING CO.
- Mikkeller
- Brewski's Bar & Arcade
- Paints
- MCAS MIRAMAR

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DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
POPULATION			
2022 Estimated	73,241	248,297	863,865
2027 Projected	73,728	249,255	872,729
2020 Census	73,659	249,124	865,656

HOUSEHOLDS

2022 Estimated HH	24,901	87,423	342,995
2027 Projected Households	25,537	89,460	353,730
2020 Census Households	24,939	87,168	341,247

INCOME

2022 Estimated Average HH	\$128,664	\$139,488	\$139,421
2022 Estimated Median HH	\$106,830	\$114,595	\$111,815
2022 Estimated Per Capita	\$45,998	\$50,147	\$55,813

BUSINESS

2022 Estimated Total Businesses	8,019	18,860	55,824
2022 Estimated Total Employees	112,004	241,707	621,814

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Mira Mesa is a community and neighborhood in the city of San Diego, California. The city-recognized Mira Mesa Community Plan Area is roughly bounded by Interstate 15 on the east, Interstate 805 on the west, the Los Peñasquitos Canyon on the north and Marine Corps Air Station Miramar on the south.



19 MIN

TO POWAY, CA

13 MIN

TO DEL MAR, CA

18 MIN

TO LA JOLLA, CA

19 MIN

DOWNTOWN SAN DIEGO, CA





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