



# SCRIPPS

## COLLECTION

10021 Willow Creek Road | San Diego, California 92131

### SUITE 200 VIRTUAL TOUR



An upscale boutique office environment close to home.

# CBRE



High Quality  
Class "A" Improvements

## HAPPENING NOW AT SCRIPPS COLLECTION

- **Prominent corner** location/highly visible **monument signage** available at major Scripps intersection
- The project has direct access to Interstate 15 via Carroll Canyon and Pomerado Road
- 10 electric vehicle charging stations on-site
- Fiber - Available through AT&T
- LEED Certification - Silver - Core & Shell (10021 Building)
- Open parking for tenants and visitors
- Close proximity and within walking distance to JuneShine Ranch and The Hub at Scripps Ranch which is a new mixed use project on Carroll Canyon with Starbucks and other retail amenities.

Come discover why Scripps Collection is the ideal office environment for creative and service firm tenants.



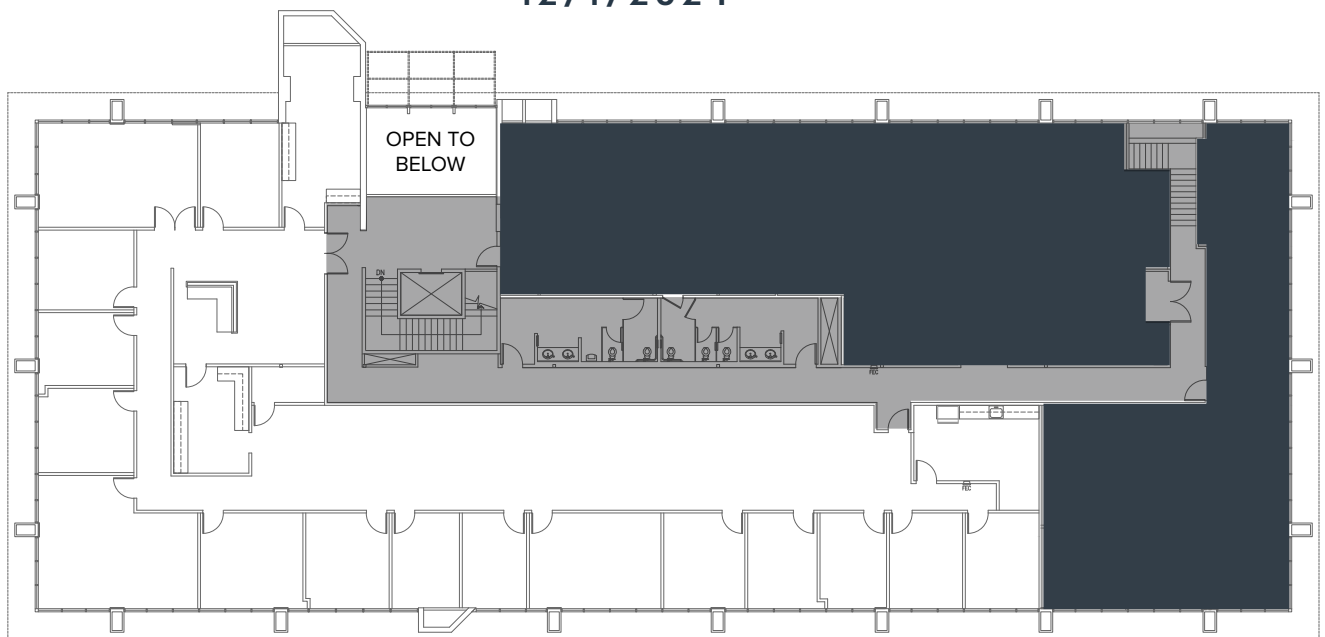
# SCRIPPS

## COLLECTION

SUITE 200 | AS-BUILT

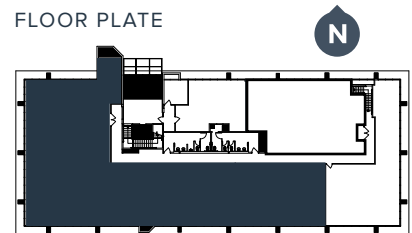
7,615 square feet (divisible to  $\pm 5,524$  or  $\pm 1,960$  SF)

AVAILABLE  
12/1/2024



Corner suite with three sides of glass, prominent double door entrance off elevator lobby. Suite features reception area with built-in reception desk and wood flooring, 14 private offices, 2 conference rooms, copy/work room, break room, storage and open office area.

FLOOR PLATE



For leasing information, please contact:

Scott Kincaid  
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[www.ScrippsCollection.com](http://www.ScrippsCollection.com)



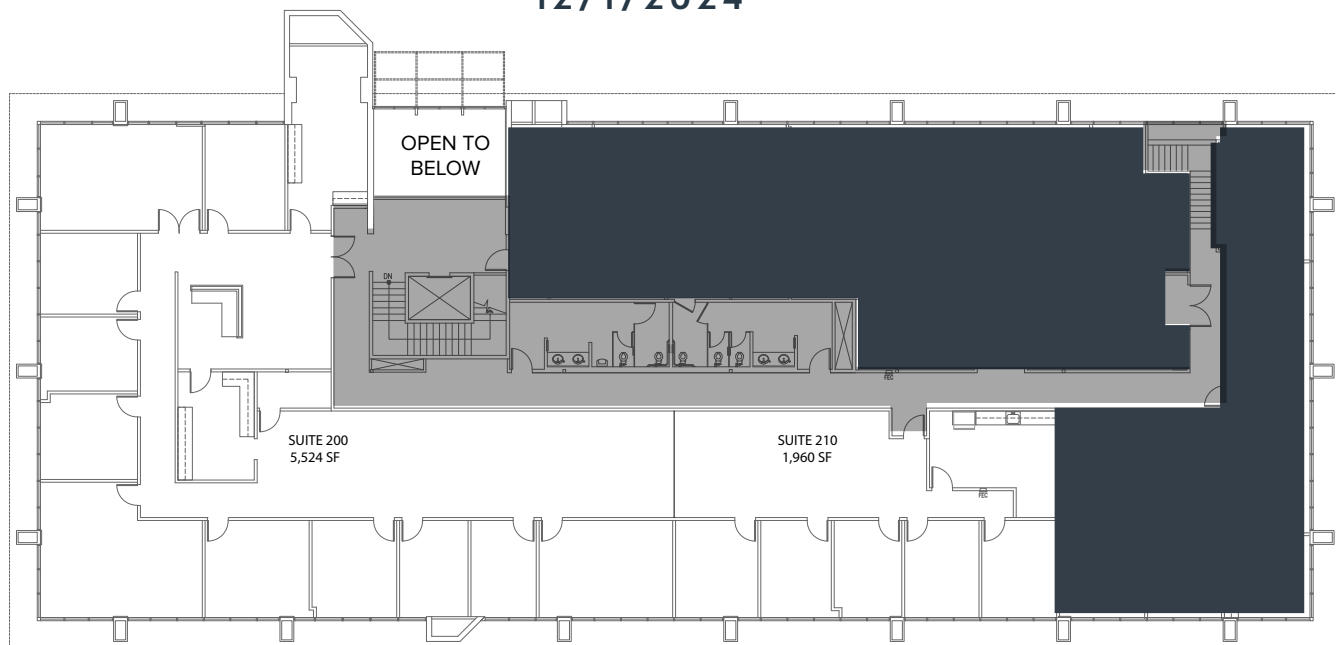
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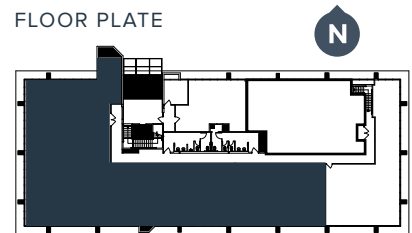
## SUITE 200 | DIVISIBILITY PLAY

7,615 square feet (divisible to  $\pm 5,524$  or  $\pm 1,960$  SF)

AVAILABLE  
12/1/2024



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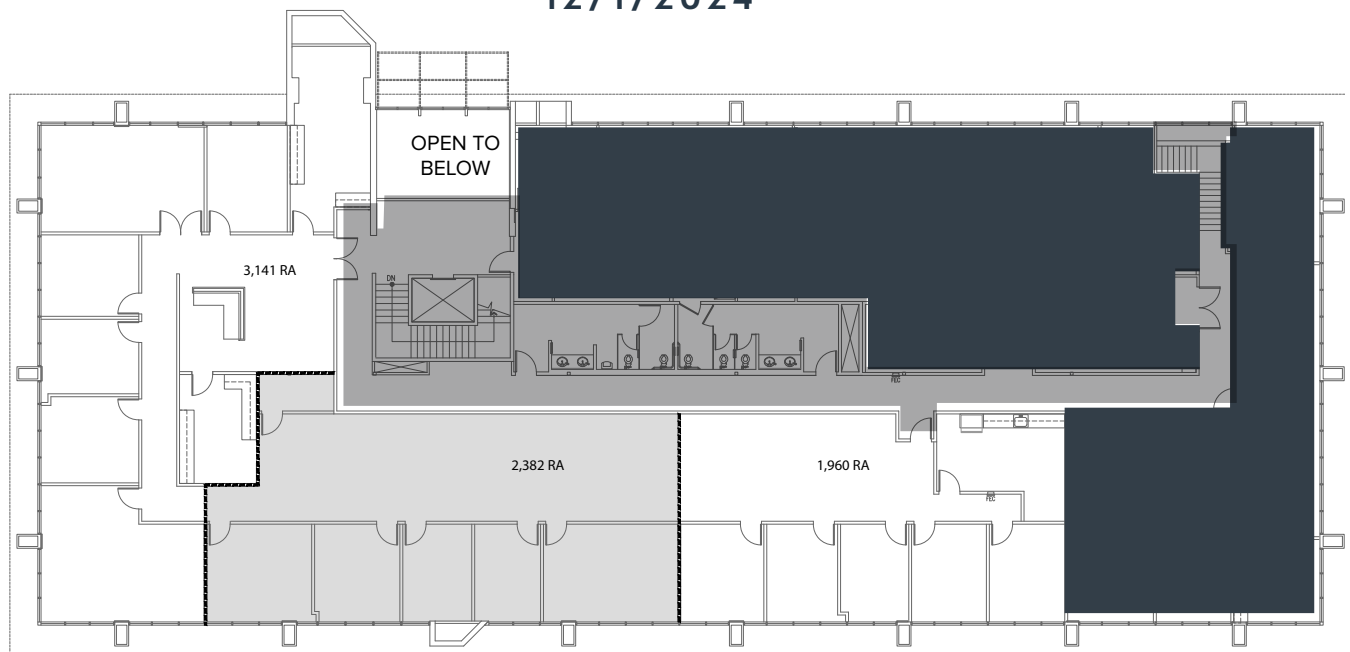
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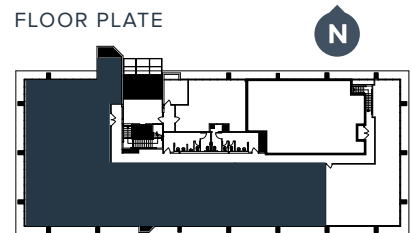
## SUITE 200 | DIVISIBILITY PLAY

7,615 square feet (divisible to  $\pm 3,141$ ,  $\pm 2,382$  or  $\pm 1,960$  SF)

AVAILABLE  
12/1/2024



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COLLECTION

## SUITE 200 | INTERIOR PHOTOS



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COLLECTION

10021 WILLOW CREEK

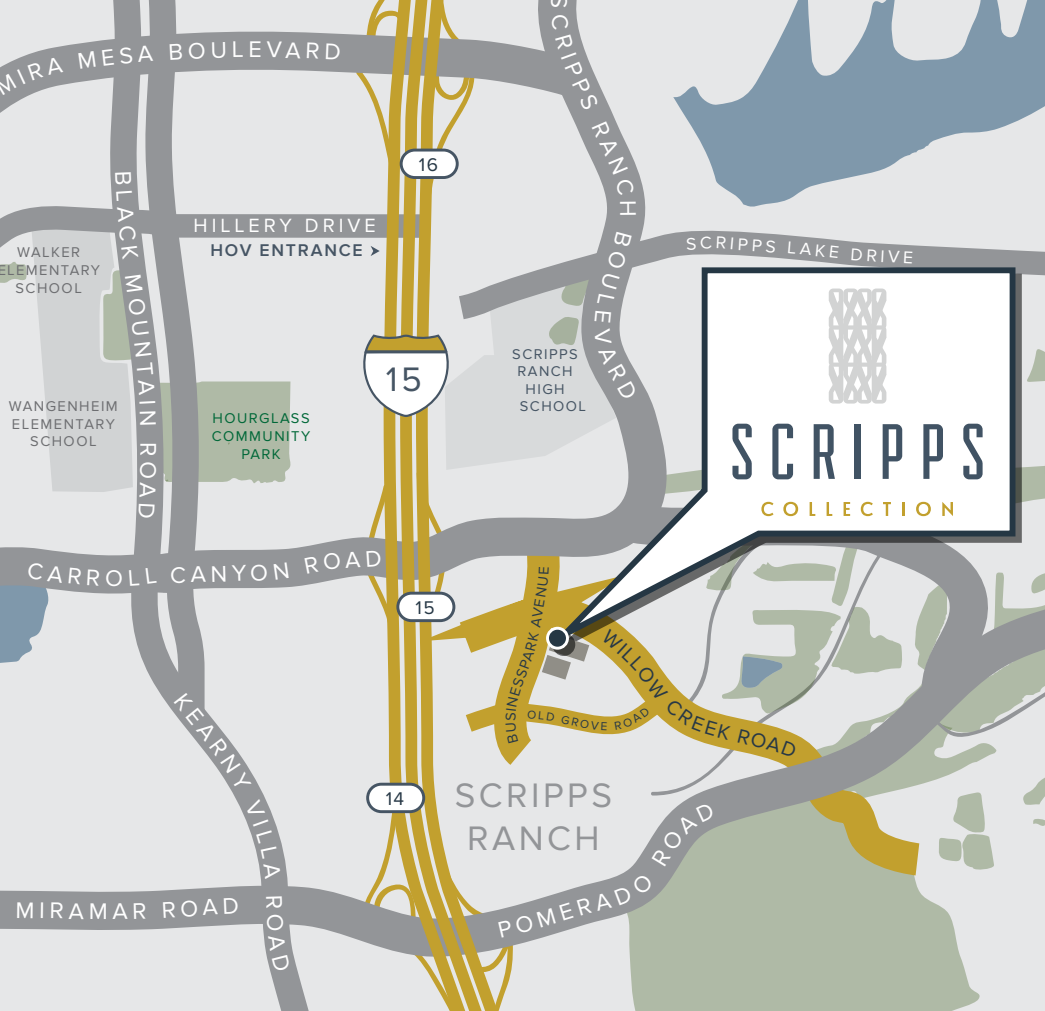


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## LOCATION OVERVIEW

Scripps Collection, 10021 Willow Creek Road and 9775 Businesspark Avenue, is prominently located in the Scripps Ranch micromarket, with convenient access to Highways 163, 56 & 52, Interstate 15, and HOV lanes (via Hillery Drive). The project offers strong access to surrounding residential communities, dining, service, and lodging amenities, and prominent thoroughfares.

Less than one mile to Interstate 15 and nearby an abundance of daytime amenities

## DRIVE TIMES

Interstate 15	0.4 miles	Highway 52	7.5 miles
Mira Mesa	2.8 miles	Poway	7.5 miles
Mira Mesa Mall	4.0 miles	Interstate 805	10.2 miles
Highway 163	4.9 miles	Interstate 5	12.0 miles
Highway 56	5.0 miles	Downtown San Diego	15.0 miles
Sorrento Valley	5.5 miles	San Diego International Airport	17.3 miles

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COLLECTION

PROJECT SITE PLAN



10021 Willow Creek Road



9775 Businesspark Avenue

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## COLLECTION

### FACT SHEET

Leasing Team:	<b>CBRE</b> Scott Kincaid Lic. 01228565 scott.kincaid@cbre.com +1 858.546.4691	Jeb Bakke Lic. 00872363 jeb.bakke@cbre.com +1 858.546.4603
Year(s) Built / Year(s) Renovated:	10021 - 1984/2010, 2015	9775 - 1988/2010, 2015
RBA:	10021 - 25,707 square feet	9775 - 23,564 square feet
Stories:	Two (2)	
Rate:	\$2.65/RSF + Suite Electricity	
Parking Ratio:	4.0 : 1,000 usable square feet leased (surface parking)	
Electric Vehicles:	10 charging stations on-site	
Green Initiatives:	10021 Willow Creek Road was awarded LEED Silver certification in 2010	
Number of Elevators:	2 passenger elevators - 3,000 lb. capacity	
Fiber:	AT&T with hardwired copper and fiber optics	
HVAC:	10021 & 9775 - Roof mounted package units	
Zoning:	IP-2-1	

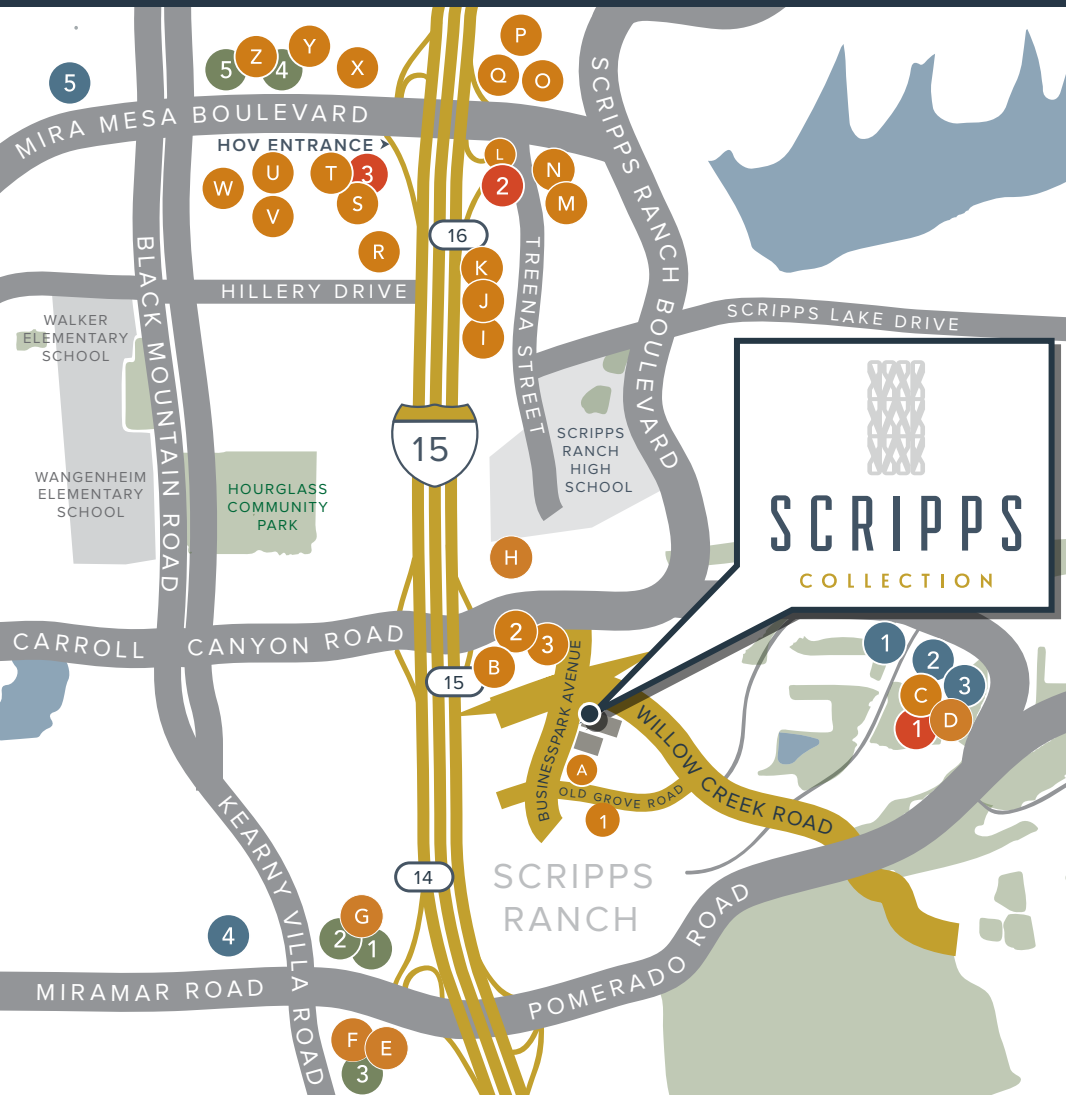
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SURROUNDING AMENITIES WITHIN A 4.0 MILE RADIUS



**GAS**

- 1 Miramar Shell
- 2 Mobil
- 3 Arco
- 4 Shell
- 5 Arco

**BANKS**

- 1 US Bank
- 2 Wells Fargo
- 3 Chase
- 4 Bank of America
- 5 Bank of America

**GROCERY**

- 1 Vons
- 2 Trader Joe's
- 3 Smart & Final

**RESTAURANTS**

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>A DiCarlo Seafood Company</li> <li>B Todo Sushi, Chez Nous, Carl Jr's.</li> <li>C Little Italy Bar &amp; Grill</li> <li>D Starbucks</li> <li>E Chun's Seafood and Grill</li> <li>F Carl Jr's.</li> <li>G IHOP</li> <li>H TD's Place</li> <li>I Bruski Burgers &amp; Brew</li> <li>J Kappa Sushi</li> <li>K Board &amp; Brew Scripps Ranch</li> </ul> | <ul style="list-style-type: none"> <li>L Manila Sunset</li> <li>M Filippi's Pizza Grotto</li> <li>N Taste of Hunan</li> <li>O Loving Hut</li> <li>P Pizza Hut, Shozen BBQ</li> <li>Q Denny's</li> <li>R Islands, O's American Kitchen</li> <li>S Panera Bread</li> <li>T On the Border</li> <li>U Mimi's Cafe</li> <li>V Jamba Juice, Starbucks</li> </ul> | <ul style="list-style-type: none"> <li>W Jersey Mike's Subs</li> <li>X In-N-Out</li> <li>Y Applebee's</li> <li>Z Tomcat Bar &amp; Grill, N.Y. Giant Pizza</li> <li>1 Enclave - Adventurous Superfood</li> <li>2 Starbucks</li> <li>3 Big Cheech's Chicken N' Waffles</li> </ul> |
|---|--|---|

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