

AT MIRAMAR ROAD

EXCHANGE

LEASING OPPORTUNITIES AVAILABLE AT MIRAMAR'S PREMIER RETAIL CENTER



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RETAIL SUITE

±10,287 SF AVAILABLE



DIVERSE TENANCY

RESTAURANTS, FITNESS,
HOME DECOR, SPECIALTY
RETAIL



ABUNDANT PARKING

OVER 335 SPACES



TRAFFIC STATS

50,400 CARS PER DAY



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Exchange At Miramar Road is a premier retail center located in the heart of the Miramar submarket. The center offers:

- exposure to 73,000 cars per day (SANDAG)
- excellent visibility on Miramar Road
- prime building and monument signage
- quick access to Interstate 15 and 805
- grade level roll up truck doors
- 4.0 per 1,000 SF parking ratio

AVAILABLE:

±10,278 SF

7550 MIRAMAR ROAD
SUITE 400/410



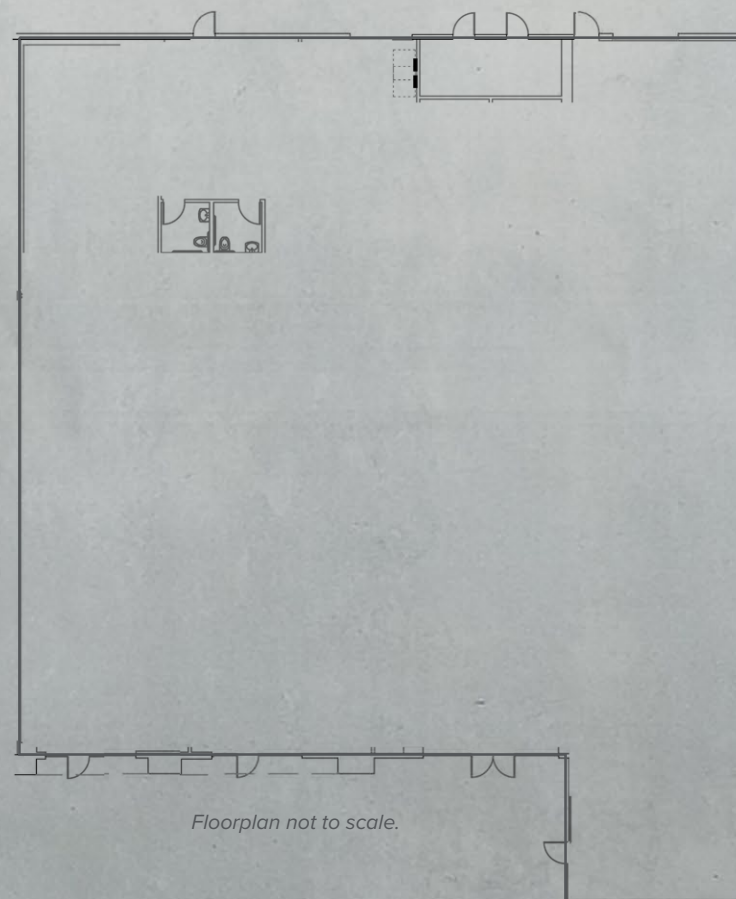


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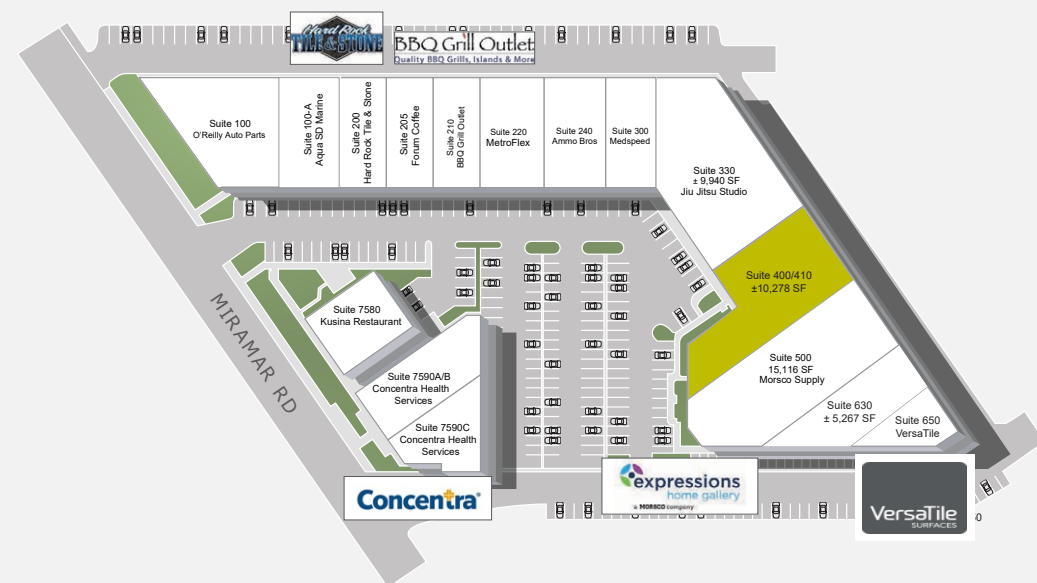
±10,278 SF

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- Roll-up door for rear access
- High Ceilings: 17'-18' clear height
- Prominent signage with monument opportunity fronting Miramar Road



Floorplan not to scale.



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FOR MORE INFORMATION, PLEASE CONTACT:

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