

FOR LEASE
& SUBLEASE

10174 Old Grove Rd, San Diego, CA 92131



SCRIPPS RANCH
OFFICE / FLEX / INDUSTRIAL
WITH COMMERCIAL KITCHEN

± 1,028 - 13,816 RSF



Commercial Kitchen



High Quality Office/Corporate Headquarters



Lease Rate: \$1.95/SF - 2.15/SF, Modified Gross

PROPERTY FEATURES



Suite 100: ± 3,400 SF - ± 11,519 SF

- > Currently Office with Commercial Kitchen for Lease
- > Flexible Divisibility
- > 100% HVAC
- > Up to 9,000 SF Flex Space with 15' Clear Height
- > Ability to Convert to Industrial
- > Contiguous with Suite 140 for ± 13,319 SF

Suite 140: ± 1,028 SF

- > Office for Sublease
- > Contiguous with Suite 100 for ± 12,547 SF



High Quality Office/Corporate Headquarters



Upgraded Lobby & Restrooms



Excellent Freeway Access to I-15



Abundance of Onsite Parking



Signage Opportunity



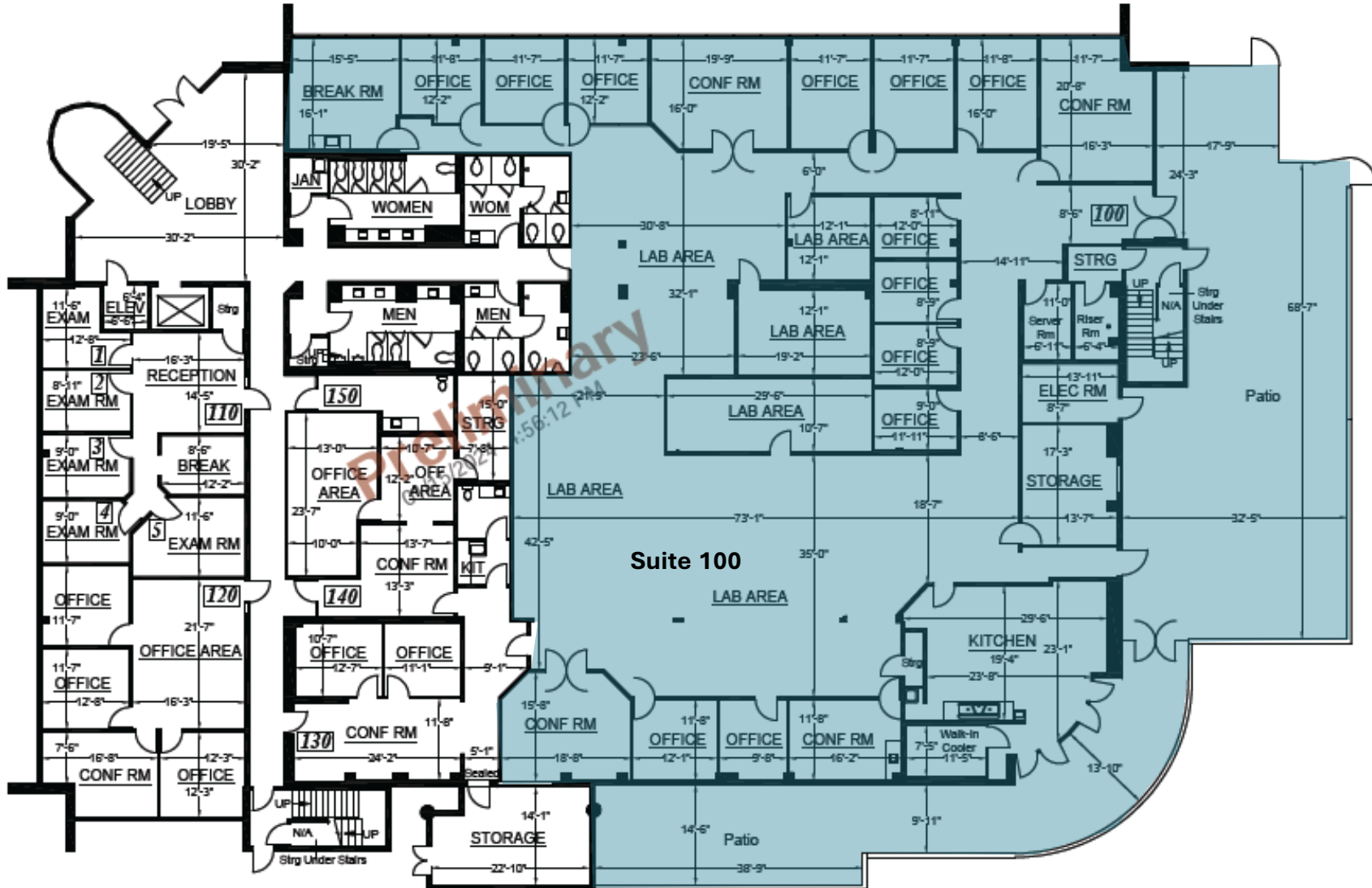
Close Proximity to Retail Amenities

FLOOR PLAN - AS-IS

Suite 100 ± 3,400 SF - 11,519 SF \$1.95/SF - \$2.15/SF, MG

*Contiguous with Suite 140 for ±12,547 SF

Opportunity to lease ground floor with attached outdoor patio space. Unique mix of large open area, window-lined private offices, and two private multi-fixture restrooms. The suite is inclusive of a commercial kitchen with a vented hood. Divisible to ±2,000 SF.



* FLOOR PLAN IS NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

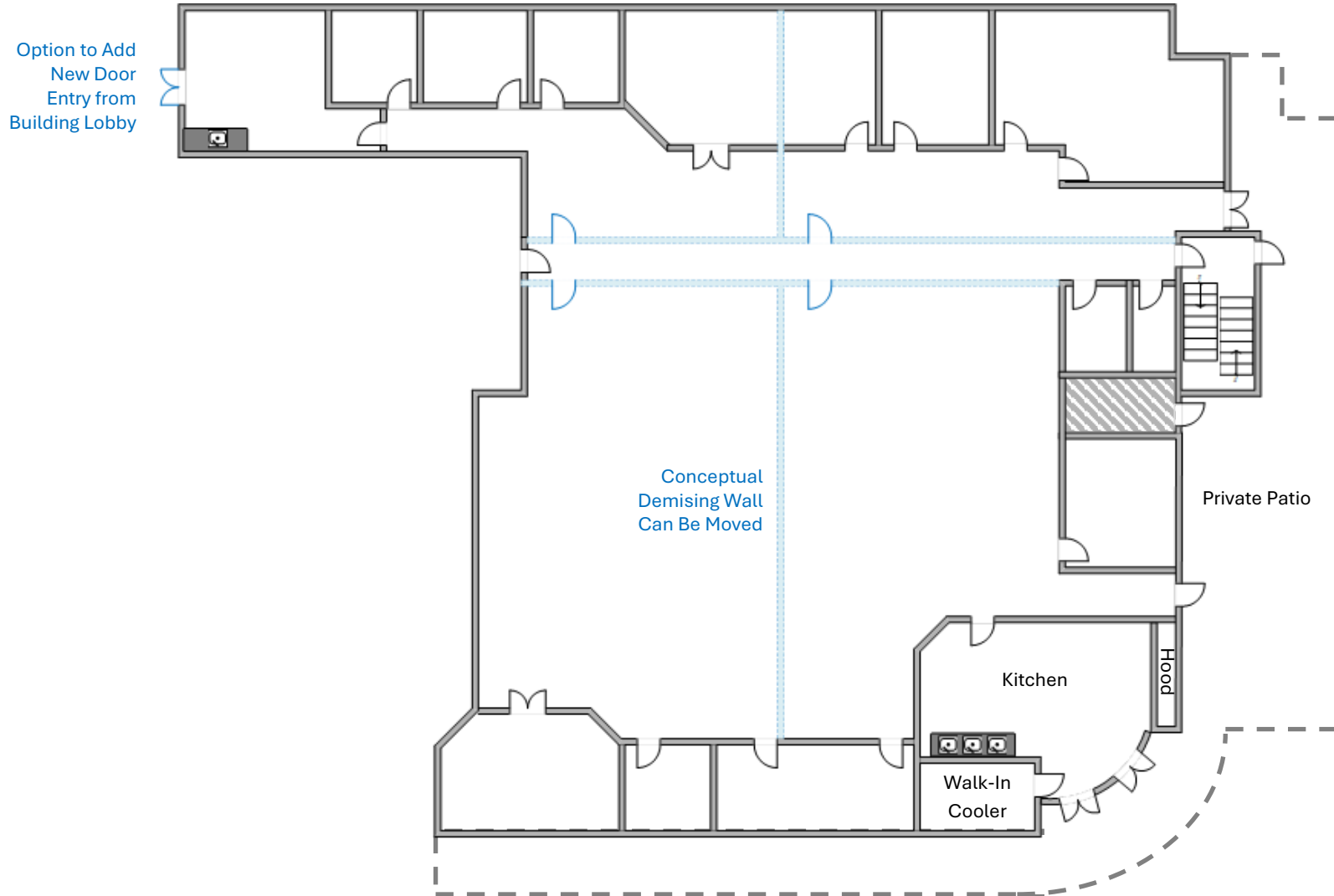
FLOOR PLAN - CONCEPTUAL DEMISING

Suite 100

± 3,400 SF - 11,519 SF

\$2.15/SF, MG

**Contiguous with Suite 140 for ±12,547 SF*



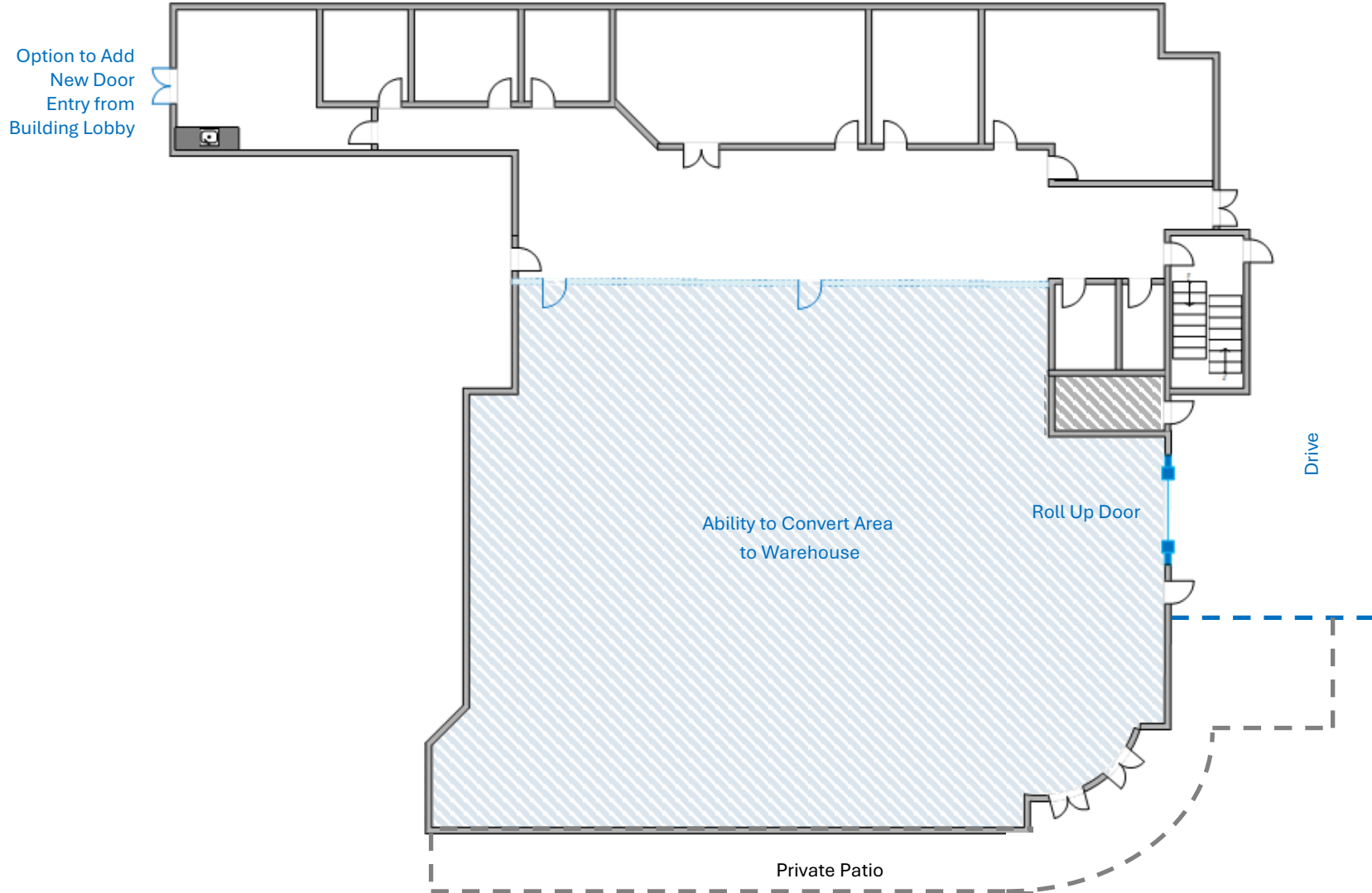
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FLOOR PLAN - INDUSTRIAL/FLEX SPACE

Suite 100

± 11,519 SF

\$1.95/SF - \$2.15/SF, MG



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FLOOR PLAN

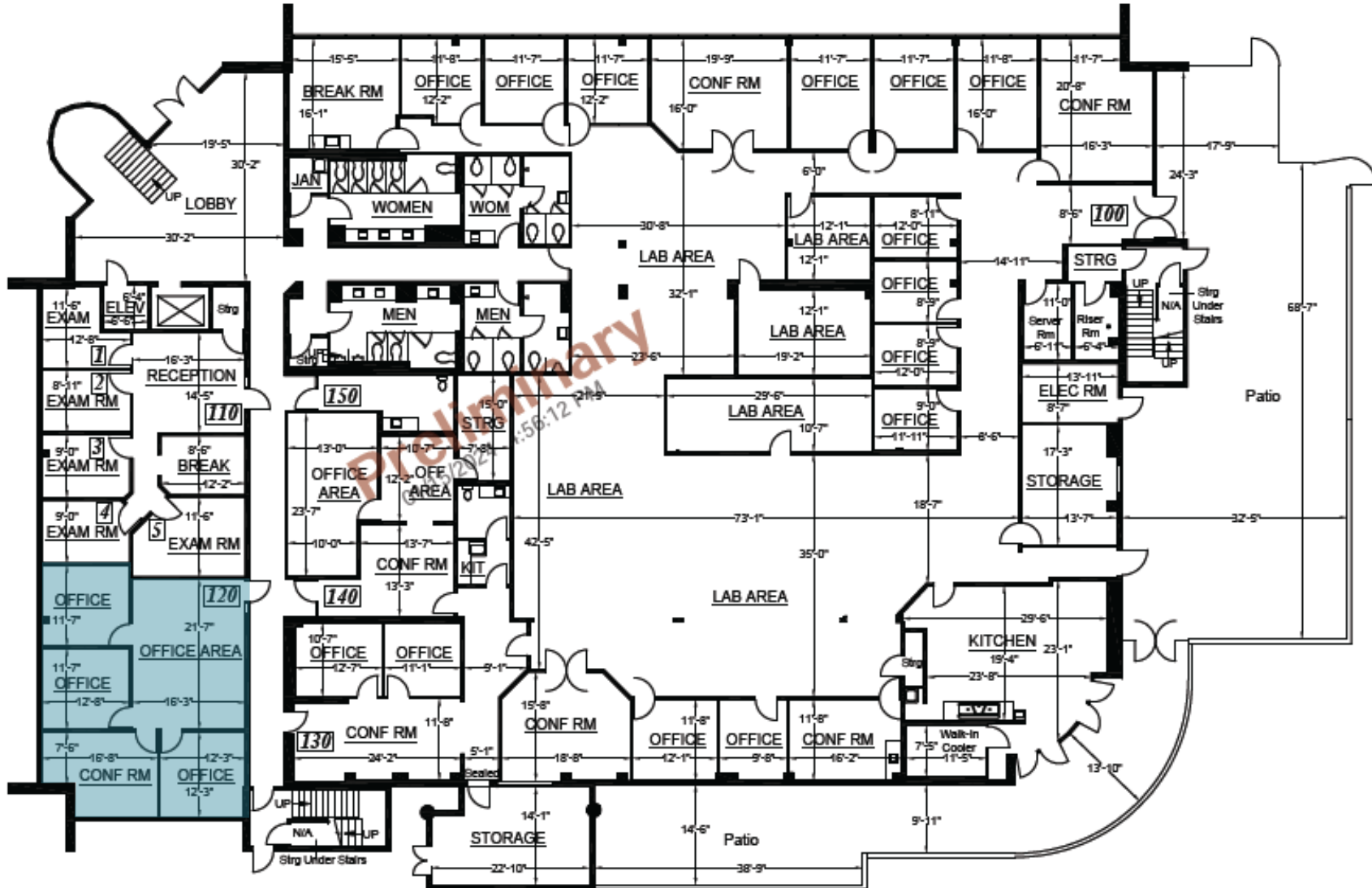
Suite 120

±1,333 SF

Sublease Available on 01/01/2025

Contact Agent for Details

*Contiguous with Suite 100 for ±12,547 SF



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FLOOR PLAN

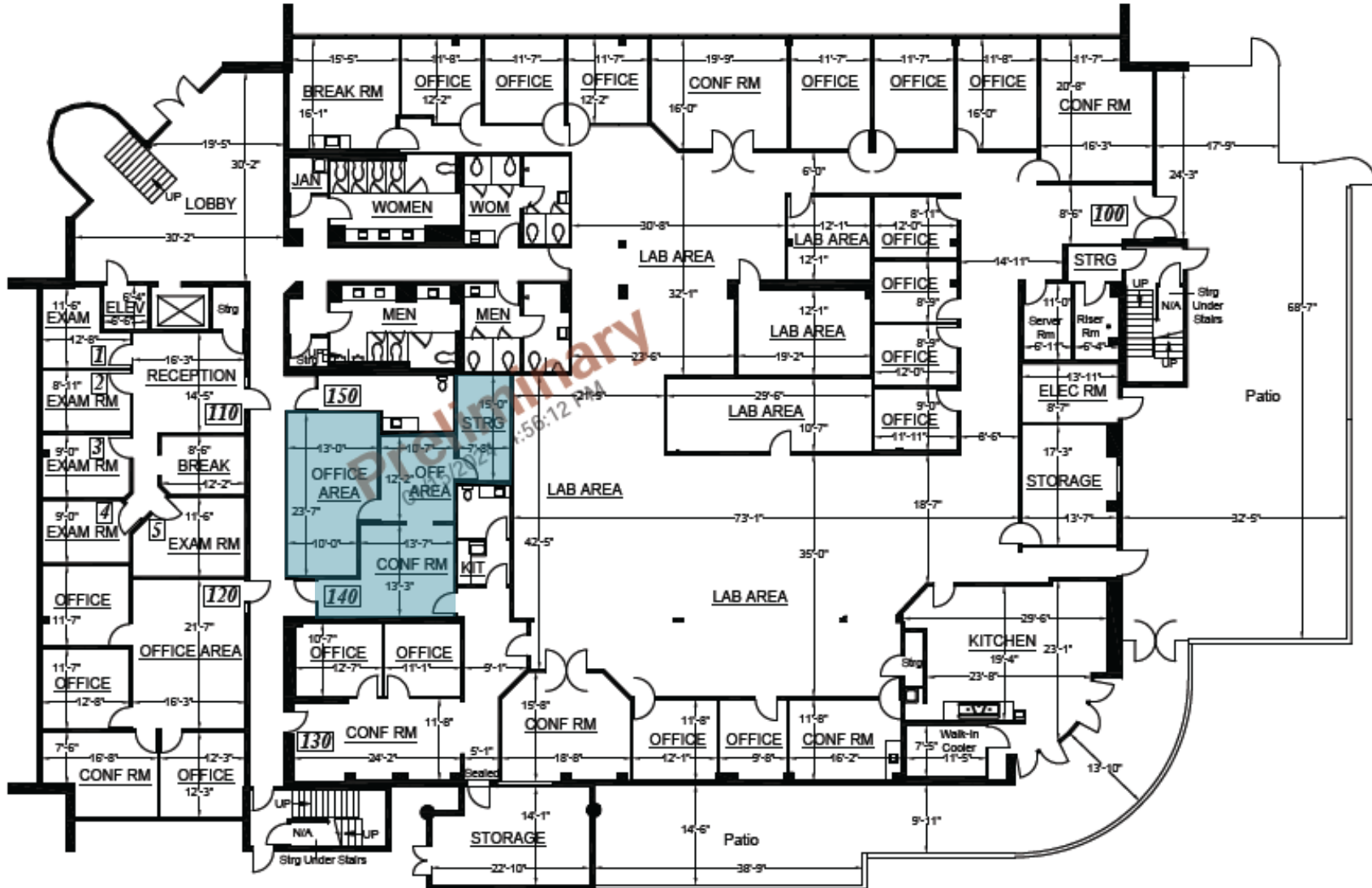
Suite 140

±1,028 SF

Sublease through 1/15/2026

Contact Agent for Details

*Contiguous with Suite 100 for ±12,547 SF



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INTERIOR PHOTOS - SUITE 100





MIRA MESA MALL

MIRA MESA SHOPPING CENTER

MIRA MESA MARKET CENTER

SCRIPPS RANCH RETAIL PLAZA

LAKE MIRAMAR



SAN DIEGO MIRAMAR COLLEGE



SCRIPPS RANCH HIGH SCHOOL

MIRA MESA

Scripps Ranch Blvd

EUCALYPTUS SQUARE

SCRIPPS RANCH VILLAGE SHOPPING CENTER

SCRIPPS RANCH VILLAGE SHOPPING CENTER
Starbucks, Vons, Postel Annex, Wells Fargo, Chase, Consuelos Mexican, Zpizza, Little Italy Bar & Grill, US Bank

EUCALYPTUS SQUARE
Chez Nouz, Todo Sushi, Subway, Carl's Jr., Green Burrito

SCRIPPS RANCH RETAIL PLAZA
Trader Joe's, Board & Brew, Bruski Burgers & Beer, Family Dentistry, Super Cuts, Himalayan Restaurant, Kappa

Miramar Road

MCAS MIRAMAR

SUBJECT PROPERTY

10174 OLD GROVE RD, SAN DIEGO, CA 92131

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

