

**FOR LEASE**

**MIRAMAR PLAZA WEST**

7092-7094 Miramar Road | San Diego, CA 92121



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REAL ESTATE SERVICES

**CK** RETAIL  
TEAM

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## Property Features

- Total Project Size: ±33,176 SF
- Pad and Inline Space Available
- Great Showroom Space
- Building and Monument Signage
- Excellent Parking
- Signalized Intersection

## Demographics

	1 Mile	3 Miles	5 Miles
Day Time Employment	11,511	78,243	201,333
Residential Population	N/A	59,119	234,205
Average HH Income	N/A	90,739	94,442

## Traffic Counts

Miramar Road: 67,000 Cars Per Day (MPSI 2011)

Distribution Avenue: 5,000 Cars Per Day (MPSI 2011)

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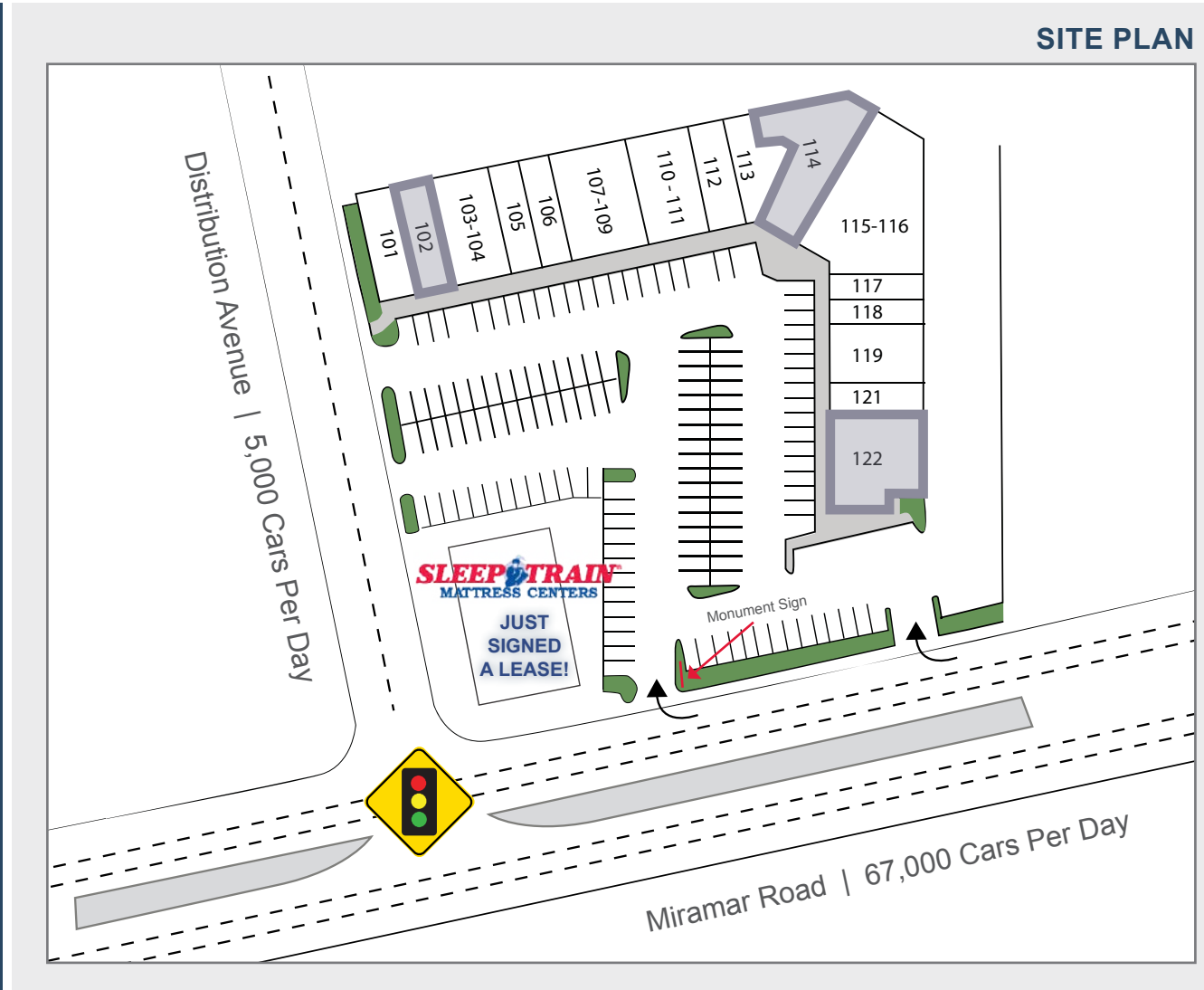
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SUITE	TENANT NAME	SF
101	Athlete's Nutrition	1,400
102	AVAILABLE	1,100
103-104	Dollar Mart	2,100
105	Dave's Famous Cafe	900
106	Lee's Haircuts	1,200
107-109	Active Posture Chiropractic	3,300
110-111	Miramar Pizzeria	1800
112	Miramar Dental	1,200
113	Excalibur Fine Cigars	1,615
114	AVAILABLE	2,025
115-116	CKO Kickboxing	4,536
117	Reprographics	1,080
118	Commercial Lock & Safe	810
119	Rigoberto's	1,890
121	Pacific Island Spa	1,080
122	AVAILABLE (Fully Fixtured Restaurant)	2,190
125	Sleep Train (Lease Just Signed)	4,950



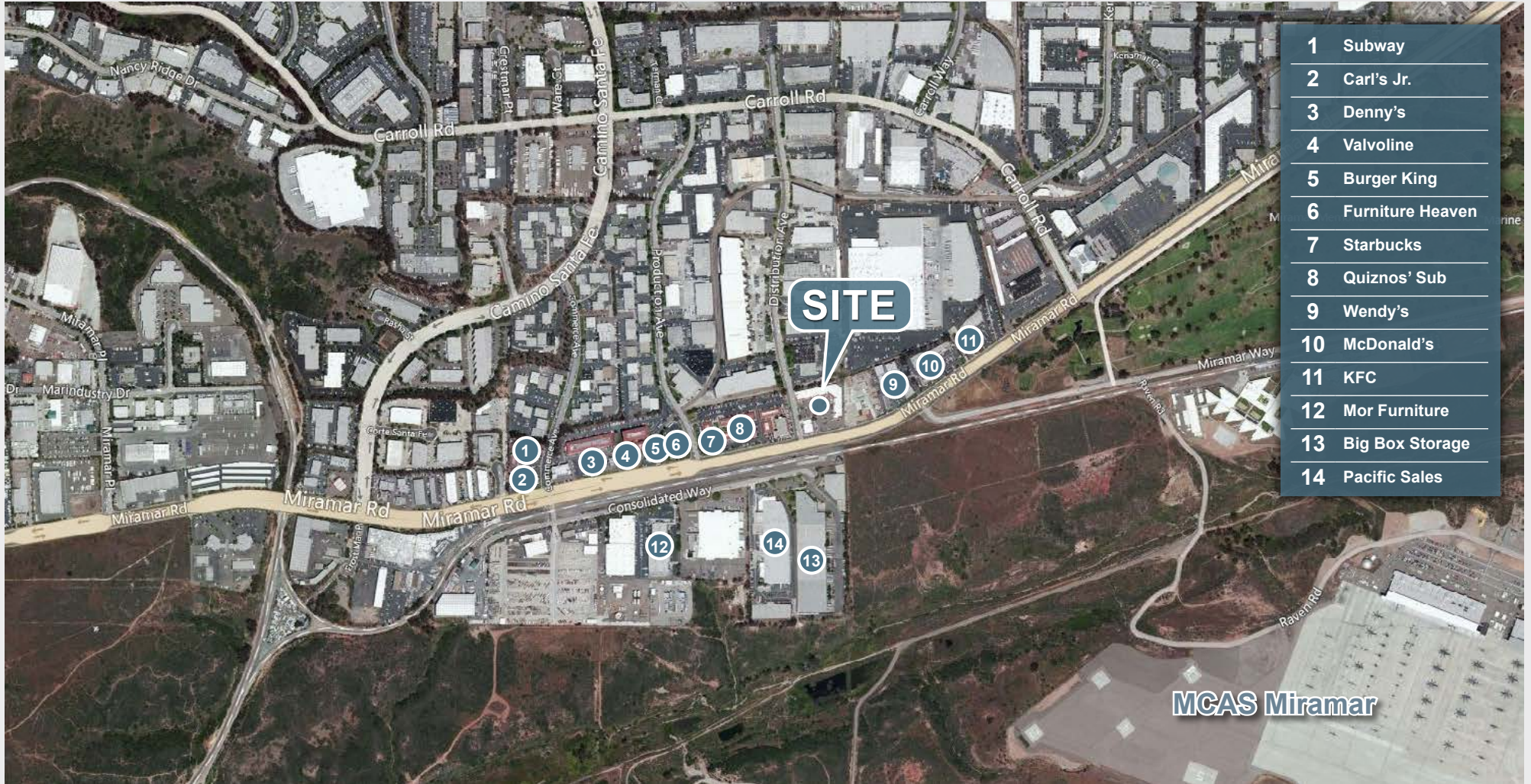
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- 1 Subway
- 2 Carl's Jr.
- 3 Denny's
- 4 Valvoline
- 5 Burger King
- 6 Furniture Heaven
- 7 Starbucks
- 8 Quiznos' Sub
- 9 Wendy's
- 10 McDonald's
- 11 KFC
- 12 Mor Furniture
- 13 Big Box Storage
- 14 Pacific Sales

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