



**MIRAMAR LANDING**

**8990-8998  
MIRAMAR RD**

**SAN DIEGO, CA 92126**

**RETAIL CENTER +  
OFFICE BUILDING  
FOR LEASE**

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**CAST**  
CAPITAL PARTNERS

# PROPERTY SUMMARY

Miramar Landing is a 170,467 square foot mixed-use retail, showroom, and office center located in the Miramar submarket of San Diego. The project offers suite sizes ranging from 750 to 19,670 square feet, with strong frontage, prominent signage, and a large monument sign at Miramar Road and Camino Ruiz for increased visibility.

Originally developed as a furniture showroom center, Miramar Landing was successfully repositioned into a showroom and entertainment hub. The property features flexible zoning, a central location, and a diverse tenant mix, making it ideal for a variety of uses.

The office component includes a three-story building with retail/showroom spaces on the ground floor and multi-tenant office suites on the upper levels. With a 4/1,000 parking ratio, exceptional visibility to over 90,000 cars per day, and easy access to Interstate 15, Miramar Landing is a rare opportunity in Central San Diego.

# PROPERTY HIGHLIGHTS

<b>ADDRESS</b>	8990, 8996 & 8998 Miramar Road, San Diego, CA 92126
<b>SUBMARKET</b>	Miramar
<b>APN</b>	341-220-42-00, 341-220-49-00, 341-220-41-00
<b>BUILDINGS</b>	2   Total Size: 170,467 RSF <ul style="list-style-type: none"><li>• Retail (8990 &amp; 8998 Miramar): 131,360 RSF</li><li>• Office (8996 Miramar): 39,107 RSF   3 Stories   Elevator Served</li></ul>
<b>LOT SIZE</b>	10.34 Acres
<b>PARKING</b>	<ul style="list-style-type: none"><li>• Retail: 3.55/1,000 RSF (468 spaces)</li><li>• Office: 4.0/1,000 USF (138 spaces + additional parking)</li></ul>
<b>YEAR BUILT</b>	1985
<b>ZONING</b>	CC-3-5 (City of San Diego)
<b>SIGNAGE</b>	Monument & Building Signage



# RETAIL/SHOWROOM AVAILABILITIES

**LEASE RATE: \$2.25/SF NNN**

**SUITE 140**

5,010 RSF | Available 10/1/2025

**SUITE 170**

10,047 RSF | Available 03/01/2025

**SUITE 180**

4,940 RSF | Within 30 Days

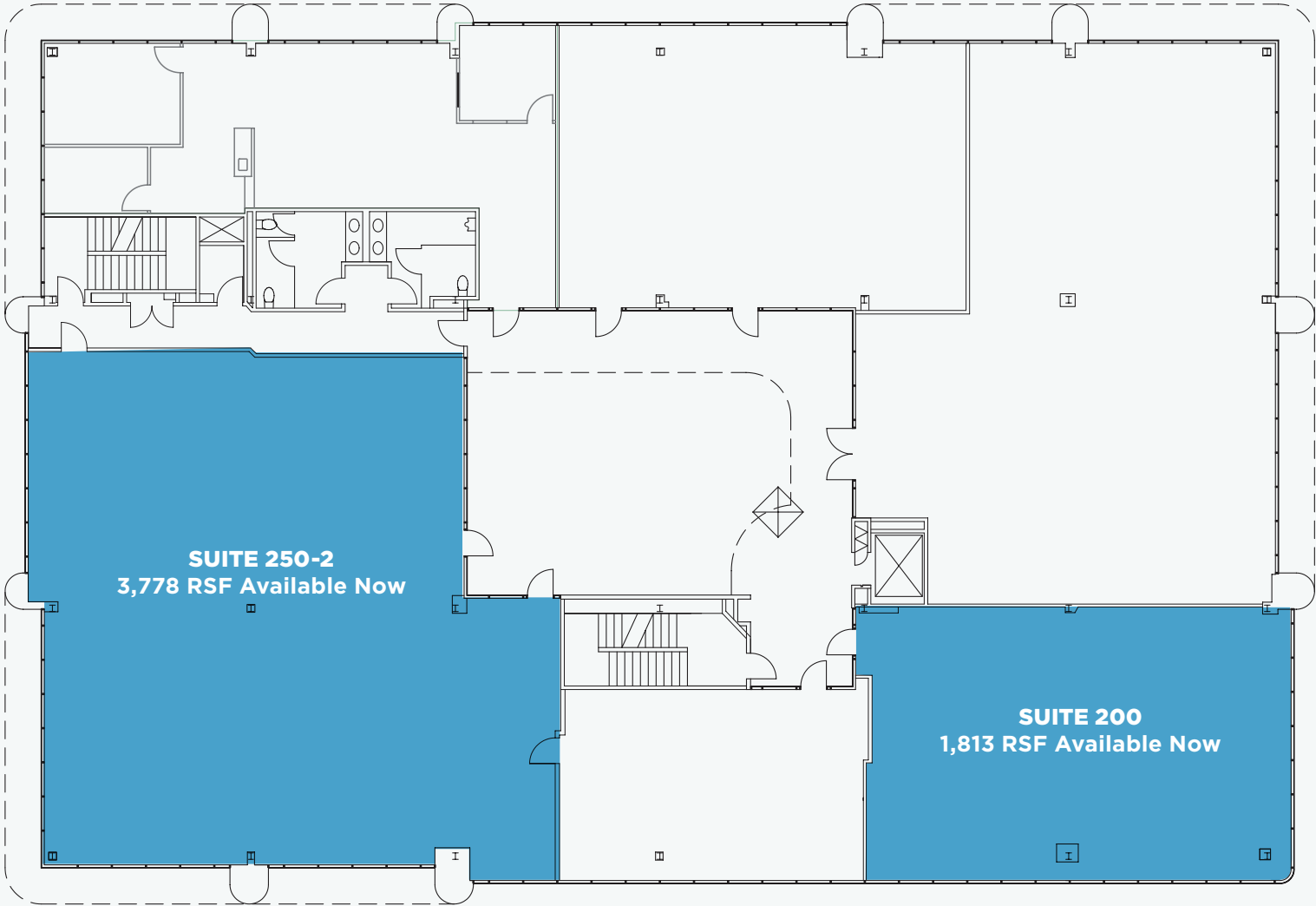


# OFFICE/MEDICAL AVAILABILITIES

**LEASE RATES:**

**OFFICE: \$1.65 + U & J PSF/MO.**

**MEDICAL: NEGOTIABLE**

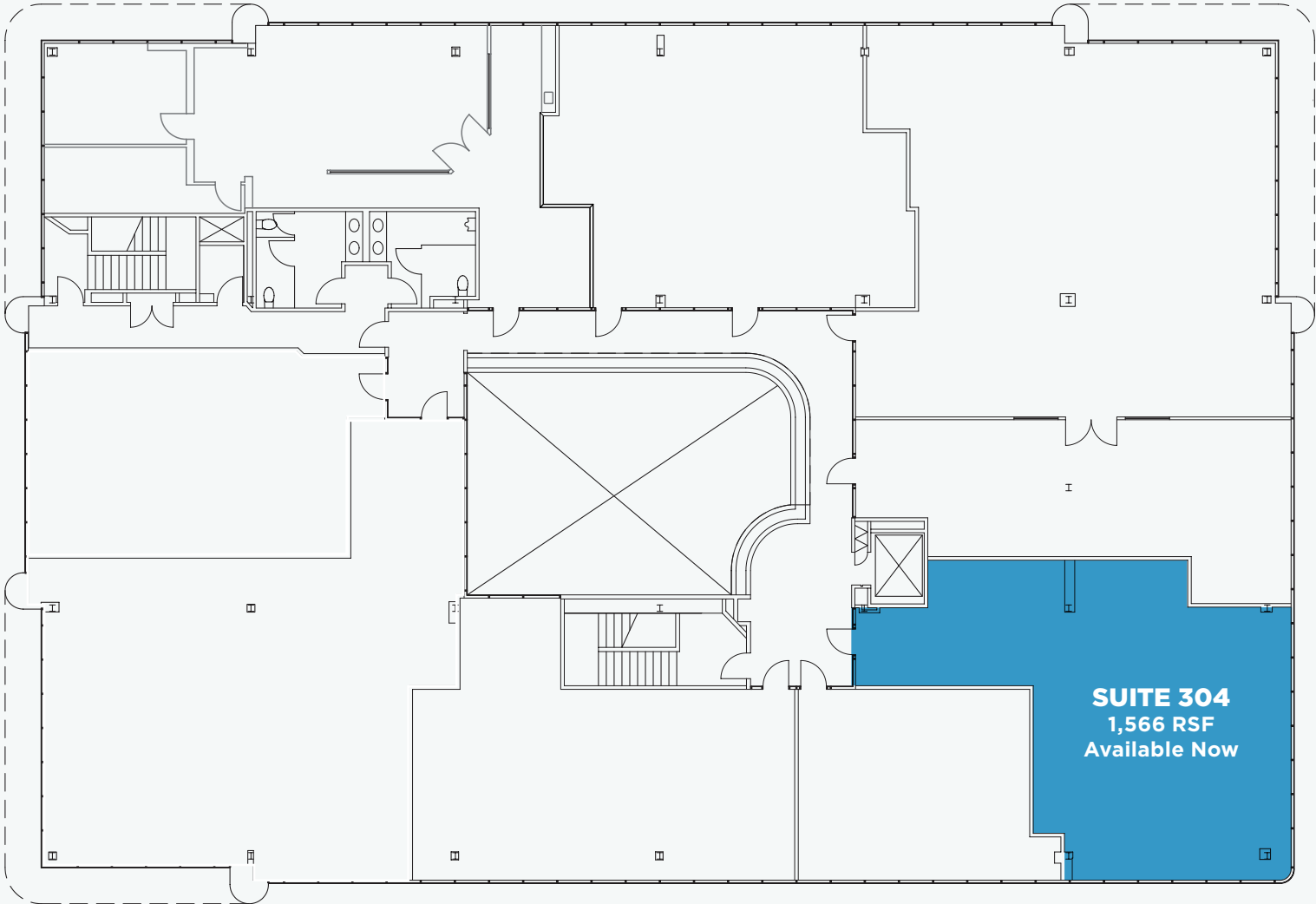


# OFFICE/MEDICAL AVAILABILITIES

**LEASE RATES:**

**OFFICE: \$1.65 + U & J PSF/MO.**

**MEDICAL: NEGOTIABLE**





**MIRAMAR LANDING**  
8990-8998 Miramar Rd  
San Diego, CA 92126

12,821 - 23,868  
vehicles/day

**SAN IDLI**  
VEGETARIAN CUISINE

**PADGETT ST - W**  
59,830 vehicles/day

**BREWSKIS**  
BAR & ARCADE

**SattVik**  
POODS

**Audi**

**MIRAMAR**  
MULTI-CULTURAL COMMUNITY

**CLAYTON DR - W**  
63,032 vehicles/day

**Marine Corps  
Air Station Miramar**

# DEMOGRAPHICS



**POPULATION AND HOUSEHOLDS**  
201,980 people | 70,265 households | Median Age: 38  
5-Year Growth: Slight decline (~-0.7%)



**HOUSING AND HOME VALUES**  
Median Home Value: \$814,926  
Owner-Occupied Homes: 57%



**INCOME AND BUYING POWER**  
Median Household Income: \$123,855  
High-Income Households (>\$75K): 73%  
Total Buying Power: \$8.7B  
Avg. Household Income: \$150,668



**SPENDING TRENDS**  
Food & Alcohol: \$787.4M (26% of total spending)  
Transportation: \$767.6M (25%)  
Household & Home Improvement: \$535.8M (18%)  
Entertainment & Hobbies: \$422.7M (14%)



**EMPLOYMENT AND EDUCATION**  
Employees: 175,655  
College Graduates: 52.5%



# CAST

CAPITAL PARTNERS

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