

EXPO PLAZA

8120 - 8182 MIRAMAR ROAD, SAN DIEGO, CALIFORNIA 92126



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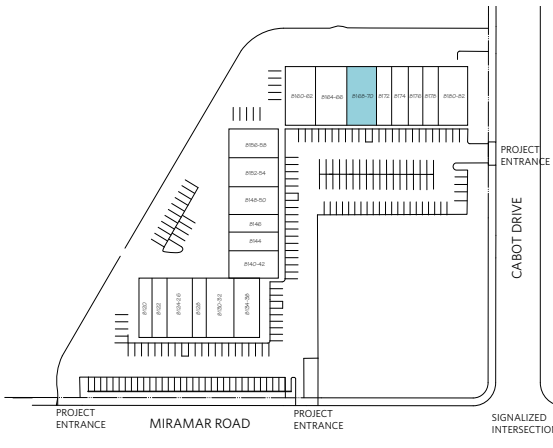


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PROPERTY HIGHLIGHTS

- Prominent location at a signalized intersection (Cabot Drive)
- Miramar Road daily traffic count of 58,000 cars per day
- Large overhead signage areas with direct visibility to Miramar Road
- Pylon monument signage available
- Ample parking to accommodate customers (4.0:1,000)
- Easy freeway access via Miramar Road
- 16' warehouse clear height with grade-level truck doors



AVAILABILITY

ADDRESS	SF	LEASE RATE	COMMENTS
8168-70 Miramar Rd	3,200	\$1.70 PSF NNN	50% Open Office/Showroom, 50% Warehouse, 3 Private Offices, 2 Restrooms, 2 GL Doors. Available Now.

NNNs = \$0.39 PSF/Month



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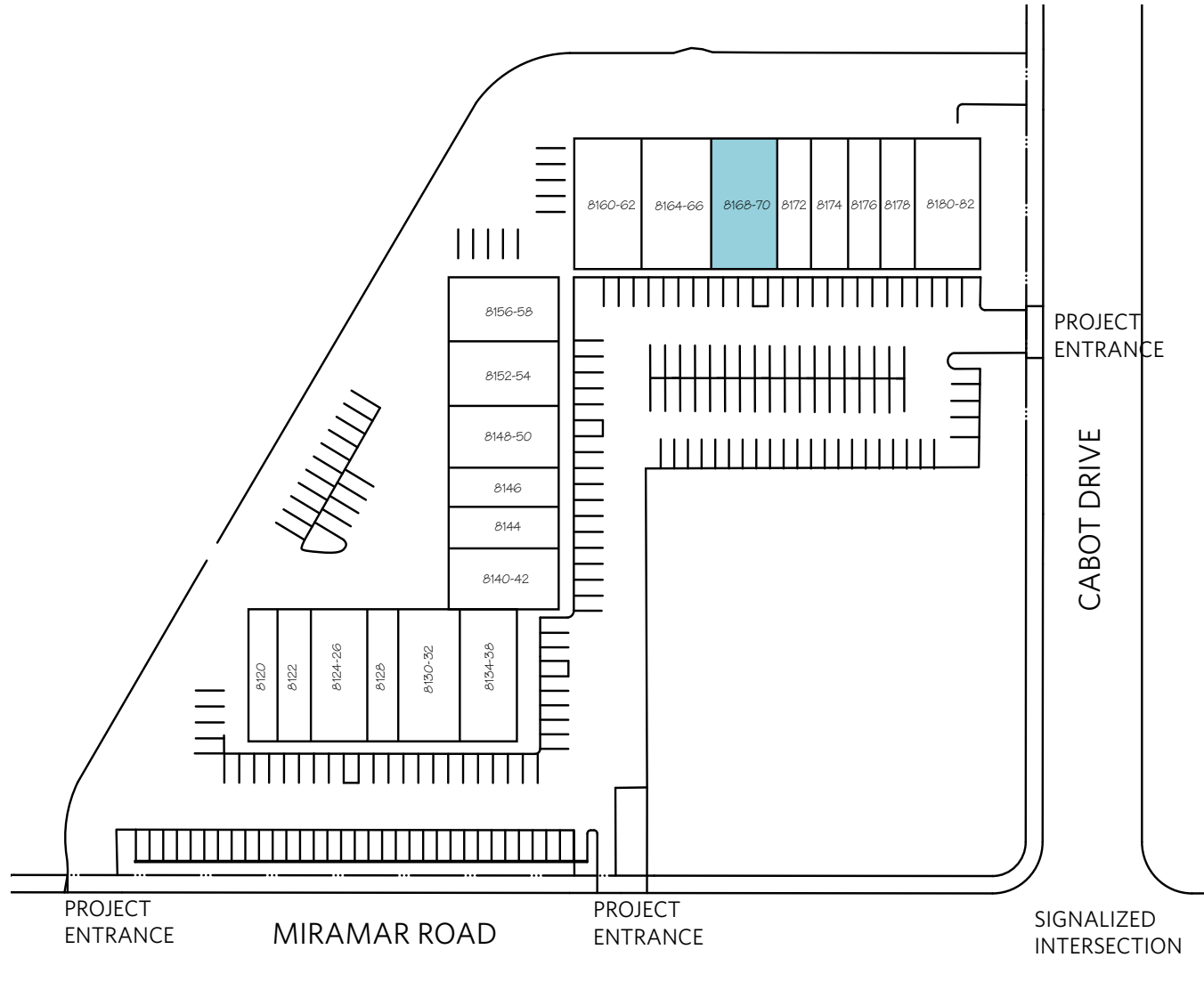
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SITE PLAN



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