

# 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

**\$450 psf**

Asking Price



## PROPERTY HIGHLIGHTS

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### **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, plentiful common parking, and elevator served access

### **CONCENTRATION OF AMENITIES**

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

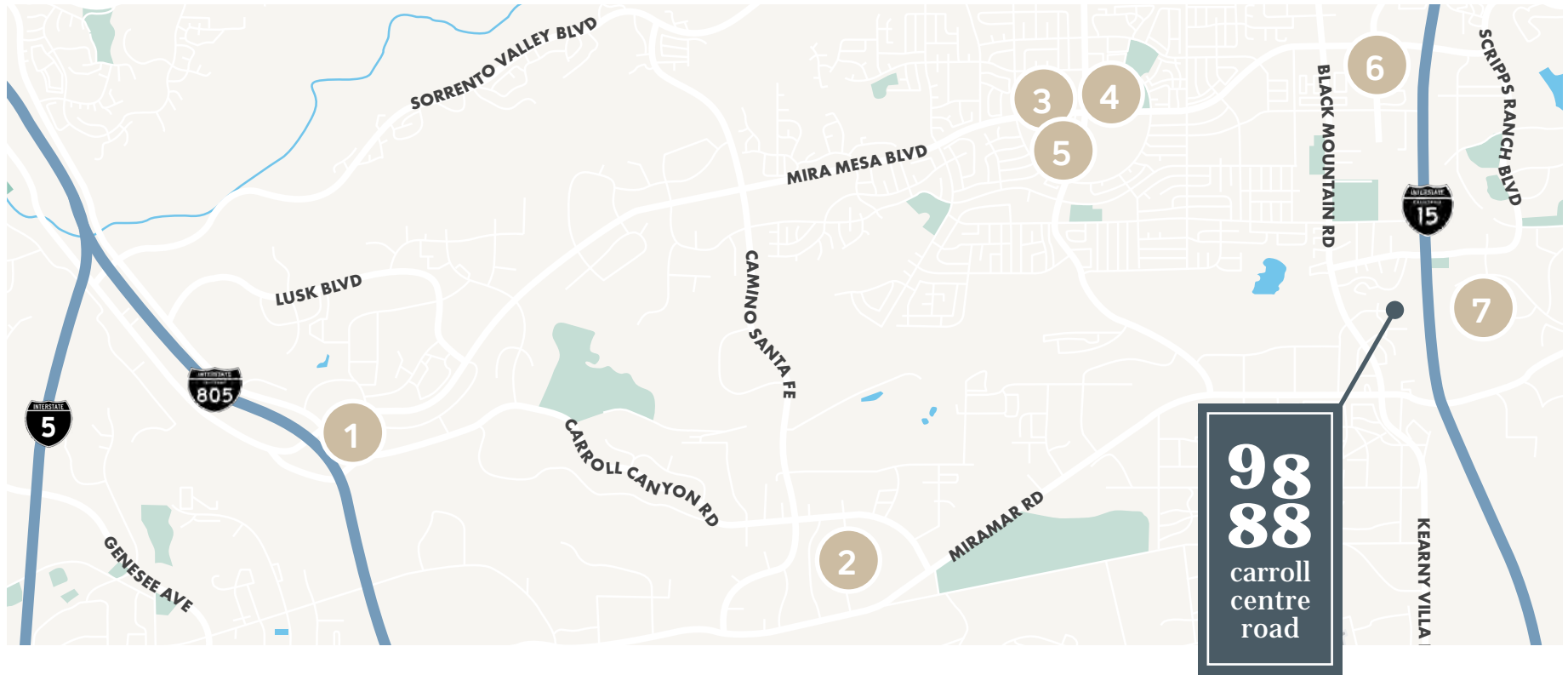
### **COMPATIBLE USES**

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



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