

FOR LEASE

8811-8843
PRODUCTION
AVENUE

SAN DIEGO, CA 92121

INDUSTRIAL SUITES FOR LEASE



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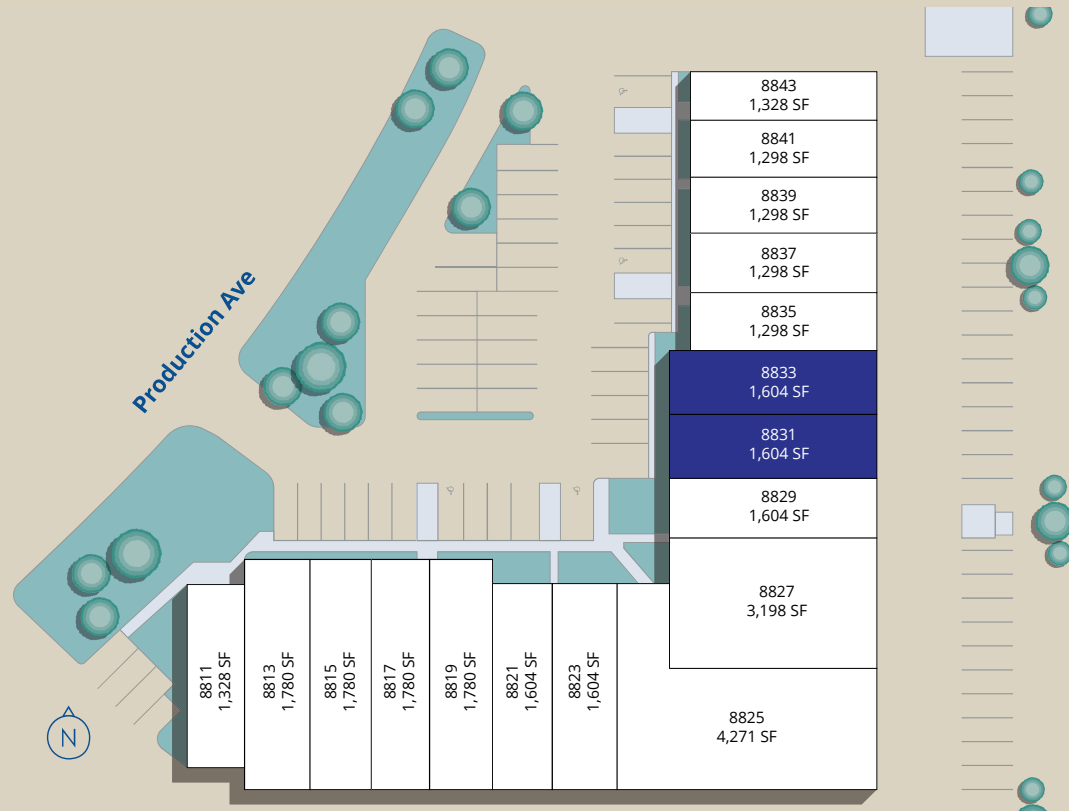
5910 Priestly Drive, Suite 100

Carlsbad, CA 92008

+1 760 438 8950

colliers.com/sandiego

AVAILABILITY



Address/Suite	Size	Improvements	Availability Access	Price
8831 Production Ave	±1,604 SF	Floorplan Pending	Call Brokers For Details	\$1.39/SF NNN
8833 Production Ave	±1,604 SF	2 Offices, Reception, Warehouse, GL Roll Up Door	Call Brokers For Details	\$1.39/SF NNN

Estimated NNN = \$0.31/SF

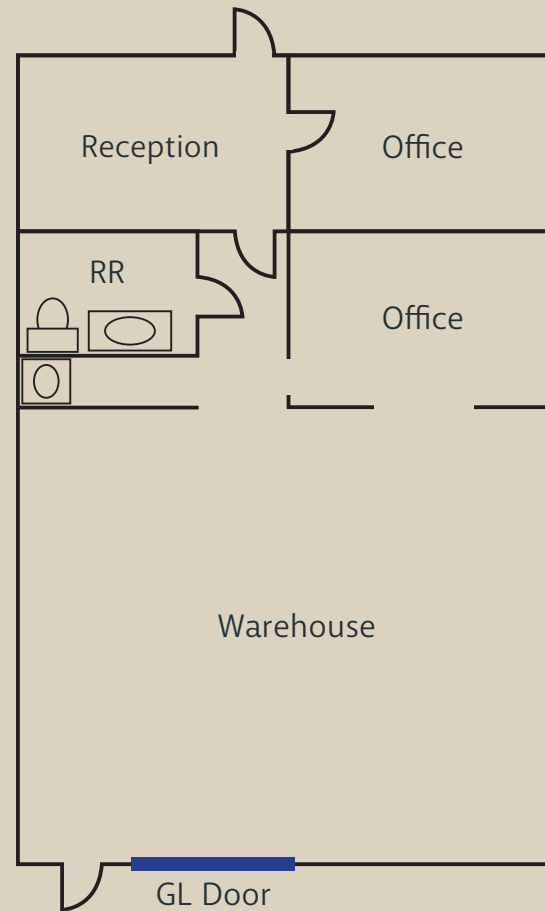
*POTENTIAL TO COMBINE UNITS INTO ONE (1) ±3,208 SF UNIT
Call Brokers For Details

FLOORPLAN

8831 PRODUCTION AVE
±1,604 SF

*Floor Plan
Pending*

8833 PRODUCTION AVE
±1,604 SF



THE LOCATION



AVG. HOUSEHOLD
INCOME

\$147,386



TOTAL
BUSINESSES

4,251



MEDIAN
AGE

31

*PER A 2 MILE RADIUS FROM THE PROPERTY

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. Its strategic location



FOOD & DRINK
SERVICES

141



Miramar, California, hosts a diverse industrial scene, with a strong presence of technology, aerospace, and manufacturing companies. This bustling sector contributes significantly to the local economy, providing numerous job opportunities and driving innovation in the region.

*PER A 2 MILE RADIUS FROM THE PROPERTY



CONTACT

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