

8933 ACTIVITY ROAD

SAN DIEGO, CA 92126



36,731 SF | 1.65 AC

OWNER-USER OR MIXED-USE DEVELOPMENT OPPORTUNITY



EXECUTIVE SUMMARY

Cushman and Wakefield is pleased to present the opportunity to acquire 8933 Activity Road, a premier property in the vibrant Miramar business district. This prime location is part of an area blossoming into a key business hub, offering modern amenities, excellent connectivity, and a strong professional environment. Situated in the heart of Miramar, 8933 Activity Road benefits from a dynamic setting that's growing into a bustling mixed-use community. With easy freeway access and a lively mix of corporate and retail establishments nearby, this property stands out as a highly attractive option for investors and businesses.

BUILDING STATS



BUILDING ADDRESS
8933 Activity Rd,
San Diego, CA 92126



BUILDING TYPE
3 Story Office Building



BUILDING SIZE
36,731 SF



ZONING
IL-2-1 (Community
Commercial -
Residential Permitted)



LOT SIZE
71,874 SF | 1.65 AC



YEAR BUILT
1987



INVESTMENT HIGHLIGHTS

FLEXIBLE ZONING & BROAD USE POTENTIAL

This property benefits from broad zoning that allows for both commercial and residential uses—ideal for long-term adaptability and sustained tenant demand. Current entitlements support significant redevelopment potential.

EFFICIENTLY DESIGNED FOR SINGLE & MULTI-TENANT USE

Originally built as a state-of-the-art medical facility, the building is uniquely suited for either a single owner-user or multiple tenants. Flexible, divisible floor plates support a wide range of configurations and make the property well-positioned for a medical office condo conversion. This versatility offers strong potential for value-add investors through diversified income streams and reduced vacancy risk.

PREMIER CENTRAL LOCATION | HIGH VISIBILITY | SUPPLY-CONSTRAINED MARKET

Located in one of San Diego's most sought-after business districts, the property is surrounded by major employers, a skilled labor force, abundant amenities, and desirable housing. Situated on a high-traffic corridor, it offers excellent visibility and brand exposure. With extremely limited inventory for medical space and high barriers to entry, this is a rare opportunity to acquire a quality asset in San Diego's core central market.

RARE OWNER-USER OPPORTUNITY

An exceptional opportunity for an owner-user seeking immediate occupancy, and long-term wealth creation. Featuring high-end medical finishes, a central location, and pricing below nearby markets such as UTC, Torrey Pines, Sorrento Valley, and Del Mar Heights, this offering stands out for both value and strategic advantage.

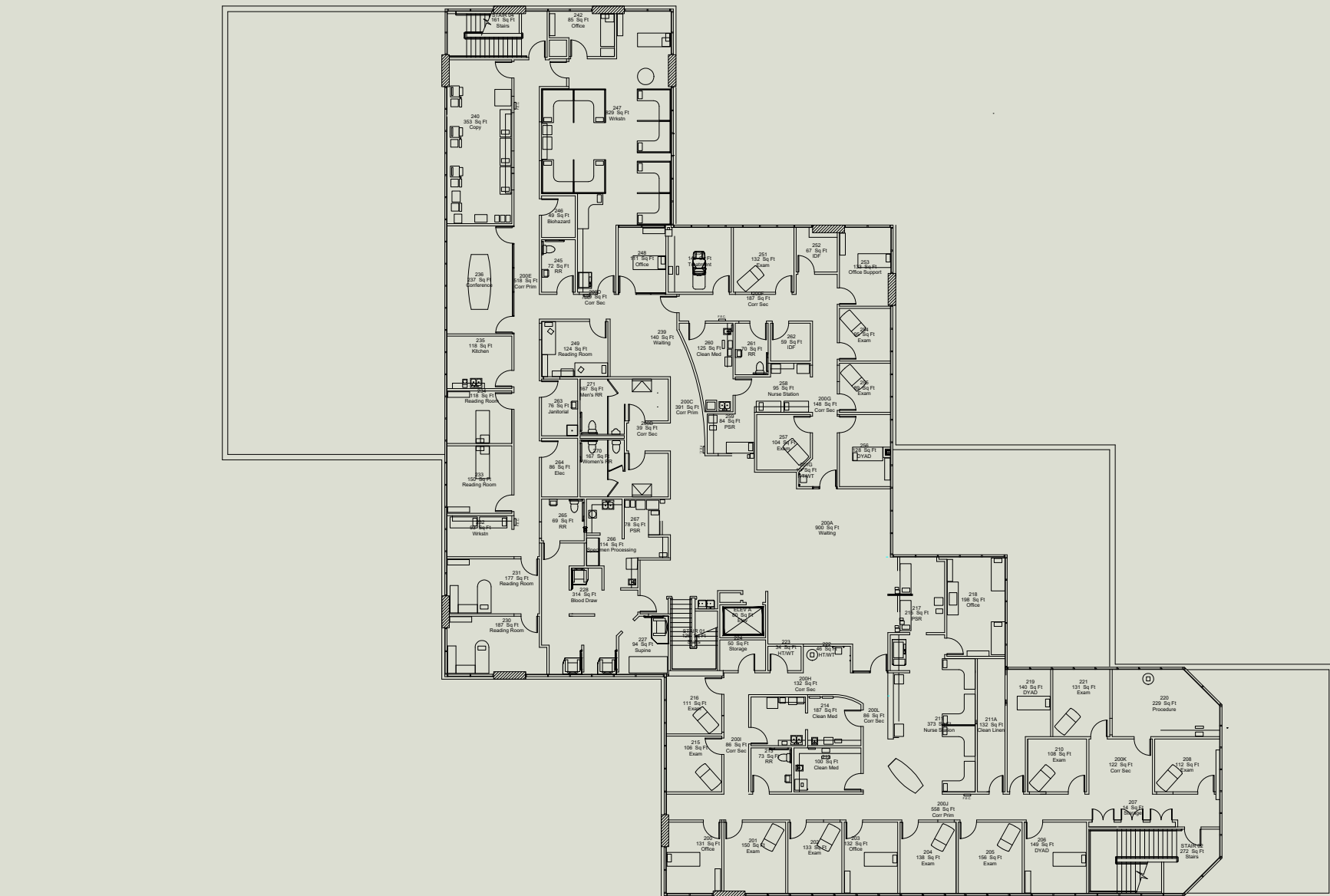
DEVELOPMENT MOMENTUM & SURROUNDING GROWTH

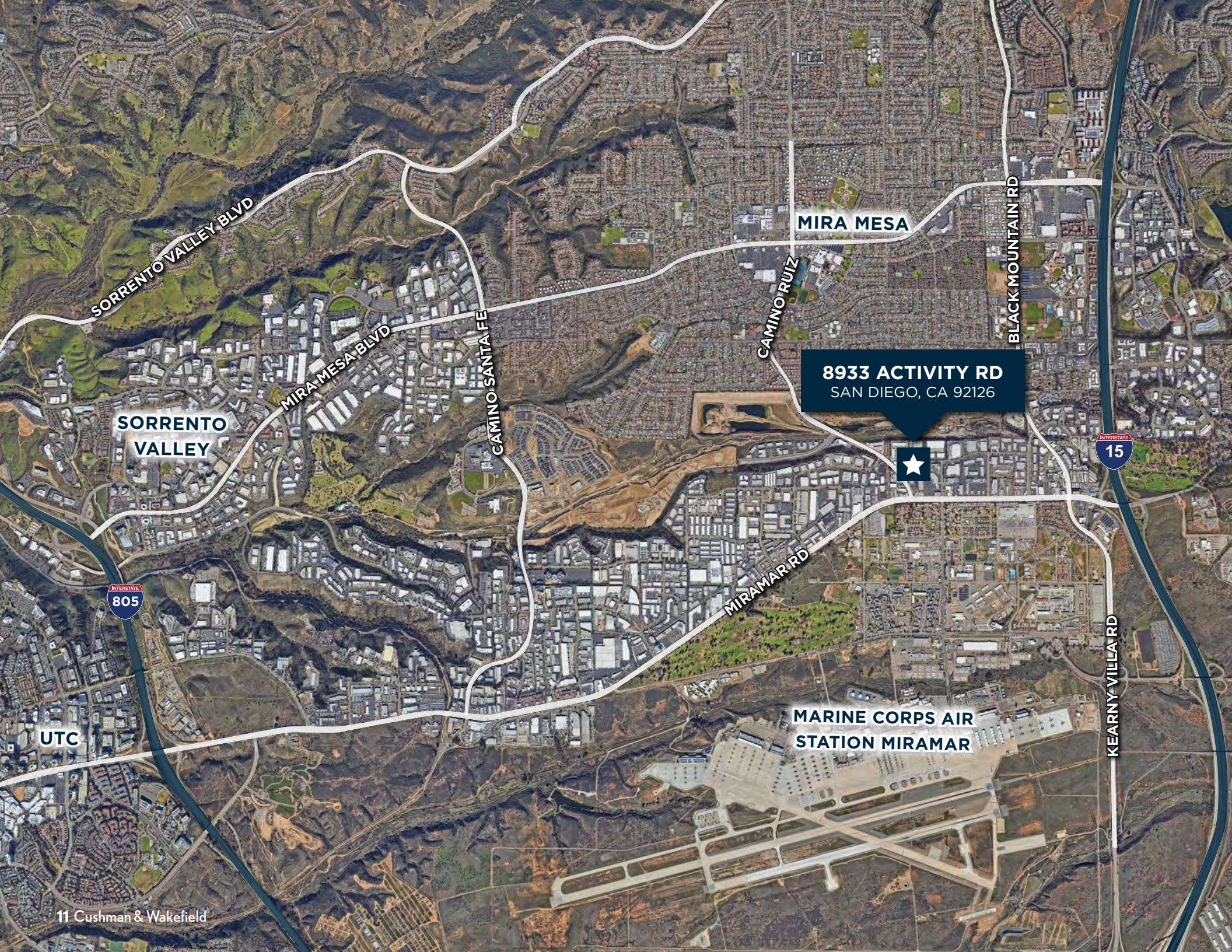
The surrounding area is undergoing rapid transformation with increased zoning capacity and a surge in new residential and commercial projects. Just minutes away is 3Roots—a large-scale, wellness-oriented, master-planned community focused on health, sustainability, and quality of life. This momentum provides strong tailwinds for future appreciation.



B27 589 Sq Ft Gym
 B27A 338 Sq Ft Treatment
 B20 162 Sq Ft Wkstn
 B21 135 Sq Ft Office Support
 B22 148 Sq Ft Treatment
 B23 234 Sq Ft Treatment
 B24 80 Sq Ft Treatment
 B24A 62 Sq Ft Storage
 B25 192 Sq Ft Gym
 B26 67 Sq Ft
 B27 589 Sq Ft Gym
 B27A 338 Sq Ft Treatment
 B28 162 Sq Ft Wkstn
 B29 135 Sq Ft Office Support
 B30 148 Sq Ft Treatment
 B31 234 Sq Ft Treatment
 B32 80 Sq Ft Treatment
 B33 62 Sq Ft Storage
 B34 192 Sq Ft Gym
 B35 67 Sq Ft
 B36 162 Sq Ft Wkstn
 B37 135 Sq Ft Office Support
 B38 148 Sq Ft Treatment
 B39 234 Sq Ft Treatment
 B40 80 Sq Ft Treatment
 B41 62 Sq Ft Storage
 B42 192 Sq Ft Gym
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 B44 162 Sq Ft Wkstn
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 B266 19

FLOOR PLANS - 2ND FLOOR





MARKET OVERVIEW

The Miramar/Mira Mesa submarket in San Diego is a centrally located area with convenient access to major highways like I-15 and I-805, linking it to downtown San Diego and nearby employment hubs such as Sorrento Valley and Miramar. This community, with a population exceeding 80,000, has grown from its origins as military housing in the 1960s into a diverse residential area. It features well-regarded schools, numerous parks, and established shopping centers like Mira Mesa Mall, alongside newer residential projects like the 3 Roots development. With its mix of suburban feel and proximity to urban amenities, the area presents a solid opportunity for redeveloping a commercial building into housing that could suit a range of residents, from families to professionals.



2024 POPULATION

1 Miles	19,987
3 Miles	94,290
5 Miles	203,454



2024 AVERAGE AGE

1 Miles	33
3 Miles	38
5 Miles	39



2024 HOUSEHOLDS

1 Miles	4,641
3 Miles	30,281
5 Miles	70,876



MEDIAN HOME VALUE

1 Miles	\$697,258
3 Miles	\$744,774
5 Miles	\$817,188

AMENITY MAP

8933 ACTIVITY RD
SAN DIEGO, CA 92126



LEGEND

1. Punjabi Tandoor

2. Subway

3. Rasraj San Diego

4. Miramar Landing:
 - Royal India - Miramar
 - Seaside Buffet
 - Alliance Jiu Jitsu San Diego
 - Comfort Furniture Galleries

5. Royal India - Miramar

6. Sattvik Foods

7. Serpentine Cider & Smokehouse

8. Miralani Industrial Business Park:
 - Jaunt Coffee Roasters
 - Preston's Ginger Beer
 - Charlie & Echo
 - All Things Ube Desserts
 - Protector Brewery
 - CAKED | Cookies + Brownies

9. AleSmith Brewing Company

10. Shops at Miramar Square:
 - Pho46 & Banh Mi
 - Kim's House
 - Juan Bertos Mexican Food
 - Qwik Corner Market
 - Miramar Postal Plus

11. Miramar Square:
 - Brewski's Bar & Arcade
 - Tikka Pizza Kitchen
 - D'sotos Mexican Food
 - Flavors of India
 - Rasraj San Diego
 - Grotto Climbing & Yoga
 - Fitness4ward
 - KickForce Martial Arts
 - Enterprise Rent-A-Car

12. California Thai Café
San Idli Vegetarian Restaurant & Indian Food

13. Black Mountain Miramar Center
 - The Cake Korner
 - Grill House Café
 - State Bank of India (California)
 - Chennai Dosa Hut- Indian Restaurant
 - Eggholic - Indian Street Food
 - Baba Kabob

14. Thyme for Lunch Cafe & Grill

15. Duck Foot Brewing Miramar

16. Ballast Point Brewing Miramar

17. Cutwater Tasting Room

18. Bob Hope Theater



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