

9888

carroll centre road

san diego, ca 92126

**Plaza at
Carroll
Centre**

UPG URBAN
PROPERTY
GROUP EST. 1989



OFFICE/MEDICAL OPPORTUNITY
FOR SALE | ±3,084 SF | SUITE 233-235

AMY MCNAMARA
amy@upgsocal.com
+1 760 889 2127

PROPERTY FEATURES

**9888 Carroll
Centre Rd**

Address

±3,084 SF

Suite Size

±52,425 SF

Business Park Size

In-Common

Parking

\$495 psf

Asking Price



PROPERTY HIGHLIGHTS



RARE OWNER-USER/INVESTMENT OPPORTUNITY

Rare opportunity to own office/medical condo in desirable Miramar and Scripps Ranch submarket

PREFERRED CENTRAL LOCATION

Convenient central location in Mira Mesa /Scripps Ranch submarket with convenient access just off of I-15 and I-52

FUNCTIONAL DESIGN

Multiple three condo suite configuration allows for owner-user to expand or reduce their occupancy portion of the space

DISTINCTIVE BUILDING ARCHITECTURE

Garden-style office building featuring three exterior premise entries, extensive window lines, attractive courtyard area, monument signage, and plentiful common parking

CONCENTRATION OF AMENITIES

Close proximity to a plethora of restaurants, breweries, and retailers

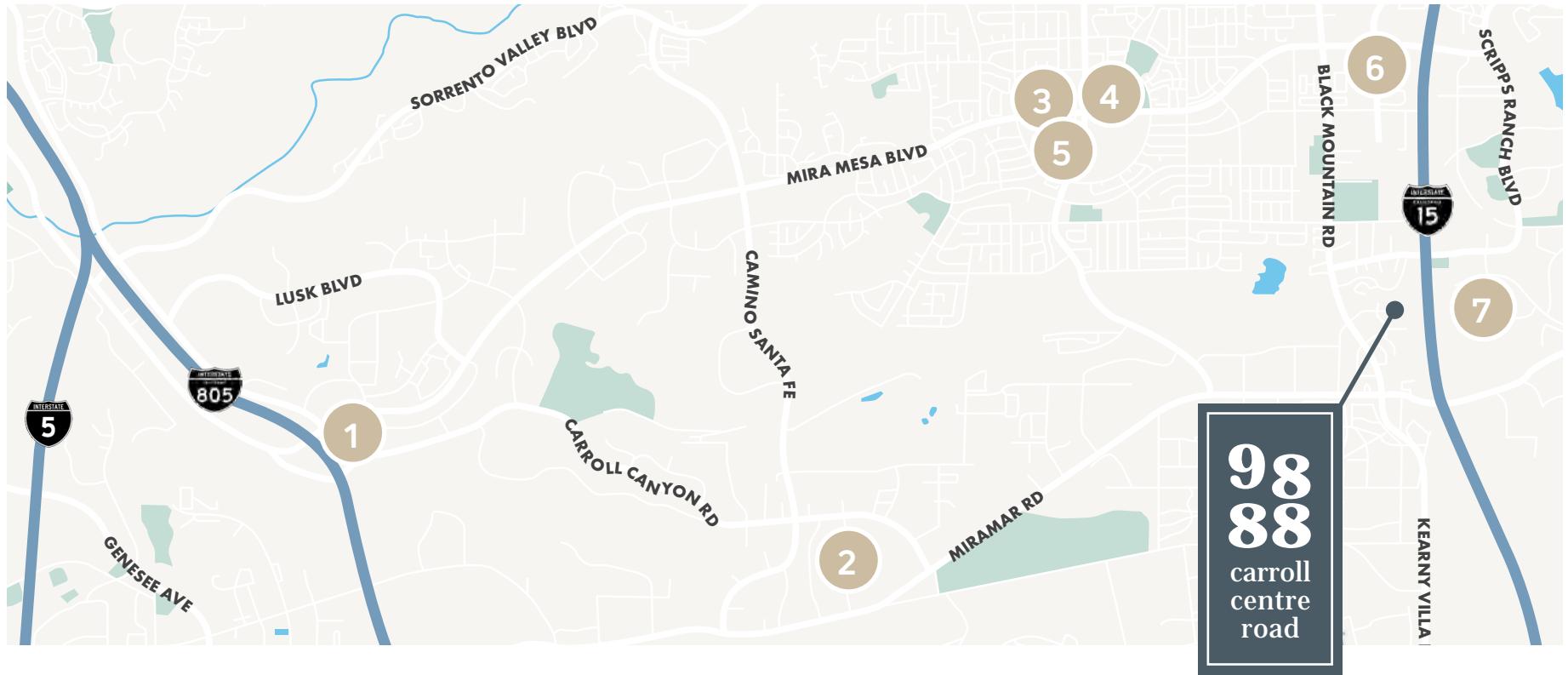
COMPATIBLE USES

Surgeon, Dentist, Orthodontist, Attorneys, CPA's, Financial Planners and other medical and professional uses *(Buyer to confirm their use with the City)*





THE LOCATION



- | | | | | | | |
|---|---|---|---|---|---|---|
| <p>1 Karl Strauss
Gravity Heights
Cargo Cafe
Chick-fil-A</p> | <p>2 Cutwater Tasting Room
Better Buzz
Natsumi Sushi
Ballast Point Brewing
AleSmith Brewing
Athletic Brewing
Duck Foot Brewing
Little Miss Brewing</p> | <p>3 Chipotle
DingTea
The Habit Burger
Chick-fil-A
Panda Express
Manna BBQ
Bafung Dumpling
Cotixan
Pizza Hut
Chase Bank
Vons</p> | <p>4 Starbucks
IHOP
Jollibee
Wells Fargo
Walgreens</p> | <p>5 Raising Cane's
Broken Yolk Cafe
California Fish Grill
85°C Bakery Cafe
Golden Island
Target</p> | <p>6 Buca di Beppo
In N Out
Dunkin'
Islands
On the Border
Dave's Hot Chicken</p> | <p>7 Board & Brew
Filippi's Pizza
Breakfast Republic
Kappa Sushi
Everbowl
Trader Joe's</p> |
|---|---|---|---|---|---|---|



MIRA MAR



0.7 MI

Interstate 15
3 min drive



16 MI

Airport
25 min drive



2.5 MI

Golf Course
10 min drive

Miramar, a central submarket of San Diego County, is remarkably stable, with the level of inventory being similar to the last decade. It is one of San Diego's most recognized real estate markets due in part to its central location, size, and traditional industrial characteristics. The submarket consists of approximately 14 million square feet of distribution, warehouse, office, and Miramar Road frontage retail related space.



9888 carroll centre road

san diego, ca 92126

**Plaza at
Carroll
Centre**