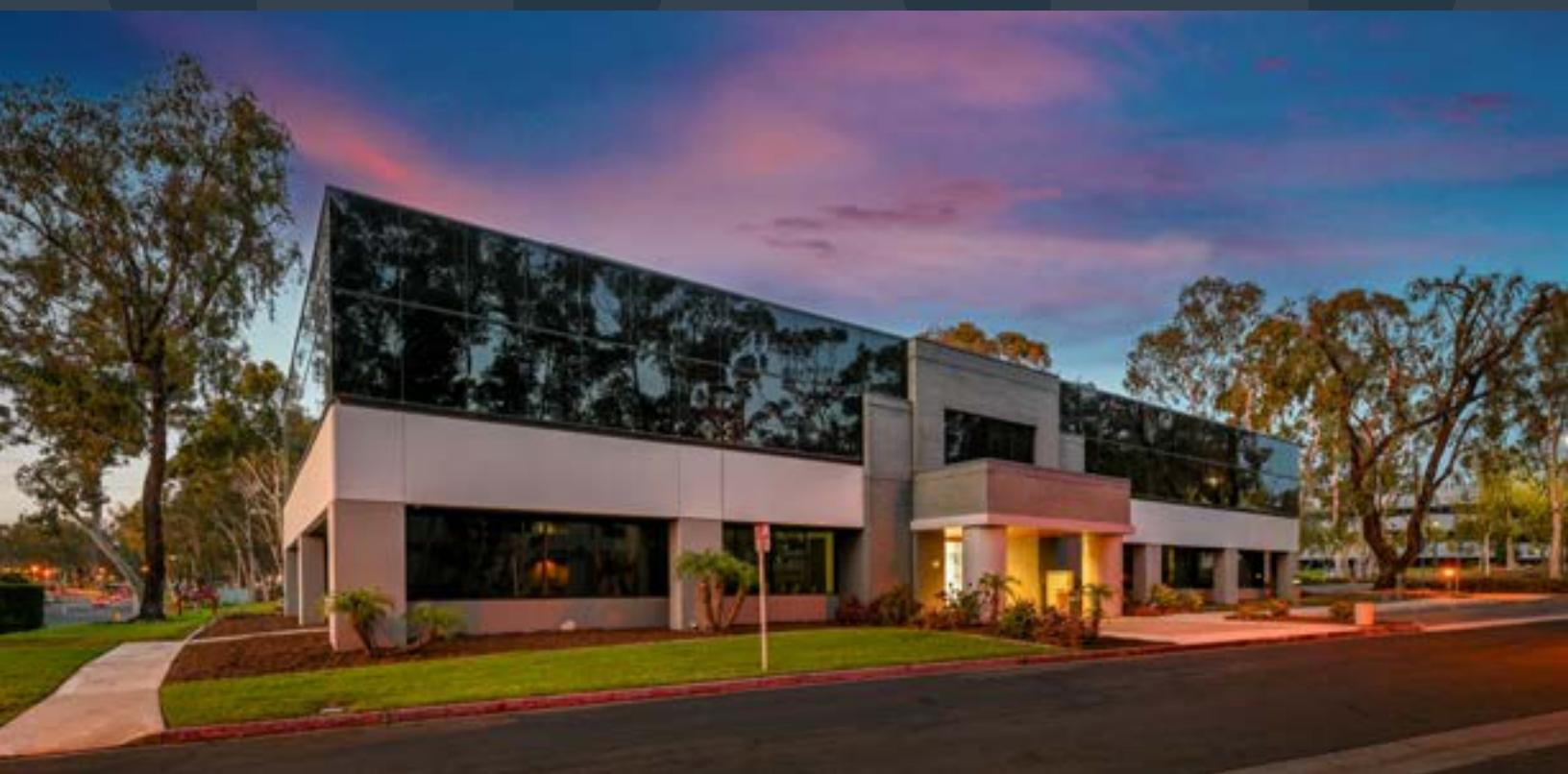




# SCRIPPS

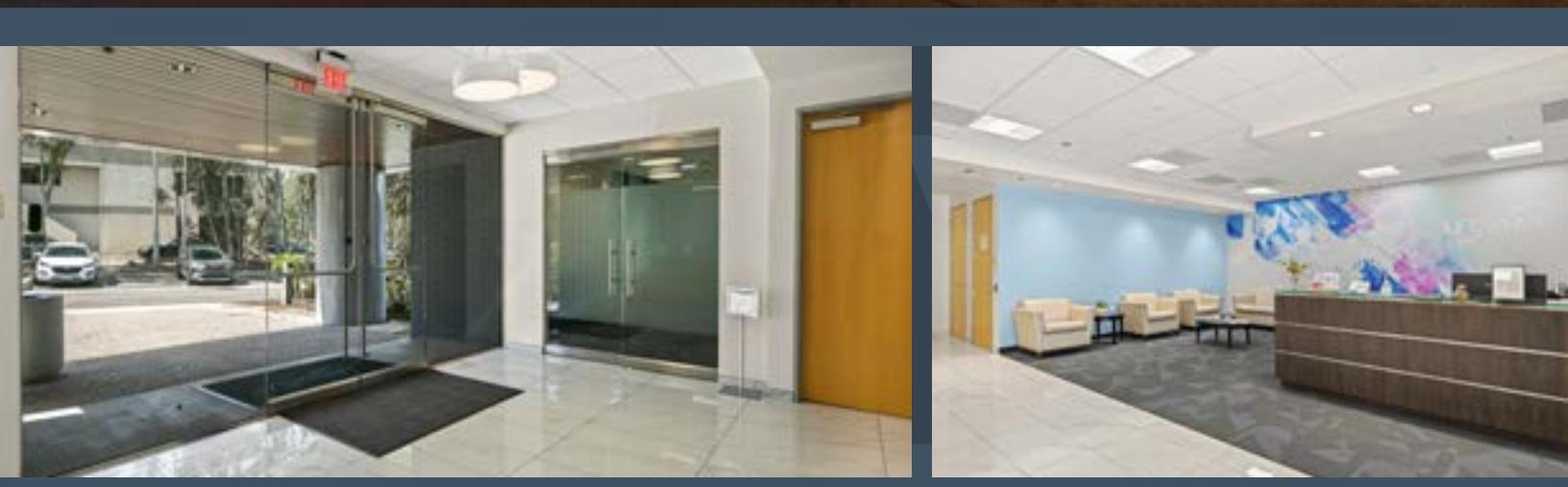
COLLECTION

9775 Businesspark Avenue | San Diego, California 92131



FREESTANDING, HIGH-IMAGE  
CORPORATE HEADQUARTERS/ FLEX BUILDING

**CBRE**



## SCRIPPS COLLECTION

- Highly visible building top and monument signage available.
- Eighty-eight (88) parking spaces open for tenants and visitors
- Ten electric vehicle charging stations on-site
- Walking distance to The Hub at Scripps Ranch, a new mixed use project on Carroll Canyon with Starbucks and other retail amenities.
- The property has direct access to Interstate 15 via Carroll Canyon and Pomerado Road
- Fiber - Available through AT&T
- Elevator served
- Existing shipping receiving area with servicing warehouse
- Tenant controlled via own HVAC package system
- Zoning: IP-2-1



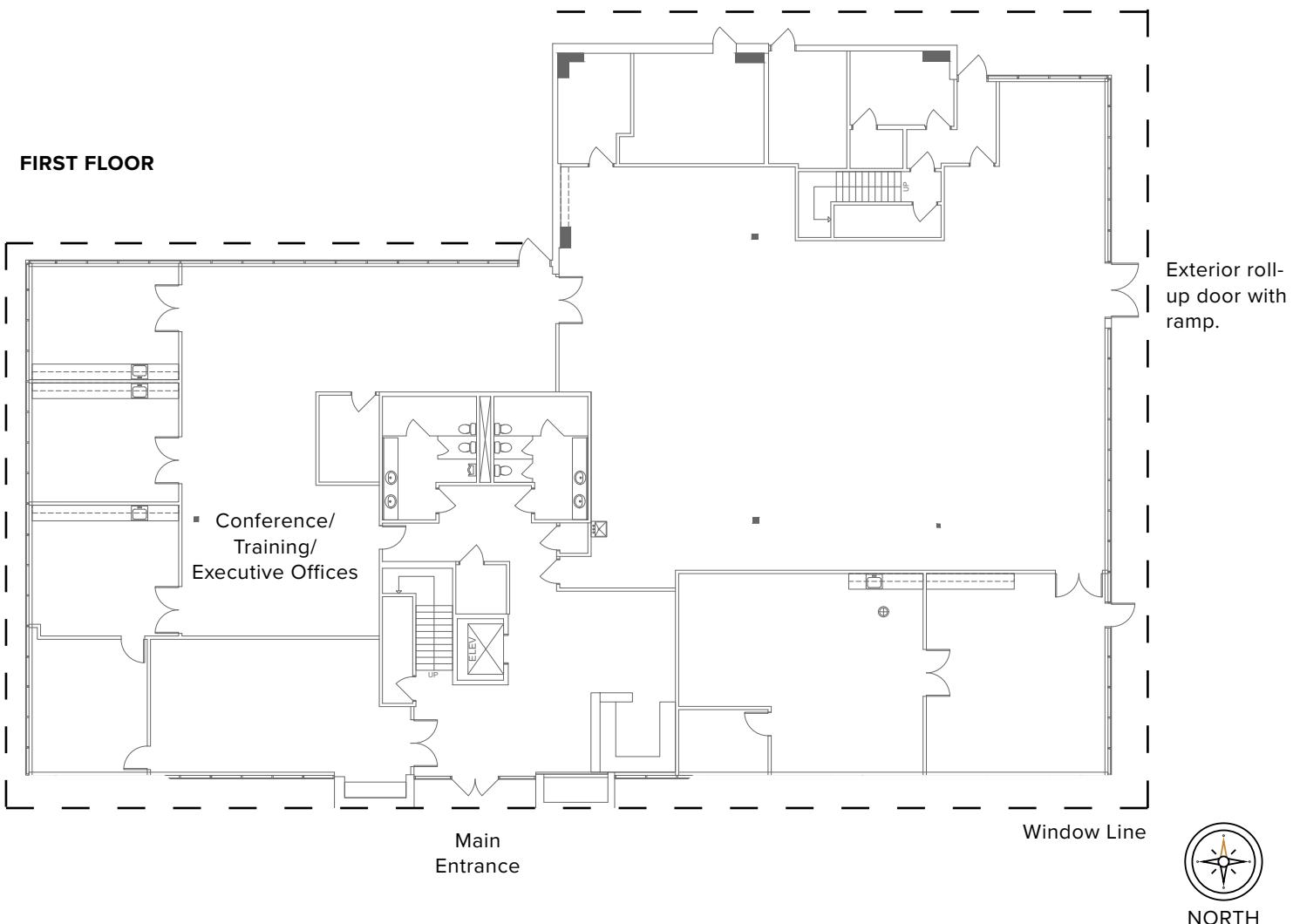
# SCRIPPS

COLLECTION

WAREHOUSE



ENTIRE BUILDING: 25,266 SF | LEASE RATE: \$2.45 + E & J | AVAILABLE: 11/1/2026



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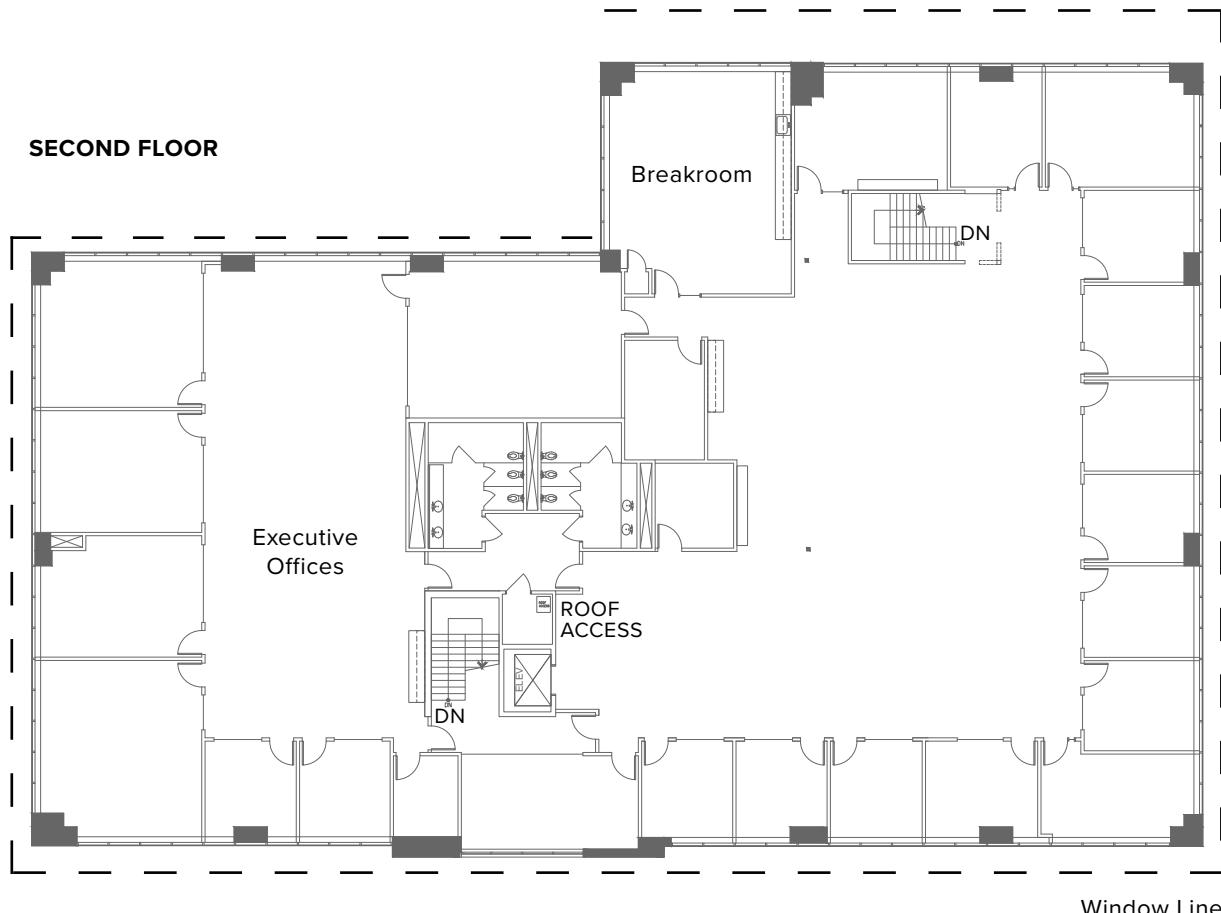
**CBRE**



# SCRIPPS

COLLECTION

ENTIRE BUILDING: 25,266 SF | LEASE RATE: \$2.45 + E & J | AVAILABLE: 11/1/2026



NORTH

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# SCRIPPS

## COLLECTION

### PROJECT SITE PLAN



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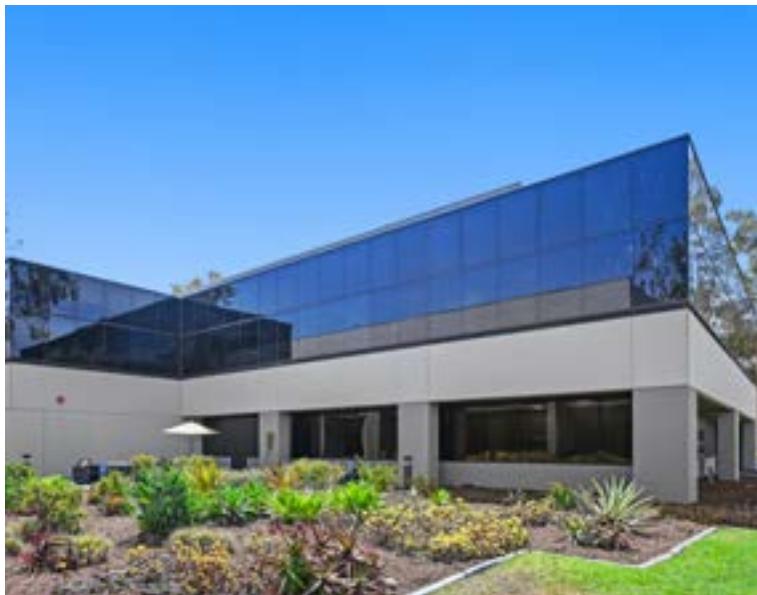
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# SCRIPPS

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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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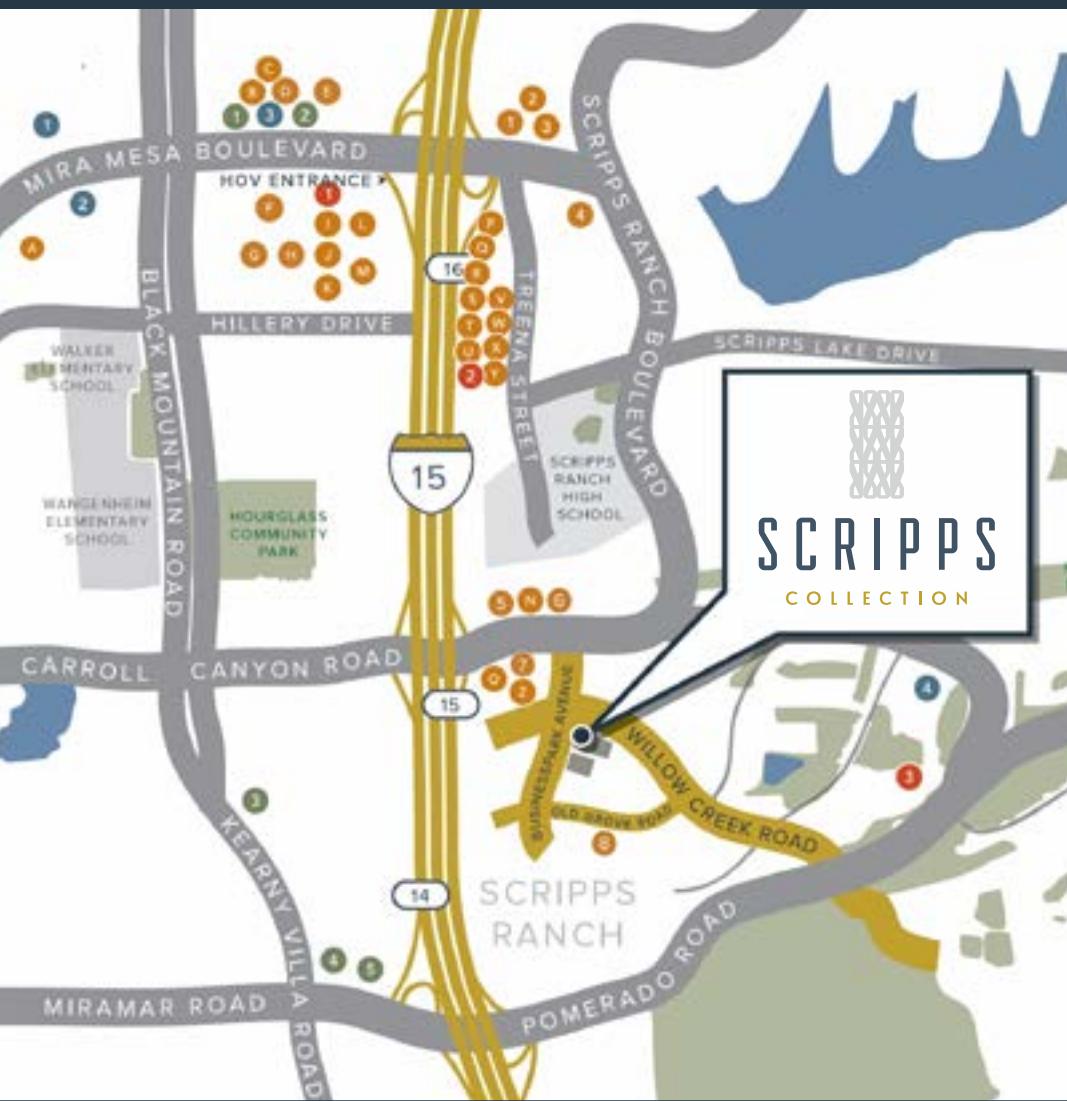
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## SURROUNDING AMENITIES WITHIN A 4.0 MILE RADIUS



### GAS

- 1 Arco
- 2 Shell
- 3 Arco
- 4 Exxon
- 5 Shell

### BANKS

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

### GROCERY

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

### RESTAURANTS

<ul style="list-style-type: none"> <li>A Boiling Crab</li> <li>B Tomcat Bar &amp; Grill</li> <li>C N.Y. Giant Pizza</li> <li>D In-N-Out</li> <li>E Applebee's</li> <li>F On the Border</li> <li>G Jersey Mike's</li> <li>H Rubio's Coastal Grill</li> <li>I Jamba Juice, Starbucks</li> <li>J Island's</li> <li>K Cold Stone Creamery</li> </ul>	<ul style="list-style-type: none"> <li>L Buca Di Beppo</li> <li>M Panera Bread, Gen Korean BBQ</li> <li>N Starbucks</li> <li>O Carl's Jr.</li> <li>P Shabu-Works</li> <li>Q Kappa Sushi</li> <li>R Board &amp; Brew Scripps Ranch</li> <li>S Taste of Hunan</li> <li>T Himalayan Grill</li> <li>U Poke House</li> <li>V Gyu-Kaku</li> </ul>	<ul style="list-style-type: none"> <li>W Everbowl</li> <li>X Breakfast Republic</li> <li>Y Chuck E. Cheese</li> <li>Z Todo Sushi</li> <li>1 Denny's</li> <li>2 Shozan BBQ</li> <li>3 Loving Hut</li> <li>4 Filippi's Pizza Grotto</li> <li>5 Deccan Bites</li> <li>6 Junction Bar &amp; Grill</li> <li>7 Subway</li> <li>8 JuneShine Ranch</li> </ul>
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