

FOR LEASE

MIRAMAR SQUARE

9212-9292 Miramar Rd | San Diego, CA

AVAILABLE

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± 2,648 SF Available | End Cap





AREA HIGHLIGHTS

- Prime location across from Marine Corps Air Station Miramar, along Miramar Road, one of San Diego's primary commercial corridors.
- Excellent freeway connectivity via Interstate 15, Interstate 805, State Route 52, and Highway 163
- Dense daytime population driven by surrounding office, industrial, technology, defense, and service-related businesses.
- Positioned within a mature trade area with a strong mix of residential neighborhoods, employment hubs, and consumer services.
- 10-minute drive east of UTC Mall

SITE & SUITE HIGHLIGHTS

- High-visibility frontage along Miramar Road with strong exposure to 72,100 daily vehicular traffic.
- Pylon signage designed to maximize tenant visibility and branding.
- Ample on-site parking providing convenient customer access.
- CoTenancy includes Subway, Arizona Tile, Enterprise Rent-A-Car, Steinway Piano Gallery, Miramar International Market & Grotto Climbing & Yoga.

SITE PLAN

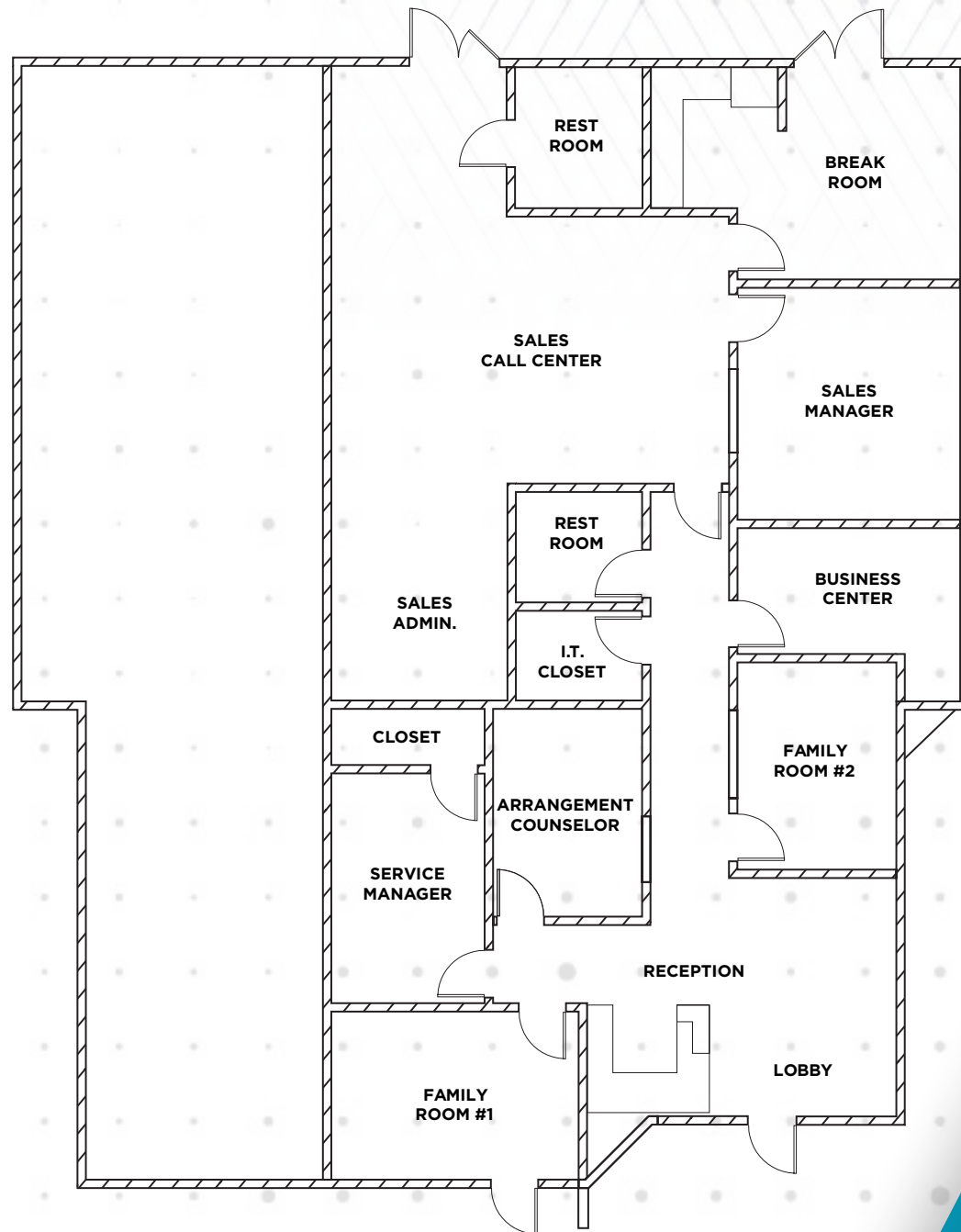
SUITE # TENANT

1-3	Arizona Tile
4-5	Fancy Shop
6-7	Rasraj San Diego
8-11	Sri Lakshmi Venkateswata Temple
12-13	Beauty Lounge by Glam & Glow
14-18	Miramar International Supermarket
19	D'sotos Mexican Food
20	Miramar Fresh Kitchen
21-22	KickForce Martial Arts
23	Tikka Pizza
24-26	Grotto Climbing & Yoga
27	Fitness4ward
28	Enterprise Car Rental
29-31	Steinway Piano Gallery
32-33	Performance 360
34	Chesty's Military Outfitter
35	Subway
36	Available



FLOOR PLAN

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2026 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	16,696	97,122	198,361
Households	3,699	32,361	70,500
Avg. Household Income	\$134,069	\$187,520	\$205,012
Avg. Value of Owner Occ. Housing Units	\$729,766	\$1,035,706	\$1,106,990
Total Daytime Population	29,243	124,196	284,565
Daytime Workers	24,126	82,220	195,539
Daytime Residents	5,117	41,976	89,026



MARKET OVERVIEW

Located in the heart of the Miramar corridor, Miramar Square benefits from exceptional visibility and access within one of San Diego's most established commercial and industrial corridors. The surrounding trade area is anchored by a diverse mix of showroom, retail, distribution, and service-oriented businesses that generate consistent daily traffic from both consumers and business users. Miramar's central location provides convenient connectivity to Interstate 15, Interstate 805, and State Route 52, allowing tenants to draw customers from across San Diego County. The property is also just a 10-minute drive from the recently renovated Westfield UTC, one of San Diego's premier shopping and lifestyle destinations, bringing additional regional consumer traffic to the area. Nearby national and regional tenants help create a synergistic business environment while supporting a robust daytime population driven by surrounding employers. With its strategic location, proximity to major retail amenities, and excellent transportation access, Miramar Square offers an attractive opportunity for retailers seeking to establish or expand their presence in one of San Diego's most active commercial submarkets.



For more
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