

# FOR LEASE MIRAMAR TOWERS

6906 MIRAMAR ROAD | SAN DIEGO, CA 92121

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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5186 Carroll Canyon Road, Suite A | San Diego, CA 92121

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## PROPERTY FEATURES

- On a major east-west retail corridor
- Built in 2000
- Monument and building signage
- High profile corner location
- Excellent daytime population

## AVAILABLE SUITES

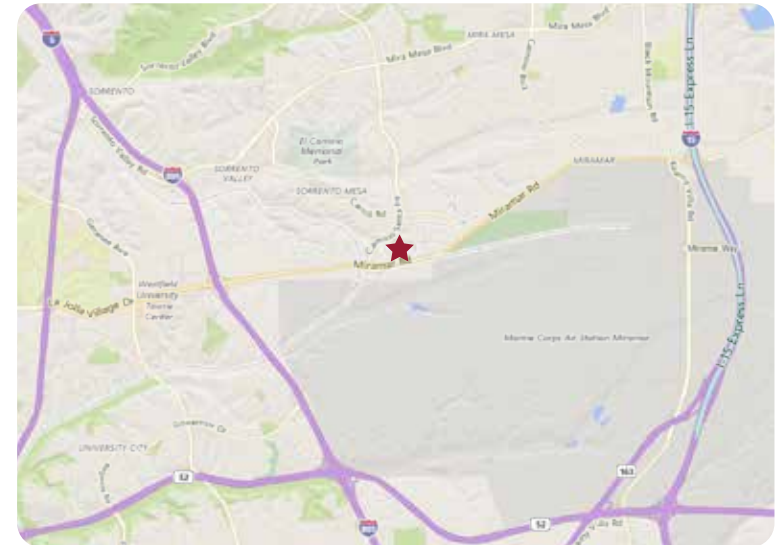
Suite D: ±1,500 SF

Suite E: ±1,500 SF

## GREAT CO-TENANCY WITH:



## ADJACENT RETAILERS INCLUDE:



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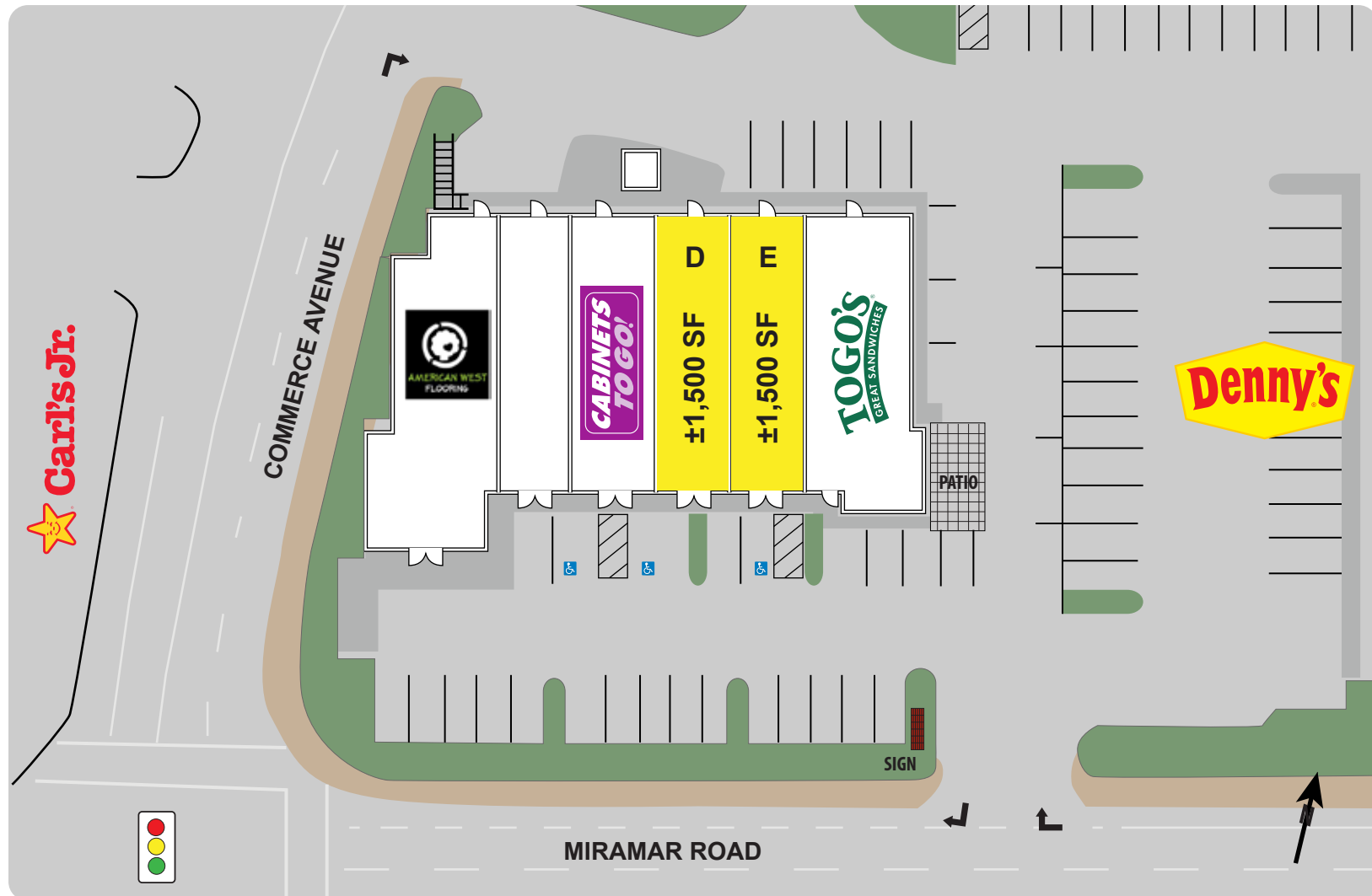


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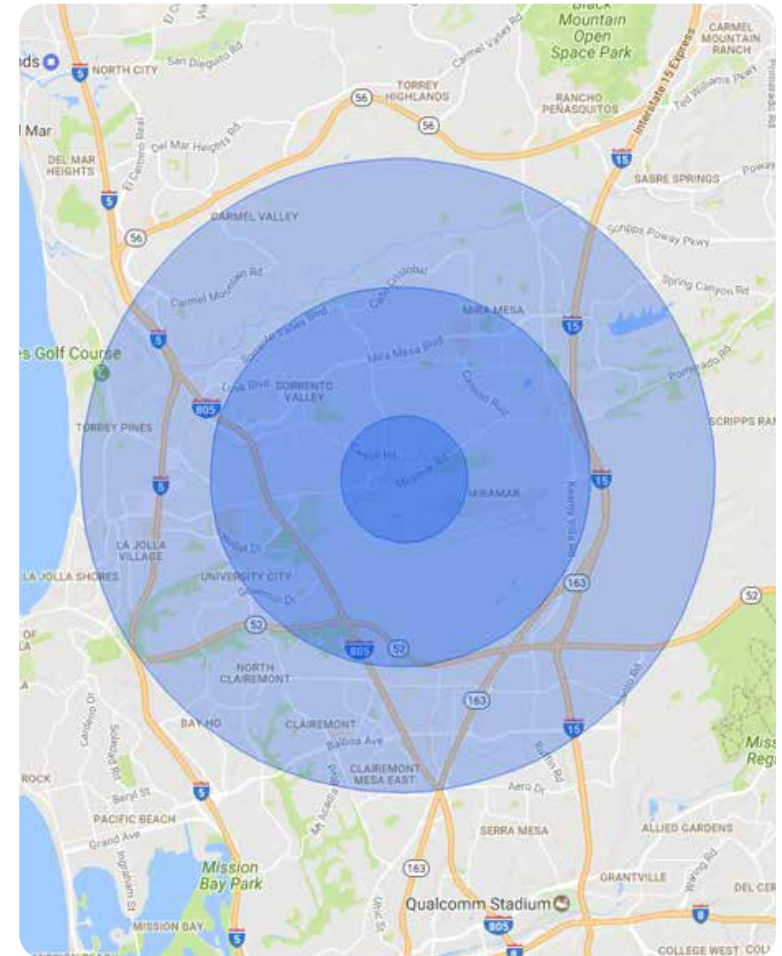
## DEMOGRAPHICS & DAILY TRAFFIC COUNTS

POPULATION	1 MILE	3 MILES	5 MILES
2017 Total Population	0	70,160	254,912
2022 Population	0	73,909	268,696
Average Age	.00	36.20	36.90

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2017 Total Households	0	25,247	91,851
HH Growth 2017-2022	0.00%	5.33%	5.47%
Average HH Income	\$0	\$88,076	\$86,705
Average House Value	\$0	\$503,031	\$530,991

### DAILY TRAFFIC COUNTS

Miramar Road & Miracrest Place	42,960 cars per day
Miramar Road & Production Avenue	35,882 cars per day
Commerce Avenue	4,202 cars per day



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