MIRAMAR PID/CONDOMINIUM

FIRST QUARTER 2024

MARKET SUMMARY

Closing out Q1 2024, the Miramar PID sales market was quite active with 4 owner/user building sales in the quarter and 4 buildings currently on the market for sale. Despite interest rates remaining relatively high compared to the last several years, Buyers are still in the market looking for good, quality buildings. The average price/ sf of sales has flattened, if not declined slightly while lease rates for industrial/flex space have seen a minor uptick in the Central County market. The SBA loan rate has dropped from the 7% range for the last quarter to 6.3% currently. The market is still fighting inflation and the hope is the Fed may drop interest rates before end of the year.

Voit REAL ESTATE SERVICES

PREPARED BY: RANDY LaCHANCE Lic. 00969674 | 858.458.3374 [Direct] CHRIS DUNCAN, SIOR Lic. 01324067 | 858.458.3307 [Direct]

PLEASE CALL US TODAY IF YOU ARE CONSIDERING SELLING YOUR BUILDING OR WOULD LIKE AN OPINION OF VALUE.

MIRAMAR PID/CONDOMINIUM FIRST QUARTER 2024

TABLE OF CONTENTS

OVFRVIFUJ 2

BUILDINGS AVAILABLE FOR SALE

Мар	
List	

RECENT SALES ACTIVITY

Мар	
List	

PREPARED BY:

RANDY LaCHANCE Executive Vice President | Lic. 00969674 858.458.3374 [Direct] | rlachance@voitco.com

CHRIS DUNCAN, SIOR

Senior Vice President | Lic. 01324067

858.458.3307 [Direct] | cduncan@voitco.com

4180 La Jolla Village Dr., Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com Licensed Real Estate Salespersons by the CA Bur of Real Estate. The information contain not guarantee it @2024 Voit Real Estate Services. Inc. All Bights Reserved. Real People.



SOLD Buyer & Seller represented by Randy LaChance and Chris Duncan

7758 Arjons Drive



SOLD Buyer & Seller represented by Randy LaChance & Chris Duncan





SOLD Seller represented by Chris Duncan

6335 Nancy Ridge Drive



SOLD Seller represented by Randy LaChance & Chris Duncan

MARKET OVERVIEW

We are happy to provide you with the enclosed Miramar PID/Condominium Update for the First Quarter of 2024. As usual, if you have any questions regarding your property or opportunities in the marketplace, we are always here to provide you with guidance and assistance.

Please find below a summary of the current inventory of buildings on the market for sale and the sales that have taken place in 2023 and 2024.

NUMBER OF BUILDIN	GS	\$		N MARKET
4 BLDGS	A V E R /	AGE PRICE PSF	•	DAYS Ventory
6 BLDGS 4 BLD 2023 SOLD 2024 S	OLD	S435.63	141 DAYS 2023 COMPS	150 DAYS 2024 COMPS
	\$400.0 2023 COM	9 \$410.	72 DMPS	
	PRICE PSF RANGE	SQ. FT. AVERAGE	SQ. FT. RANGE	TIME ON MKT. RANGE
FOR SALE INVENTORY	\$409.46 - \$450.54PSF	5,075 SF	4,882 SF - 5,429 SF	2 - 285 days
2024 SALES COMPS	\$379.63 - \$442.55 PSF	5,264 SF	4,941 SF - 5,875 SF	0 - 311 days
2023 SALES COMPS	\$297.87- \$446.01 PSF	5,633 SF	4,260 SF - 7,531 SF	0 - 152 days



BUILDINGS AVAILABLE FOR SALE

IMAGE	MAP	ADDRESS	DAY ON MKT	BLDG. SIZE	SALE PRICE	PRICE PSF	COMMENTS
INDUSTRIAL SINGLE-	STOR	Y					
	1	7360 Trade Street	188 Days	4,882 SF	\$1,999,000	\$409.46	Single-Story Building; 20% Office; 12' Clear Height; 2 Grade Level Doors. In Escrow.
1554	2	8474 Commerce Avenue	46 Days	5,429 SF	\$2,400,000	\$442.07	Single-Story Building; 40% Office; 12' Clear Height; 2 Grade Level Doors. In Escrow.

INDUSTRIAL TWO-STORY

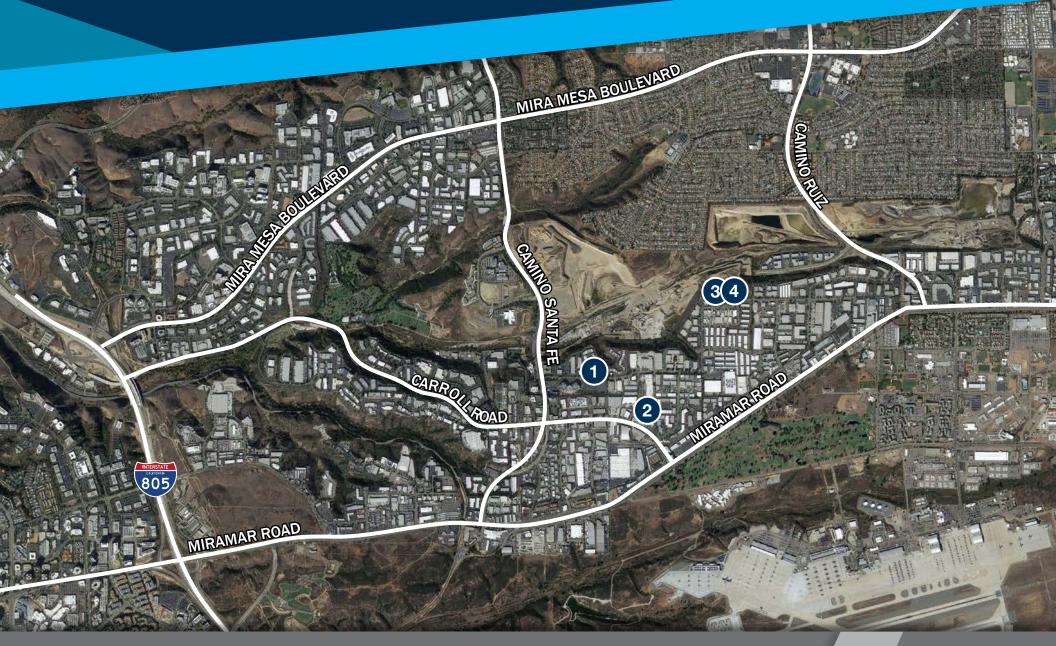


HIGH-END R&D						
	3 7746 Arjons Drive	100 Days	4,994 SF	\$2,200,000	\$440.48	Two Story Building; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.
	4 7758 Arjons Drive	2 Days	4,994 SF	\$2,250,000	\$450.54	Two Story Building; Approx. 50% Office; 100% HVAC; 2 Grade Level Loading Doors.

R&D TWO-STORY CONDOMINIUM



MIRAMAR PID/CONDOMINI-



BUILDINGS AVAILABLE FOR SALE

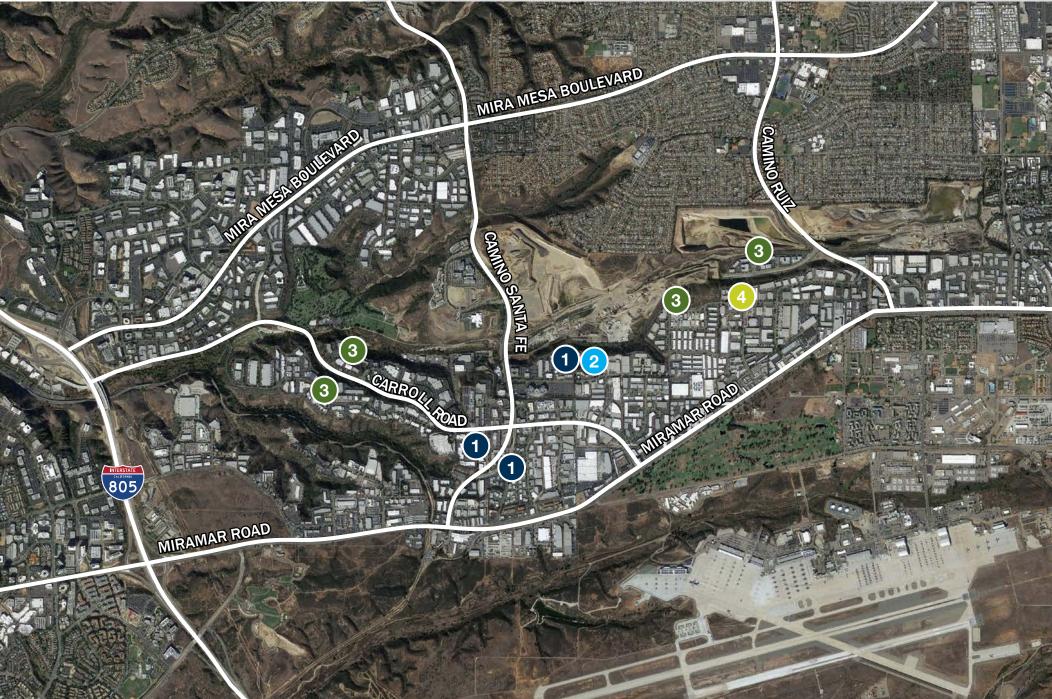


Voit

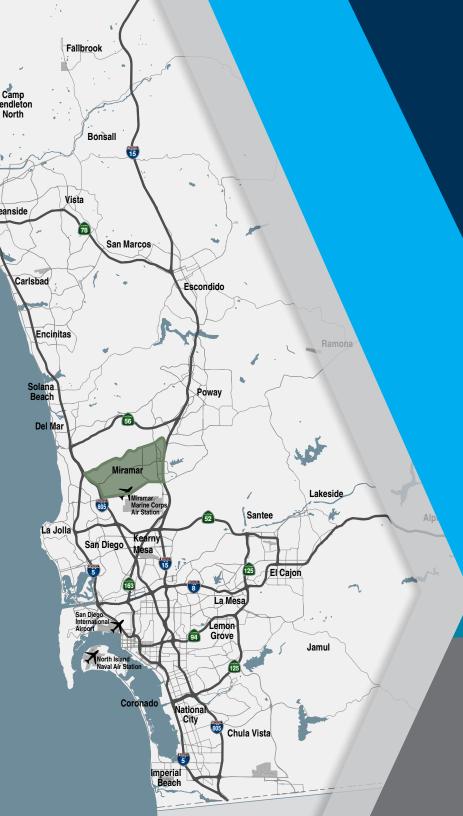
► **RECENT** SALES ACTIVITY

IMAGE ADDRESS DATE SOLD BLDC. SIZE SALE PRICE PRICE PSF COMMENTS INDUSTRIAL SINGLE-STORY B646 Production Avenue 01/09/204 5,429 SF \$2,290,000 \$414.44 Single-Story Building; 40% Office; 16' Clear Height; 2 Grade Level Doors. B646 Production Avenue 01/09/204 5,429 SF \$2,290,000 \$414.44 Single-Story Building; 50% Office; 16' Clear Height; 2 Grade Level Doors. B666 Commerce Avenue 07/24/2023 4,949 SF \$1,875,000 \$288.59 Single-Story Building; 50% Office; 16' Clear Height; 2 Grade Level Doors. B666 Commerce Avenue 650/22023 \$625 SF \$2,2165,000 \$444.74 Single story industrial building; approx. 50% office; 2 grade level doors. B654 Commerce Avenue 050/22023 \$625 SF \$2,165,000 \$247.16 Single story industrial building; approx. 50% office; 2 grade level doors. B564 Commerce Avenue 09/09/2021 4,745 SF \$1,880,000 \$251.05 Single story industrial building; approx. 50% office; 2 grade level doors. B646 Commerce Avenue 09/09/2021 4,745 SF \$1,880,000 \$211.2 Single story industrial building; approx. 50% office; 22 Clear Height; 2 Grade Level Loading Doors. <tr< th=""></tr<>
B646 Production Avenue 02/20/2024 4,755 \$1,890,000 \$397.48 Single-Story Building: 40% Office; 16 ⁻ Clear Height; 2 Grade Level Doors. B340 Grimmerce Avenue ⁴ 110/3/2024 5,429 SF \$1,990,000 \$388.59 Single-Story Building; 10% Office; 16 ⁻ Clear Height; 2 Grade Level Doors. B353 Grimmerce Avenue ⁴ 01/2/2023 4,941 SF \$1,920,000 \$444.47 Single-Story Building; 10% Office; 16 ⁻ Clear Height; 2 Grade Level Doors. B650 Grimmerce Avenue 05/24/2023 4,941 SF \$1,850,000 \$444.78 Single-Story Building; 10% Office; 16 ⁻ Clear Height; 2 Grade Level Doors. B654 Commerce Avenue 05/24/2023 5,252 SF \$2,105,000 \$384.89 Single story industrial building; 20% office; 2 grade level doors. B544 Commerce Avenue 03/09/2021 5,222 SF \$1,850,000 \$291.10 Single story industrial building; approx. 50% office; 2 grade level doors. B540 Commerce Avenue 09/02/201 5,424 SF \$1,850,000 \$291.10 Single story industrial building; Approx. 40% office; 27 clear Height; Grade Level Loading Doors. B540 Commerce Avenue 09/02/2021 5,42
B646 Production Avenue 02/20/2024 4,755 \$1,890,000 \$397.48 Single-Story Building: 40% Office; 16 ⁻ Clear Height; 2 Grade Level Doors. B340 Grimmerce Avenue ⁴ 110/3/2024 5,429 SF \$1,990,000 \$388.59 Single-Story Building; 10% Office; 16 ⁻ Clear Height; 2 Grade Level Doors. B353 Grimmerce Avenue ⁴ 01/2/2023 4,941 SF \$1,920,000 \$444.47 Single-Story Building; 10% Office; 16 ⁻ Clear Height; 2 Grade Level Doors. B650 Grimmerce Avenue 05/24/2023 4,941 SF \$1,850,000 \$444.78 Single-Story Building; 10% Office; 16 ⁻ Clear Height; 2 Grade Level Doors. B654 Commerce Avenue 05/24/2023 5,252 SF \$2,105,000 \$384.89 Single story industrial building; 20% office; 2 grade level doors. B544 Commerce Avenue 03/09/2021 5,222 SF \$1,850,000 \$291.10 Single story industrial building; approx. 50% office; 2 grade level doors. B540 Commerce Avenue 09/02/201 5,424 SF \$1,850,000 \$291.10 Single story industrial building; Approx. 40% office; 27 clear Height; Grade Level Loading Doors. B540 Commerce Avenue 09/02/2021 5,42
APP INDEX1 535 Commerce Avenue 11/03/2023 4,941 SF \$1,920,000 \$388.59 Single-Story Building: 10% Office; 16' Clear Height; 2 Grade Level Doors. MAP INDEX1 565 Commerce Avenue 05/02/2023 5,625 SF \$2,165,000 \$347.16 Single-Story Building: 10% Office; 16' Clear Height; 2 Grade Level Doors. B40 Commerce Avenue 05/02/2023 5,625 SF \$2,165,000 \$347.16 Single story industrial building: approx. 50% office; 2 grade level doors. B50 Commerce Avenue 03/09/2022 5,429 SF \$1,280,000 \$247.16 Single story industrial building: approx. 50% office; 2 grade level doors. B50 Commerce Avenue 09/02/2021 5,429 SF \$1,280,000 \$251.01 Single story industrial building: approx. 50% office; 2 grade level doors. B50 Commerce Avenue 09/02/2021 5,429 SF \$1,880,000 \$221.02 Single story industrial building: approx. 20% office; 2 grade level doors. B50 Commerce Avenue 09/09/2021 5,429 SF \$1,780,000 \$411.18 Two Story industrial building: approx. 20% office; 2 grade level doors. B50 Commerce Avenue 09/09/2021 5,264 SF \$2,175,000 \$413.18 Two Story industrial Building: Approx. 30% office; 2 Graef Height; 2 Grade Level Loading Doors. T71
Bébő Commerce Avenue 07/24/2023 4,939 SF \$1,875,000 \$379.63 Single-Story Building; 15% Office; 16' Clear Height; 2 Grade Level Doors. MAP INDEX1 Bébő Commerce Avenue 05/24/2023 4,941 SF \$2,000,000 \$404.78 Single story industrial building; 2 grade level doors. B605 Commerce Avenue 05/02/2023 5,625 SF \$2,216,000 \$347.16 Single story industrial building; approx. 50% office; 2 grade level doors. B606 Commerce Avenue 03/09/2022 5,625 SF \$1,850,000 \$255.01 Single story industrial building; approx. 50% office; 2 grade level doors. B676 Commerce Avenue 09/09/2021 5,429 SF \$1,850,000 \$255.01 Single story industrial building; approx. 20% office; 2 grade level doors. B676 Commerce Avenue 09/09/2021 5,429 SF \$1,810,000 \$312.12 Single story industrial building; approx. 20% office; 2 grade level doors. B676 Commerce Avenue 09/09/2021 5,429 SF \$1,481,000 \$312.12 Single story industrial building; approx. 20% office; 2 grade level doors. B774 Arions Drive 10/17/202 5,864 SF \$1,800,000 \$297.87 Two story industrial building; Approx. 40% office; 22' Clear Height; 2 Grade Level
B605 Commerce Avenue 05/24/2023 4,941 SF \$2,000,00 \$404.78 Single story industrial building; 2 grade level doors. MAP INDEX1 B605 Commerce Avenue 05/02/2023 5,225 SF \$2,165,000 \$344.89 Single story industrial building; 2 grade level doors. B520 Production Avenue 03/09/2022 5,229 SF \$1,850,000 \$347.16 Single story industrial building; approx. 50% office; 2 grade level doors. B520 Production Avenue 03/09/2022 5,229 SF \$1,850,000 \$251.01 Single story industrial building; approx. 50% office; 2 grade level doors. B540 Commerce Avenue 09/22/2021 5,429 SF \$1,880,000 \$251.01 Single story industrial building; approx. 50% office; 2 grade level doors. B540 Commerce Avenue 09/09/2021 5,429 SF \$1,880,000 \$211.20 Single story industrial building; Approx. 40% office; 2 grade level doors. B742 Arjons Drive 10/17/2024 5,264 SF \$2,175,000 \$413.18 Two Story Industrial PID; Approx. 40% office; 22 Clear Height; 2 grade level doors. T742 Arjons Drive 10/06/2022 5,478 SF \$1,800,000 \$221.62 Two story industrial PID; Approx. 30% office; 22 Clear Height; 2 grade level doors.
MAP INDEX1 8544 Commerce Avenue 820 Production Avenue 876 Commerce Avenue 844 Commerce Avenue 849 Commerce
NAP INDEX 1 8520 Production Avenue 6309/2022 5,329 SF \$1,850,000 \$347.16 Single story industrial building; approx. 50% office; 2 grade level doors. 8476 Commerce Avenue 12/02/2021 4,941 SF \$1,260,000 \$225.01 Single story industrial building; approx. 50% office; 2 grade level doors. 849 Commerce Avenue 09/09/2021 5,429 SF \$1,580,000 \$231.21 Single story industrial building; approx. 20% office; 2 grade level doors. NUSTRIAL TWO-STORY 7742 Arjons Drive 01/17/2024 5,264 SF \$2,175,000 \$413.18 Two Story Industrial Building; Approx. 40% office; 22' Clear Height; 2 Grade Level Loading Doors. 7742 Arjons Drive 10/17/2024 5,264 SF \$2,175,000 \$413.18 Two Story Industrial Building; Approx. 40% office; 22' Clear Height; 2 Grade Level Loading Doors. 7742 Arjons Drive 10/17/2024 5,264 SF \$2,175,000 \$427.87 Two story Industrial Building; Approx. 40% office; 22' Clear Height; 2 grade level doors. 7748 Arjons Drive 10/07/2024 5,264 SF \$1,800,000 \$297.87 Two story Industrial Building; Approx. 40% office; 22' Clear Height; 2 grade level doors. 7758 Arjons Drive* 09/06/2022 4,994 S
MAP INDEX 1 8676 Commerce Avenue 849 Commerce Avenue 849 Commerce Avenue 849 Commerce Avenue 854 Commerce Avenue 854 Commerce Avenue 854 Commerce Avenue 854 Commerce Avenue 854 Commerce Avenue 854 Commerce Avenue 90/9/2021 12/02/2021 5,429 SF 81,580,000 \$251.01 \$31,81 Single story industrial building; approx. 20% office; divisible for 2 Tenants; 2 grade level doors. NDUSTRIAL TWO-STORY 5,264 SF 7/24 Arjons Drive 12/17/2024 5,264 SF 81,750,000 \$21.12 Single story industrial building; Approx. 40% office; 22' Clear Height; 2 grade level doors. 7/12 Arjons Drive 12/15/2022 5,875 SF 81,750,000 \$21.75 Yuo story industrial PDi, Approx. 40% office; 22' Clear Height; 2 grade level doors. 7/398 Trade Street 11/07/2022 4,486 SF \$1,800,000 \$211.25 Two story industrial PDi, Approx. 40% office; 22' Clear Height; 2 grade level doors. 7/398 Trade Street 11/07/2022 4,486 SF \$1,800,000 \$211.25 Two story industrial Duilding; Approx. 40% office; 22' clear Height; 2 grade level doors. 7/398 Trade Street 12/15/2021 5,646 SF \$1,500,000 \$221.41 Two story industrial building; Approx. 40% office; 2 grade level doors. 7/398 Trade Street 12/15/2021 5,446 SF \$1,900,000 \$221.41 Two story industrial building; 60% office; 2 grade level doors.
MAP INDEX1 8494 Commerce Avenue 09/22/2021 5,429 SF \$1,580,000 \$291.03 Single story industrial building; approx. 20% office; divisible for 2 Tenants; 2 grade level doors. NDUSTRIAL TWO-STORY TYPE Approx. 10% office; 2 Clear Height; 2 Grade Level Loading Doors. 7390 Trade Street 01/17/2022 5,875 SF \$1,750,000 \$297.87 Two Story Industrial Building; Approx. 40% office; 22' Clear Height; 2 Grade Level Loading Doors. 7390 Trade Street 01/07/2022 5,875 SF \$1,750,000 \$297.87 Two story industrial Building; Approx. 40% office; 22' Clear Height; 2 grade level doors. Two Story Industrial PID; Approx. 35% office; 22' Clear Height; 2 grade level doors. 7390 Trade Street 11/07/2022 5,875 SF \$1,900,000 \$289.76 Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors. TSA Arjons Drive' 09/06/2022 4,994 SF \$1,900,000 \$289.16 Two story industrial PID; Approx. 40% office; 22' clear Height; 2 grade level doors. Store trade Street 12/15/2021 5,435 SF \$1,900,000 \$229.10 Two story industrial building; Approx. 70% office; 22' clear Height; 2 grade level doors.
6494 Continuerde Avenue 09/22/2021 5,429 SF \$1,580,000 \$291.03 Single story industrial building; approx. 20% office; 2 grade level doors. NDUSTRIAL TWO-STORY 7390 Trade Street 01/17/2024 5,264 SF \$2,175,000 \$413.18 Two Story Industrial building; approx. 20% office; 22 Clear Height; 2 grade level doors. 7742 Arjons Drive 12/15/2022 5,875 SF \$1,750,000 \$297.87 Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors. 77758 Arjons Drive 12/15/2022 5,875 SF \$1,500,000 \$401.25 Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors. 7398 Trade Street 11/07/2022 4,486 SF \$1,900,000 \$291.62 Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors. 7398 Trade Street 12/15/2021 5,646 SF \$1,900,000 \$291.91 Two story industrial building; Approx. 70% office; 22' grade level doors. 758 Arjons Drive* 09/06/2021 5,435 SF \$1,000,000 \$229.11 Two story industrial building; Approx. 70% office; 22 rade level doors. 758 Trade Street 12/15/2021 5,646 SF \$1,900,000 \$229.11
INDUSTRIAL TWO-STORY 7390 Trade Street 01/17/2024 5,264 SF \$2,175,000 \$297.87 Two Story Industrial Building; Approx. 40% office; 22' Clear Height; 2 grade Level Loading Doors. 742 Arjons Drive 12/15/2022 5,875 SF \$1,750,000 \$297.87 Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors. 7390 Trade Street 11/07/2022 4,866 SF \$1,800,000 \$431.81 Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors. 7390 Trade Street 12/15/2022 5,875 SF \$1,1900,000 \$480.425 Two story industrial PID; Approx. 40% office; 22' Clear Height; 2 grade level doors. 7580 Trade Street 12/15/2021 5,646 SF \$1,590,000 \$281.62 Two story industrial building; Approx. 70% office; 2 grade level doors. 7580 Trade Street 12/15/2021 5,446 SF \$1,300,000 \$239.19 Two story industrial building; Approx. 70% office; 2 grade level doors. 7580 Trade Street 12/31/2020 4,359 SF \$1,000,000 \$229.41 Two story industrial building; 60% office; 2 grade level doors. 7580 Trade Street 12/31/2020 5,788 SF \$2,545,000 \$417.77 Two story industrial building; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.
7390 Trade Street01/17/20245,264 SF\$2,175,000\$413.18Two Story Industrial Building; Approx. 40% office; 22' Clear Height; 2 Grade Level Loading Doors.7742 Arjons Drive12/15/20225,875 SF\$1,750,000\$297.87Two story Industrial Building; Approx. 40% office; 22' Clear Height; 2 grade level doors.7398 Trade Street11/07/20224,486 SF\$1,800,000\$401.25Two story Industrial PID; Approx. 40% office; 22' Clear Height; 2 grade level doors.758 Arjons Drive*09/06/20224,994 SF\$1,900,000\$380.46Two story Industrial PID; Approx. 40% office; 22' clear Height; 2 grade level doors.758 Arjons Drive*09/06/20224,994 SF\$1,900,000\$281.62Two story Industrial PID; Approx. 40% office; 2 grade level doors.758 Arjons Drive*09/06/20224,994 SF\$1,900,000\$281.62Two story Industrial Duilding; Approx. 70% office; 2 grade level doors.758 Arjons Drive*09/06/20215,435 SF\$1,300,000\$229.11Two story Industrial Duilding; 05% office; 2 grade level doors.758 Arjons Drive*01/09/20215,435 SF\$1,000,000\$229.41Two story Industrial Duilding; 60% office; 2 grade level doors.758 Arjons Drive01/30/20245,788 SF\$2,545,000\$417.77Two story Industrial Duilding; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.8300 Juniper Creek Lane12/28/20239,608 SF\$4,150,000\$431.93Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors.7742 Arjons Drive*04/04/20235,875 SF\$2,600,000 </td
Type12/15/20225,875 SF\$1,750,00\$297.87Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors.Type11/07/20224,486 SF\$1,800,000\$401.25Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors.Type11/07/20224,486 SF\$1,900,000\$380.46Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors.Type11/07/20224,486 SF\$1,900,000\$297.87Two story industrial PID; Approx. 30% office; 22' Clear Height; 2 grade level doors.Type12/15/20215,646 SF\$1,900,000\$281.62Two story industrial PID; Approx. 40% office; 2 grade level doors.Type12/15/20215,646 SF\$1,300,000\$239.19Two story industrial building; 95% office; 2 grade level doors.Type12/15/20215,435 SF\$1,000,000\$229.41Two story industrial building; 95% office; 2 grade level doors.Type12/15/20215,435 SF\$1,000,000\$229.41Two story industrial building; 60% office; 2 grade level doors.Type12/15/20215,788 SF\$2,545,000\$417.77Two story industrial building; 60% office; 2 grade level doors.Type12/15/20215,788 SF\$2,545,000\$417.77Two story industrial building; 60% office; 2' Clear Height; 2 Grade Level Loading Doors.Biologica8300 Juniper Creek Lane12/28/20239,608 SF\$4,150,000\$431.93Two Story Building; Approx. 30% Office; 22' Clear Height; 2 Grade Level Doors.Story Source90/04/20235,875 SF
7398 Trade Street11/07/20224,486 SF\$1,800,000\$401.25Two story industrial PID; Approx. 35% office; 22' Clear Height; 2 grade level doors.NAP INDEX 2758 Arjons Drive*09/06/20224,994 SF\$1,900,000\$380.46Two story industrial PID; Approx. 40% office; 22' - 24' Clear Height; 2 grade level doors.NAP INDEX 2758 Trade Street12/15/20215,646 SF\$1,590,000\$281.62Two story industrial PID; Approx. 70% office; 2 grade level doors.Total Street12/15/20215,646 SF\$1,300,000\$229.19Two story industrial building; Approx. 70% office; 2 grade level doors.Total Street04/09/20215,435 SF\$1,000,000\$229.41Two story industrial building; 60% office; 2 grade level doors.Total Street01/30/20245,788 SF\$2,545,000\$417.77Two story Building; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.HGH-END R&D830 Juniper Creek Lane12/28/20239,608 SF\$4,150,000\$431.93Two Story Flex PID; 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.300 Juniper Creek Lane10/12/2027,200 SF\$3,125,000\$434.03Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors.300 Juniper Creek Lane10/12/2027,200 SF\$3,125,000\$434.03Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Loading Doors.
TypeNoNoNoNoStandStandStandTwo story industrial PID; Approx. 40% office; 22' - 24' Clear Height; 2 grade level doors.TypeTypeStandStandStandStandStandTwo story industrial PID; Approx. 40% office; 2 grade level doors.TypeTypeStandStandStandStandStandStandTwo story industrial building; Approx. 70% office; 2 grade level doors.TypeTypeStandStandStandStandStandStandStandStandTypeTypeStandStandStandStandStandStandStandStandTypeStandStandStandStandStandStandStandStandStandTypeStandStandStandStandStandStandStandStandStandTypeStandStandStandStandStandStandStandStandStandTypeStandStandStandStandStandStandStandStandStandTypeStandStandStandStandStandStandStandStandStandTypeStandStandStandStandStandStandStandStandStandTypeStandStandStandStandStandStandStandStandStandTypeStandStandStandStandStandStandStandSta
NAP INDEX 27580 Trade Street 7556 Trade Street12/15/2021 04/09/2021 12/31/20205,646 SF 5,435 SF 4,359 SF\$1,590,000 \$239.19 \$229.41Two story industrial building; Approx. 70% office; 2 grade level doors. Two story industrial building; 95% office; 2 grade level doors. Two story industrial building; 60% office; 2 grade level doors.HGH-END R&D6361 Nancy Ridge Drive 8300 Juniper Creek Lane01/30/2024 12/28/20235,788 SF 9,608 SF\$2,545,000 \$41,150,000\$417.77 \$431.93Two Story Building; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors. Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Loading Doors. Tyde Zrige Divive*6361 Nancy Ridge Drive 8330 Juniper Creek Lane12/28/2023 12/28/20239,608 SF 9,608 SF\$4,150,000 \$442.55\$431.93 Two Story Flex PID; 50% Office; 24' Clear Height; 3 Grade Level Loading Doors. Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors. Two Story Building; Approx. 30% Office; 24' Clear Height; 3 Grade Level Loading Doors. Two Story Building; Approx. 30% Office; 24' Clear Height; 3 Grade Level Loading Doors. Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Loading Doors. Two Story Flex PID; 50% Office; 24' Clear Height; 3 Grade Level Loading Doors. Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Loading Doors. Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Loading Doors. Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Doors.
NAP INDEX 27556 Trade Street 7582 Trade Street04/09/2021 12/31/20205,435 SF 4,359 SF\$1,300,000 \$1,000,000\$239.19 \$229.41Two story industrial building; 95% office; 2 grade level doors. Two story industrial building; 60% office; 2 grade level doorsHIGH-END R&D6361 Nancy Ridge Drive01/30/20245,788 SF\$2,545,000\$417.77Two Story Building; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.830 Juniper Creek Lane12/28/20239,608 SF\$4,150,000\$431.93Two Story Flex PID; 50% Office; 22' Clear Height; 2 Grade Level Doors.742 Arjons Drive*04/04/20235,875 SF\$2,600,000\$442.55Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors.830 Juniper Creek Lane10/12/2027,200 SF\$3,125,000\$443.03Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Loading Doors.830 Juniper Creek Lane10/12/2027,200 SF\$3,125,000\$443.03Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Loading Doors.
HIGH-END R&D6361 Nancy Ridge Drive01/30/20245,788 SF\$2,545,000\$417.77Two Story Building; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.8300 Juniper Creek Lane12/28/20239,608 SF\$4,150,000\$431.93Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Doors.742 Arjons Drive*04/04/20235,875 SF\$2,600,000\$442.55Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors.8300 Juniper Creek Lane10/12/20227,200 SF\$3,125,000\$434.03Two Story Flex PID; 50% Office ; 24' Clear Height; 2 Grade Level Doors.
HIGH-END R&D6361 Nancy Ridge Drive01/30/20245,788 SF\$2,545,000\$417.77Two Story Building; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.8300 Juniper Creek Lane12/28/20239,608 SF\$4,150,000\$431.93Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Doors.742 Arjons Drive*04/04/20235,875 SF\$2,600,000\$442.55Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors.8300 Juniper Creek Lane10/12/20227,200 SF\$3,125,000\$434.03Two Story Flex PID; 50% Office ; 24' Clear Height; 2 Grade Level Doors.
6361 Nancy Ridge Drive01/30/20245,788 SF\$2,545,000\$417.77Two Story Building; Approx. 50% Office; 22' Clear Height; 2 Grade Level Loading Doors.8303 Juniper Creek Lane12/28/20239,608 SF\$4,150,000\$431.93Two Story Flex PID; 50% Office; 24' Clear Height; 2 Grade Level Doors.7742 Arjons Drive*04/04/20235,875 SF\$2,600,000\$442.55Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors.8300 Juniper Creek Lane10/12/20227,200 SF\$3,125,000\$434.03Two Story Flex PID; 50% Office ; 24' Clear Height; 2 Grade Level Doors.
8330 Juniper Creek Lane12/28/20239,608 SF\$4,150,000\$431.93Two Story Flex PID; 50% Office ; 24' Clear Height; 2 Grade Level Doors.7742 Arjons Drive*04/04/20235,875 SF\$2,600,000\$442.55Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors.8390 Juniper Creek Lane10/12/20227,200 SF\$3,125,000\$434.03Two Story Flex PID; 50% Office ; 24' Clear Height; 2 Grade Level Doors.
7742 Arjons Drive* 04/04/2023 5,875 SF \$2,600,000 \$442.55 Two Story Building; Approx. 30% Office; 22' Clear Height; 3 Grade Level Loading Doors. 8390 Juniper Creek Lane 10/12/2022 7,200 SF \$3,125,000 \$434.03 Two Story Flex PID; 50% Office ; 24' Clear Height; 2 Grade Level Doors.
8390 Juniper Creek Lane 10/12/2022 7,200 SF \$3,125,000 \$434.03 Two Story Flex PID; 50% Office ; 24' Clear Height; 2 Grade Level Doors.
6349 Nancy Ridge Drive 07/08/2022 4,657 SF \$1,990,000 \$427.31 High Image Single-Story Building; ±85% Office; 16' Clear Height; 2 Grade Level Doors.
MAP INDEX 3 8500 Redwood Creek Lane 05/31/2022 7,531 SF \$2,500,000 \$331.96 Two Story Flex PID; ±65% Office ; 24' Clear Height; 2 Grade Level Doors. Buyer represented by Chris Duncan.
MAP INDEX 3 6665 Nancy Ridge Drive 04/18/2022 7,321 SF \$3,200,000 \$437.10 Two Story Flex PID; 80% Office ; 24' Clear Height; 2 Grade Level Doors.
8420 Juniper Creek Lane 10/18/2021 6,145 SF \$1,902,000 \$309.52 Two story industrial building ; Approx. 50% office; 2 grade level doors.
6364 Ferris Square 04/27/2021 7,938 SF \$1,625,000 \$204.71 Two story office/flex building; ±90% office; 1 grade level door.
8310 Juniper Creek Lane 09/17/2020 6,810 SF \$1,842,500 \$270.56 Two story flex building; 50% office; 24' clear height; 2 grade level doors
7964 Arjons Drive 09/15/2020 7,520 SF \$1,150,000 \$152.93 Two story flex building; ±90% office; 2 grade level doors
R&D TWO-STORY CONDOMINIUM
9155 Brown Deer Rd., Unit 4 10/19/2022 4,260 SF \$1,900,000 \$446.01 Two story Flex PID; 50% office; 22' clear height; 1 grade level door.
7964 Arjons Drive 03/25/2022 4,675 SF \$1,522,500 \$325.00 Two story flex condo; ±80% office; 24' clear height; 1 grade level door.
7968 Arjons Drive 05/20/2021 12,300 SF \$2,075,000 \$168.70 Two story office building; ±90% office; currently configured into 18 suites.
9155 Brown Deer Rd., Unit 5 02/05/2021 4,260 SF \$1,221,257 \$286.68 Two story flex condo; approximately 50% office; 22' clear height; 1 grade level door
9155 Brown Deer Rd., Unit 6 01/21/2021 4,260 SF \$1,215,000 \$285.21 Two story flex condo; approximately 50% office; 22' clear height; 1 grade level door
7920 Arjons Drive 10/23/2020 4,740 SF \$1,256,000 \$264.98 Two story flex condo; approximately 90% office; grade level door
MAP INDEX 4 9155 Brown Deer Road 10/12/2020 8,520 SF \$1,256,700 \$282.69 Two story flex condo; approximately 45% office; 22' clear height; 3 grade level doors
9155 Brown Deer Road 02/06/2020 4,260 SF \$1,235,500 \$290.02 Two story flex condo; approximately 45% office; 22' clear height; 1 grade level door
7746 Arjons Drive 01/01/2020 4,994 SF \$1,180,000 \$236.28 Two story flex building; ±50% office; 2 grade level doors





*Listed by Randy LaChance & Chris Duncan of Voit Real Estate Services



MIRAMAR PID/CONDOMINIUM FIRST QUARTER 2024

PREPARED BY:

RANDY LaCHANCE

Executive Vice President | Lic. 00969674 858.458.3374 [Direct] | rlachance@voitco.com

CHRIS DUNCAN, SIOR

Senior Vice President | Lic. 01324067 858.458.3307 [Direct] | cduncan@voitco.com

4180 La Jolla Village Dr., Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com Licensed Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.[®] is a registered trademark of Voit Real Estate Services.