

8933 ACTIVITY ROAD

SAN DIEGO, CA 92126



36,731 SF | 1.65 AC

OWNER USER / 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





ACTIVITY RD

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, including residential densities of XXXX units per acre.

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

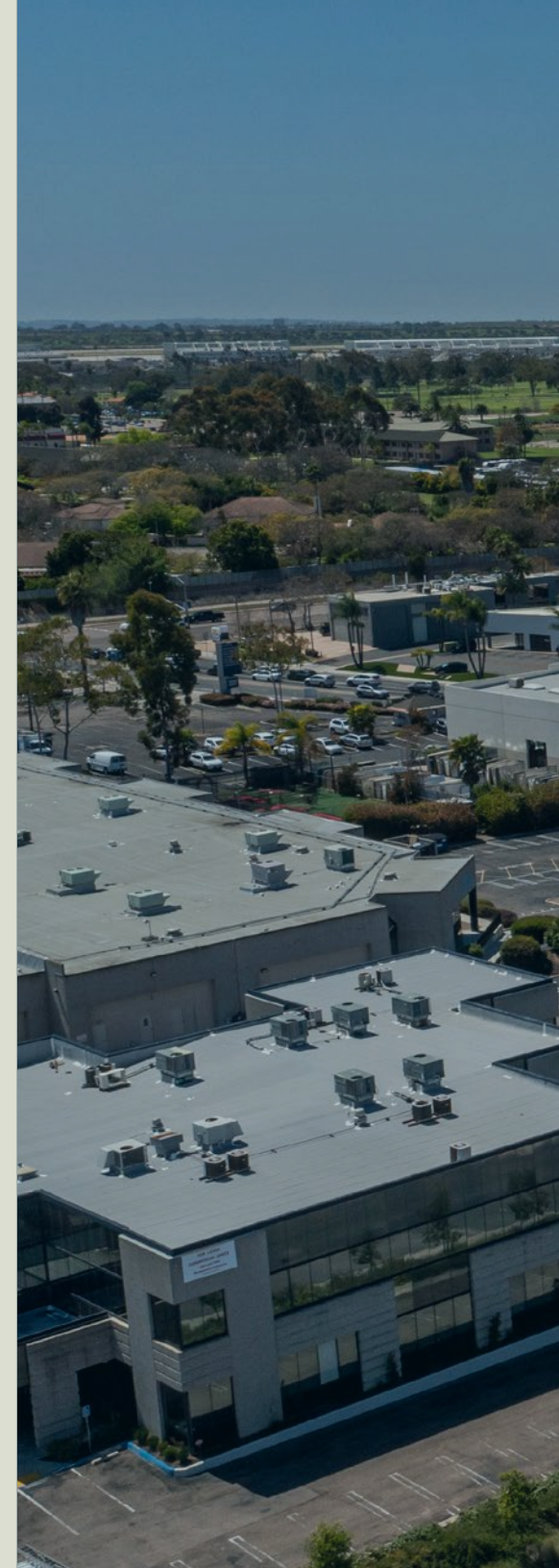
Located in one of San Diego's most sought-after business districts, the property is surrounded by major employers, a skilled labor force, abundant amenities, and desirable housing. Situated on a high-traffic corridor, it offers excellent visibility and brand exposure. With extremely limited inventory 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

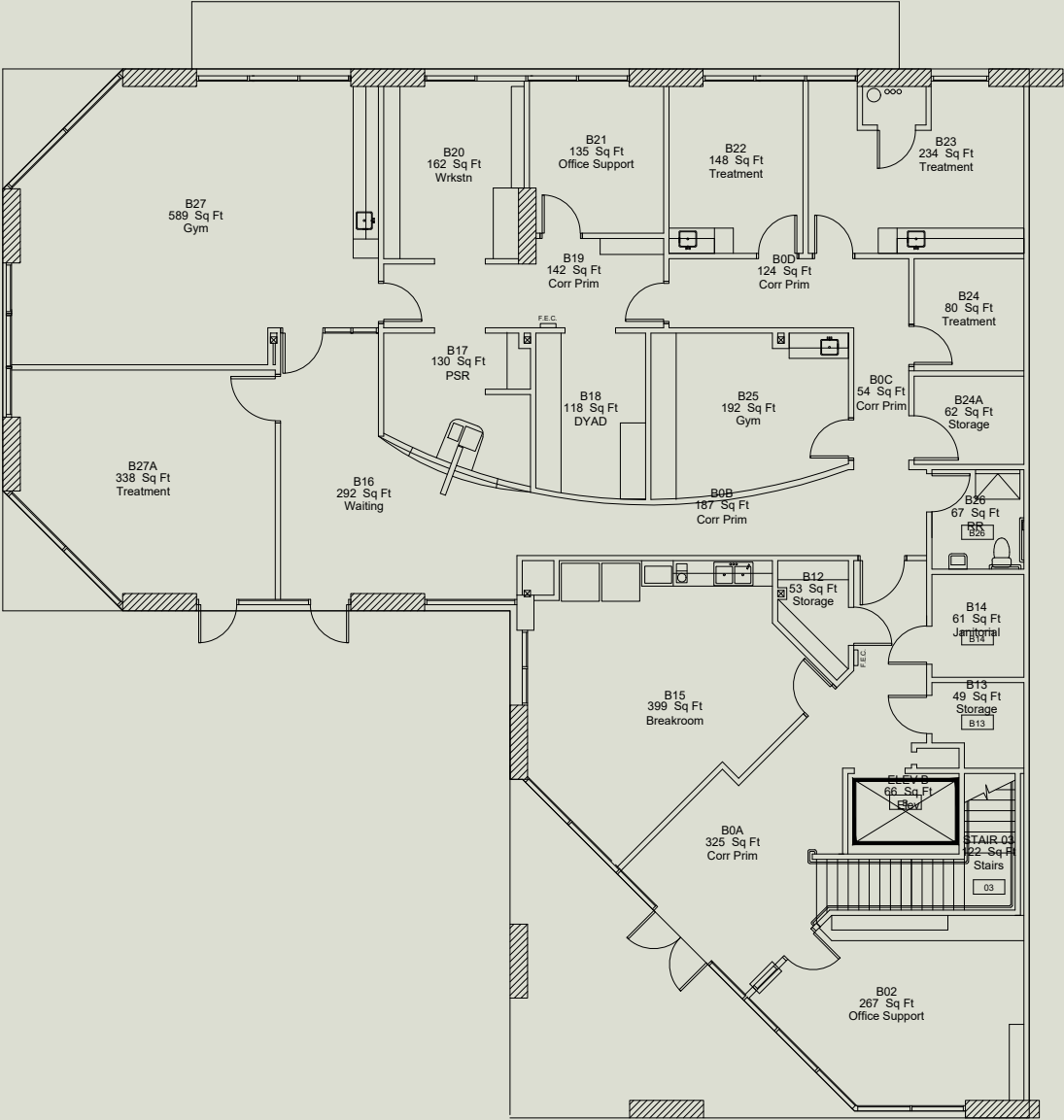
The surrounding area is undergoing rapid transformation with increased zoning capacity and a surge in new residential and commercial projects. Just minutes away is 3Roots—a large-scale, wellness-oriented, master-planned community focused on health, sustainability, and quality of life. This momentum provides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



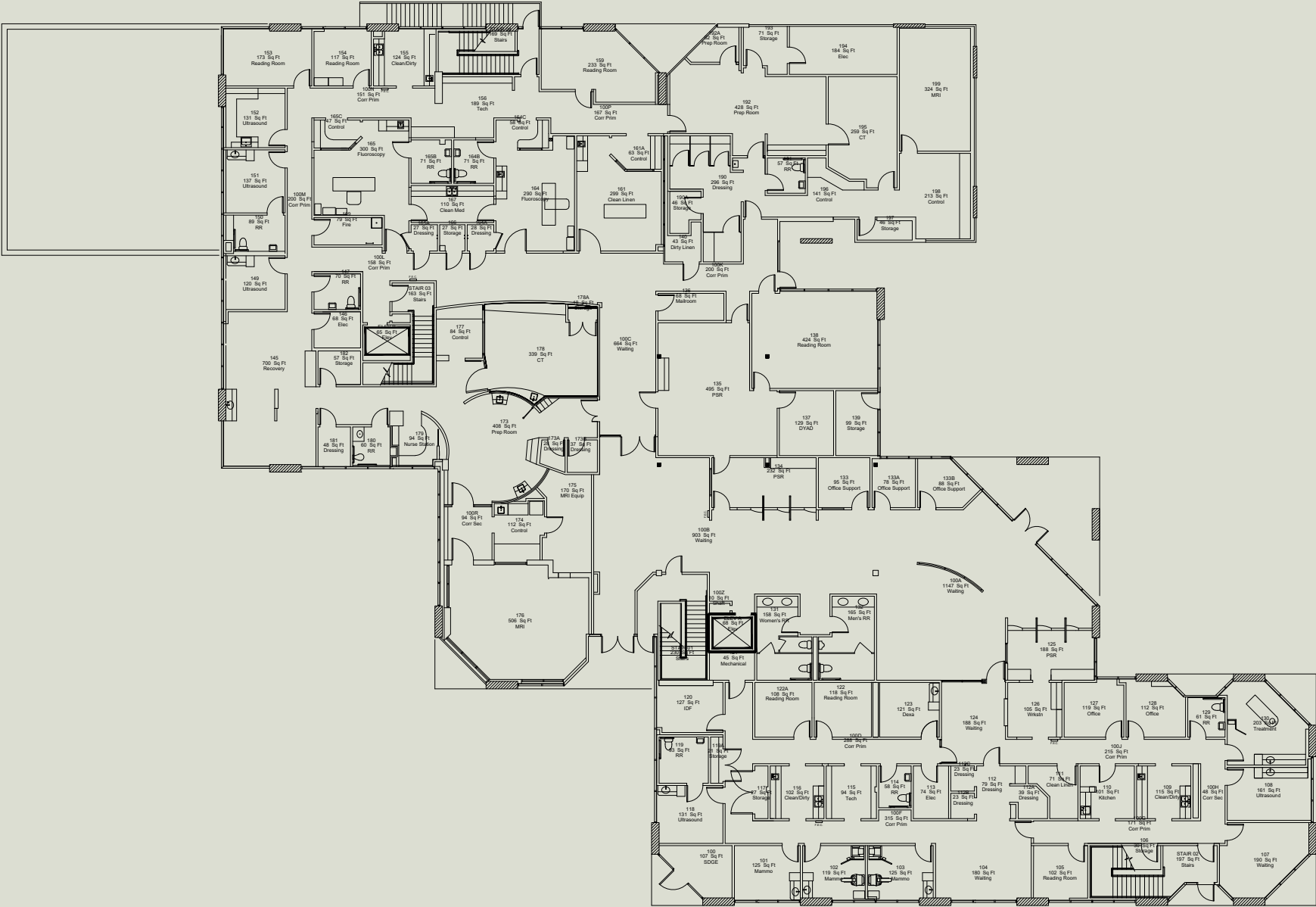


ACTIVITY RD

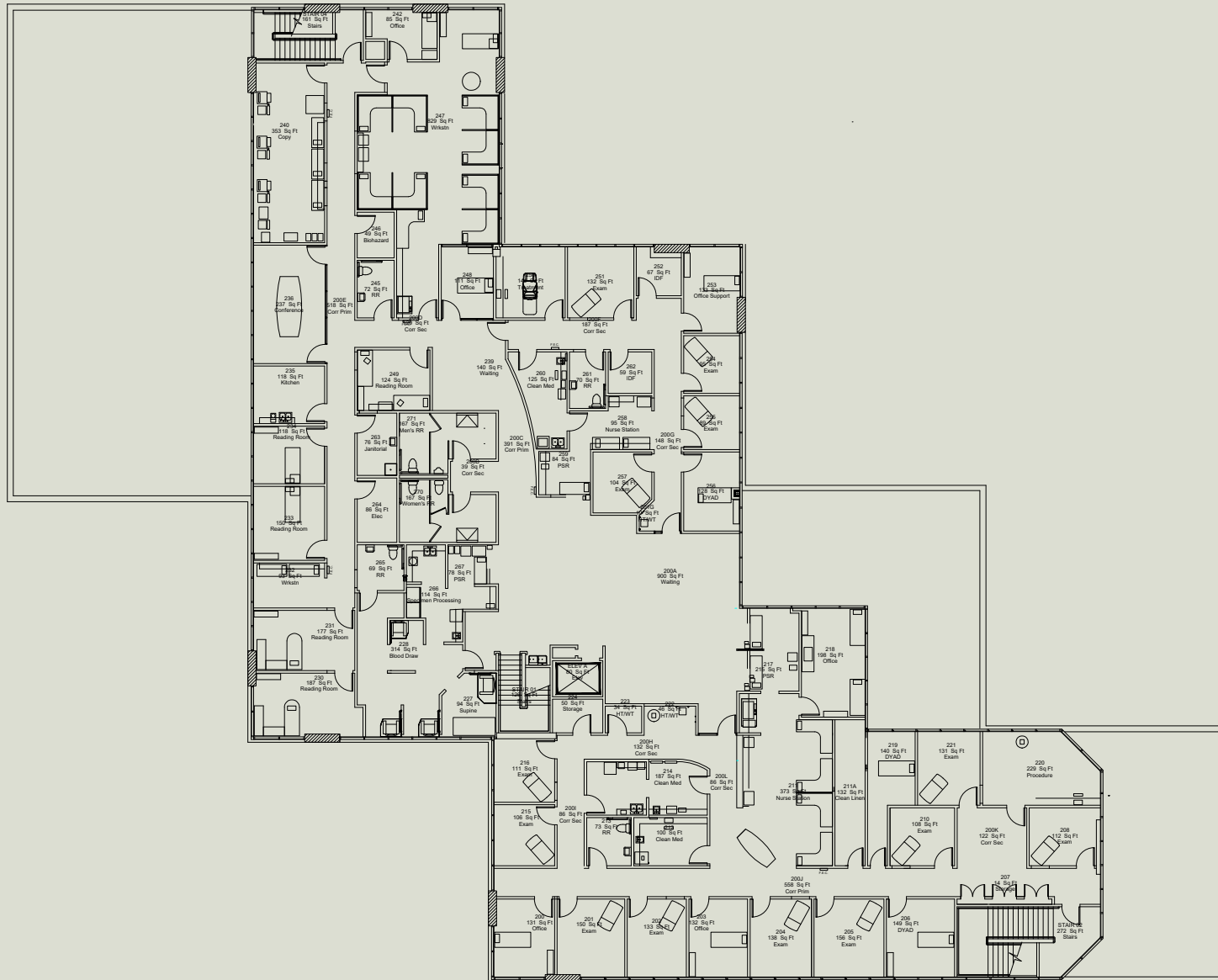
FLOOR PLANS - GROUND FLOOR



FLOOR PLANS - 1ST FLOOR



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8933 Activity Road 10



MIRA MESA

8933 ACTIVITY RD
SAN DIEGO, CA 92126



SORRENTO
VALLEY

UTC

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MARINE CORPS AIR
STATION MIRAMAR

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



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933 ACTIVITY RD

SAN DIEGO, CA 92126

LEGEND

1. Punjabi Tandoor (San Diego)
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 | University Heights
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



LOCAL MARKET EXPERTS:

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