

MIRAMAR LANDING

8990-8998
MIRAMAR RD

SAN DIEGO, CA 92126

RETAIL CENTER +
OFFICE BUILDING
FOR LEASE

BRET MORRISS

Managing Partner

619-308-6787

Bret.Morriss@Cast-Cap.com

CA Lic. #02037074

JOSH SIMMS

Director

619-500-7473

Josh.Simms@Cast-Cap.com

CA Lic. #02080261

CARRIE DUDA

Senior Associate

619-489-5373

Carrie.Duda@Cast-Cap.com

CA Lic. #02199169

CAST
CAPITAL PARTNERS

PROPERTY SUMMARY

Miramar Landing is a 170,467 square foot mixed-use retail, showroom, and office center located in the Miramar submarket of San Diego. The project offers suite sizes ranging from 750 to 19,670 square feet, with strong frontage, prominent signage, and a large monument sign at Miramar Road and Camino Ruiz for increased visibility.

Originally developed as a furniture showroom center, Miramar Landing was successfully repositioned into a showroom and entertainment hub. The property features flexible zoning, a central location, and a diverse tenant mix, making it ideal for a variety of uses.

The office component includes a three-story building with retail/showroom spaces on the ground floor and multi-tenant office suites on the upper levels. With a 4/1,000 parking ratio, exceptional visibility to over 90,000 cars per day, and easy access to Interstate 15, Miramar Landing is a rare opportunity in Central San Diego.

PROPERTY HIGHLIGHTS

ADDRESS	8990, 8996 & 8998 Miramar Road, San Diego, CA 92126
SUBMARKET	Miramar
APN	341-220-42-00, 341-220-49-00, 341-220-41-00
BUILDINGS	2 Total Size: 170,467 RSF <ul style="list-style-type: none">• Retail (8990 & 8998 Miramar): 131,360 RSF• Office (8996 Miramar): 39,107 RSF 3 Stories Elevator Served
LOT SIZE	10.34 Acres
PARKING	<ul style="list-style-type: none">• Retail: 3.55/1,000 RSF (468 spaces)• Office: 4.0/1,000 USF (138 spaces + additional parking)
YEAR BUILT	1985
ZONING	CC-3-5 (City of San Diego)
SIGNAGE	Monument & Building Signage



RETAIL/SHOWROOM AVAILABILITIES

LEASE RATE: \$1.75/SF NNN

SUITE 100
38,507 SF | Available Now

LEASE RATE: \$2.25/SF NNN

SUITE 140
5,010 RSF | Available Now

SUITE 150
6,127 RSF | Available Now

SUITE 180
4,940 RSF | Available Now

SUITE 300
3,428 SF | Available Now

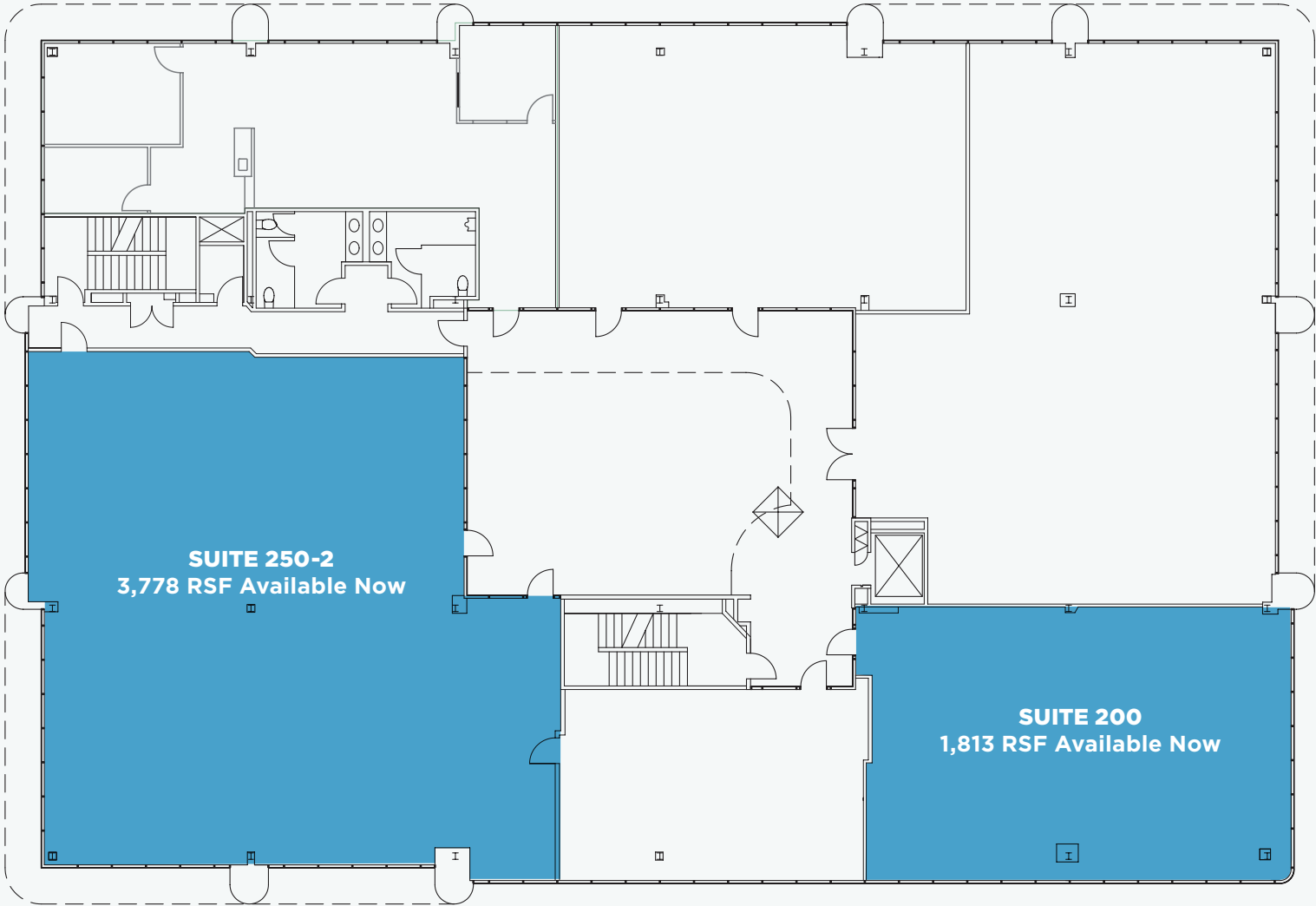


OFFICE/MEDICAL AVAILABILITIES

LEASE RATES:

OFFICE: \$1.65 + U & J PSF/MO.

MEDICAL: NEGOTIABLE

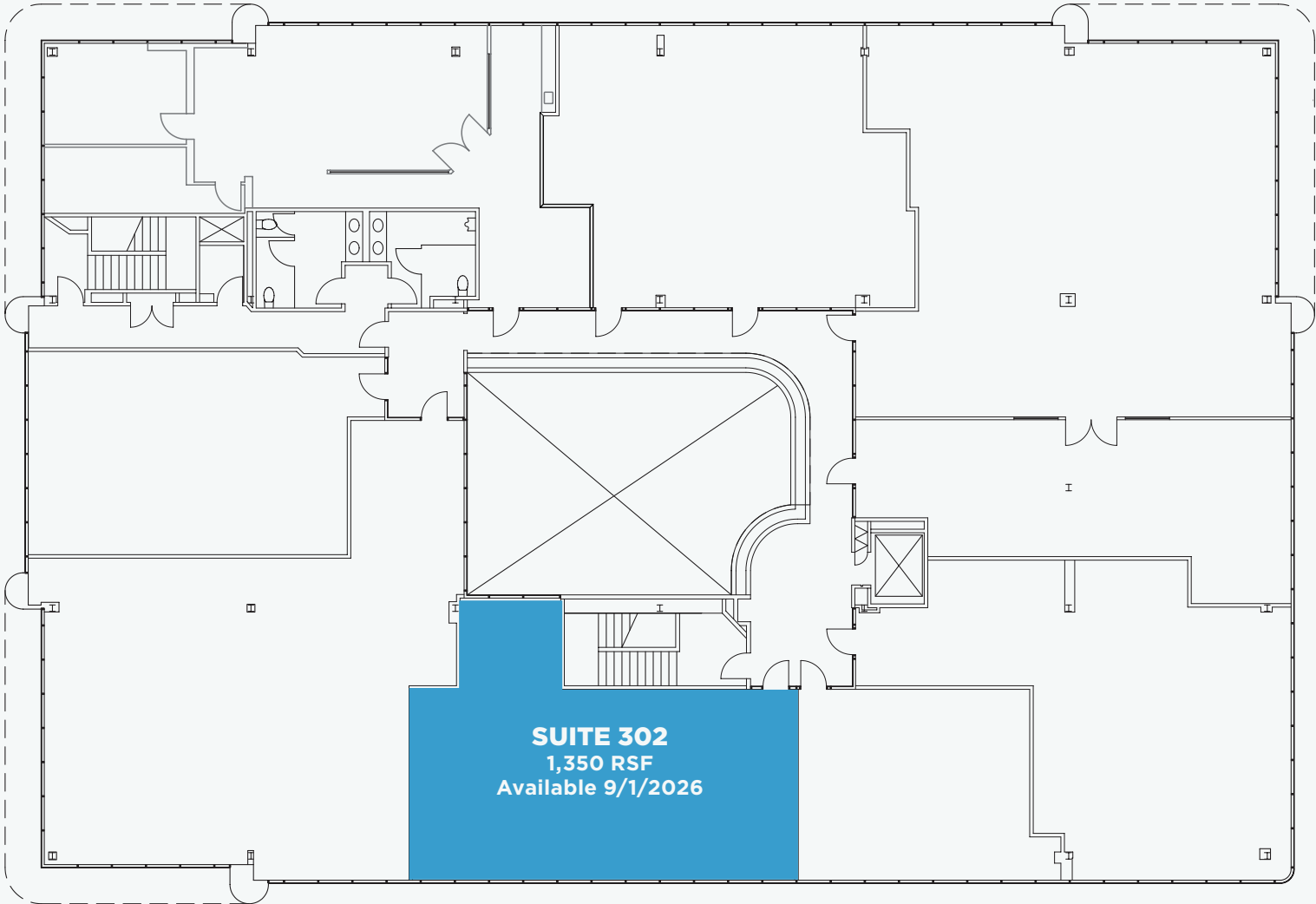


OFFICE/MEDICAL AVAILABILITIES

LEASE RATES:

OFFICE: \$1.65 + U & J PSF/MO.

MEDICAL: NEGOTIABLE





MIRAMAR LANDING
8990-8998 Miramar Rd
San Diego, CA 92126

12,821 - 23,868
vehicles/day

SAN IDLI
VEGETARIAN CUISINE

PADGETT ST - W
59,830 vehicles/day

BREWSKIS
BAR & ARCADE

SattVik
FOODS

Audi

MIRAMAR
MULTI-CULTURAL COMMUNITY

CLAYTON DR - W
63,032 vehicles/day

**Marine Corps
Air Station Miramar**

DEMOGRAPHICS



POPULATION AND HOUSEHOLDS
201,980 people | 70,265 households | Median Age: 38
5-Year Growth: Slight decline (~-0.7%)



HOUSING AND HOME VALUES
Median Home Value: \$814,926
Owner-Occupied Homes: 57%



INCOME AND BUYING POWER
Median Household Income: \$123,855
High-Income Households (>\$75K): 73%
Total Buying Power: \$8.7B
Avg. Household Income: \$150,668



SPENDING TRENDS
Food & Alcohol: \$787.4M (26% of total spending)
Transportation: \$767.6M (25%)
Household & Home Improvement: \$535.8M (18%)
Entertainment & Hobbies: \$422.7M (14%)



EMPLOYMENT AND EDUCATION
Employees: 175,655
College Graduates: 52.5%



CAST

CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

BRET MORRISS

Managing Partner
619-308-6787
Bret.Morriss@Cast-Cap.com
CALic. #02037074

JOSH SIMMS

Director
619-500-7473
Josh.Simms@Cast-Cap.com
CA Lic. #02080261

CARRIE DUDA

Senior Associate
619-489-5373
Carrie.Duda@Cast-Cap.com
CA Lic. #02199169