



# 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

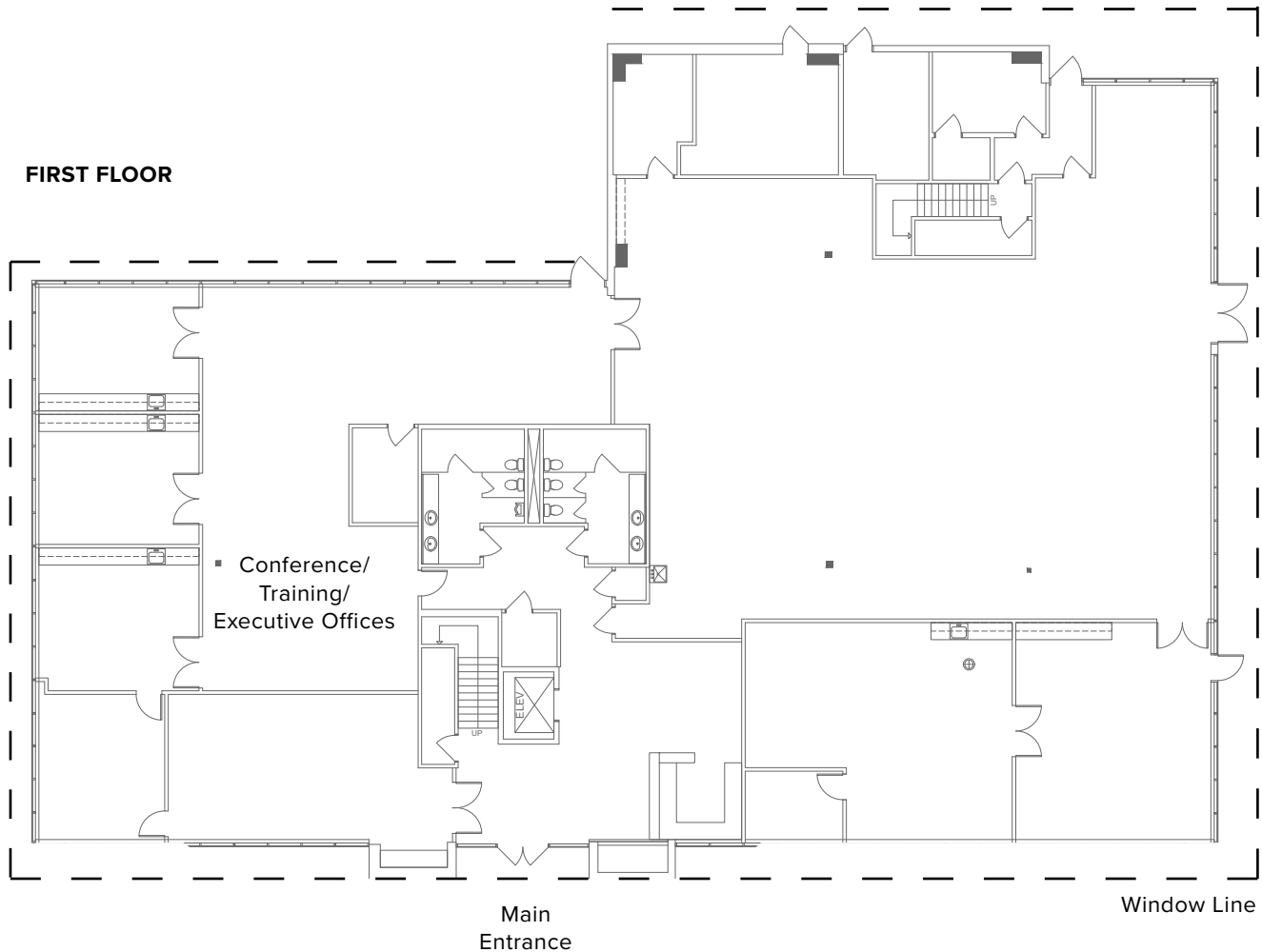
## COLLECTION

WAREHOUSE



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

FIRST FLOOR



Exterior roll-up door with ramp.



NORTH

For leasing information, please contact:

Scott Kincaid  
Lic. 01228565  
scott.kincaid@cbre.com  
+1 858.546.4691

Jeb Bakke  
Lic. 00872363  
jeb.bakke@cbre.com  
+1 858.546.4603

Victoria Soto  
Lic. 02139648  
+1 858 546 2675  
victoria.soto@cbre.com

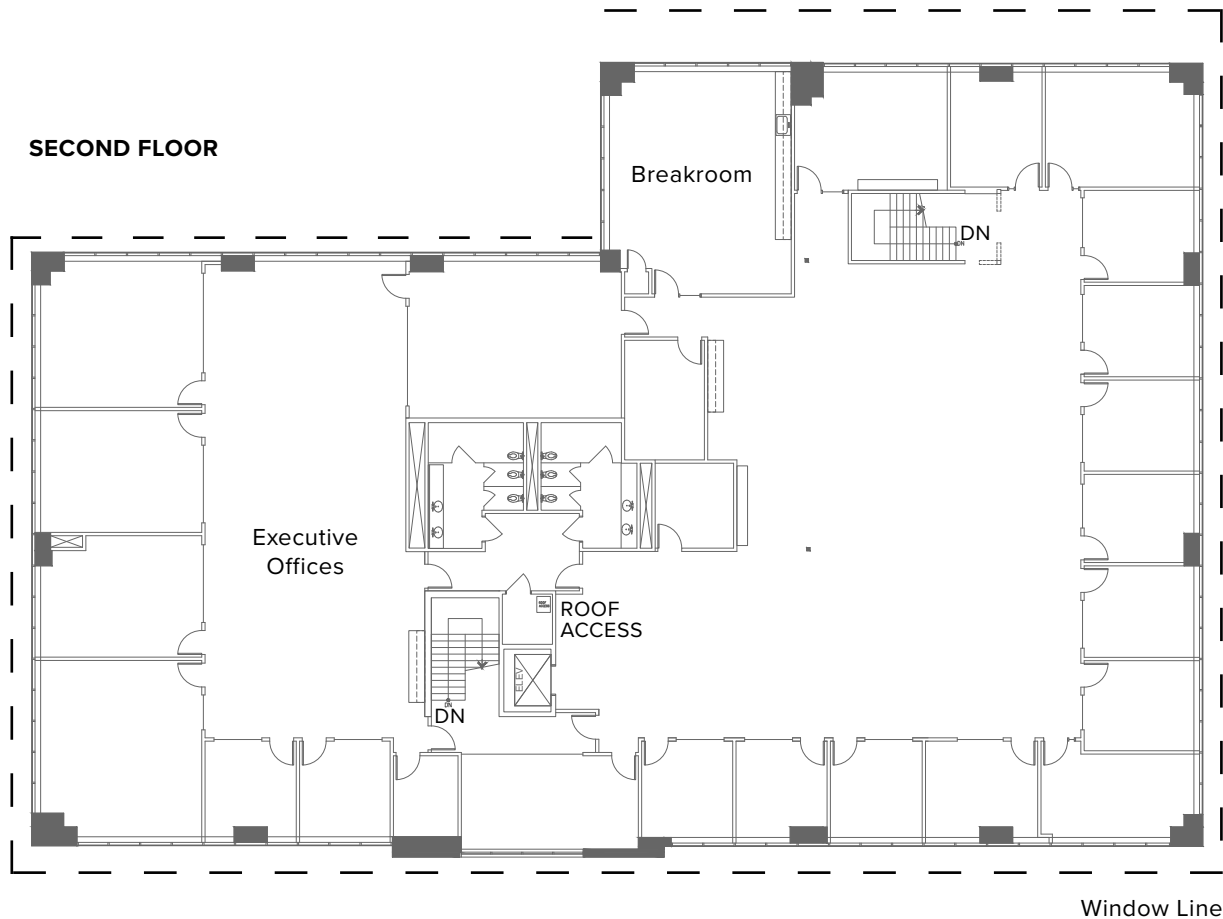
**CBRE**



# SCRIPPS

## COLLECTION

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



For leasing information, please contact:

Scott Kincaid  
Lic. 01228565  
scott.kincaid@cbre.com  
+1 858.546.4691

Jeb Bakke  
Lic. 00872363  
jeb.bakke@cbre.com  
+1 858.546.4603

Victoria Soto  
Lic. 02139648  
+1 858 546 2675  
victoria.soto@cbre.com

**CBRE**

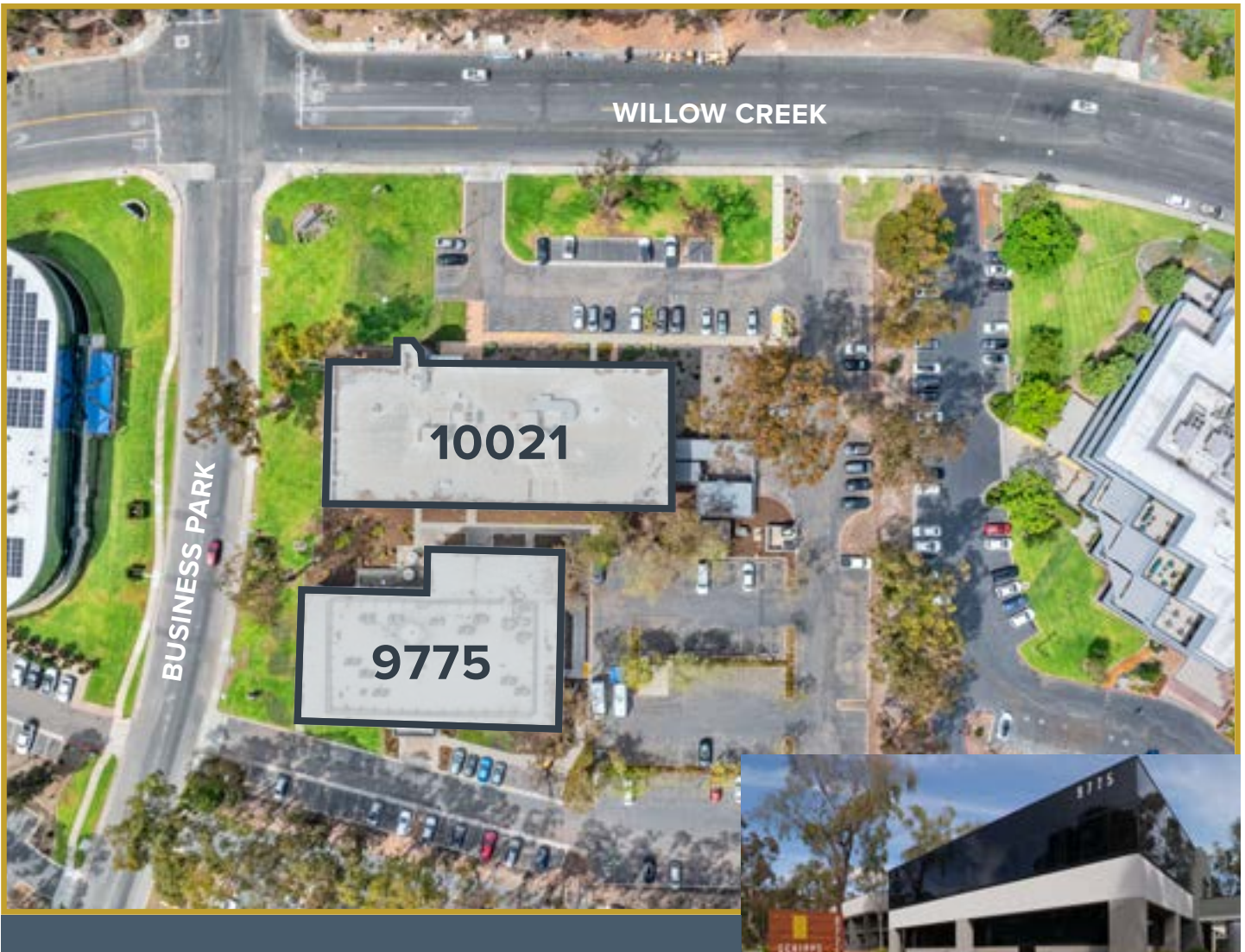




# SCRIPPS

COLLECTION

PROJECT SITE PLAN



NORTH

For leasing information, please contact:

Scott Kincaid  
Lic. 01228565  
scott.kincaid@cbre.com  
+1 858.546.4691

Jeb Bakke  
Lic. 00872363  
jeb.bakke@cbre.com  
+1 858.546.4603

Victoria Soto  
Lic. 02139648  
+1 858 546 2675  
victoria.soto@cbre.com

**CBRE**



# SCRIPPS

## COLLECTION



For leasing information, please contact:

Scott Kincaid  
Lic. 01228565  
[scott.kincaid@cbre.com](mailto:scott.kincaid@cbre.com)  
+1 858.546.4691

Jeb Bakke  
Lic. 00872363  
[jeb.bakke@cbre.com](mailto:jeb.bakke@cbre.com)  
+1 858.546.4603

Victoria Soto  
Lic. 02139648  
+1 858 546 2675  
[victoria.soto@cbre.com](mailto:victoria.soto@cbre.com)

**CBRE**



## 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

For leasing information, please contact:

Scott Kincaid  
Lic. 01228565  
scott.kincaid@cbre.com  
+1 858.546.4691

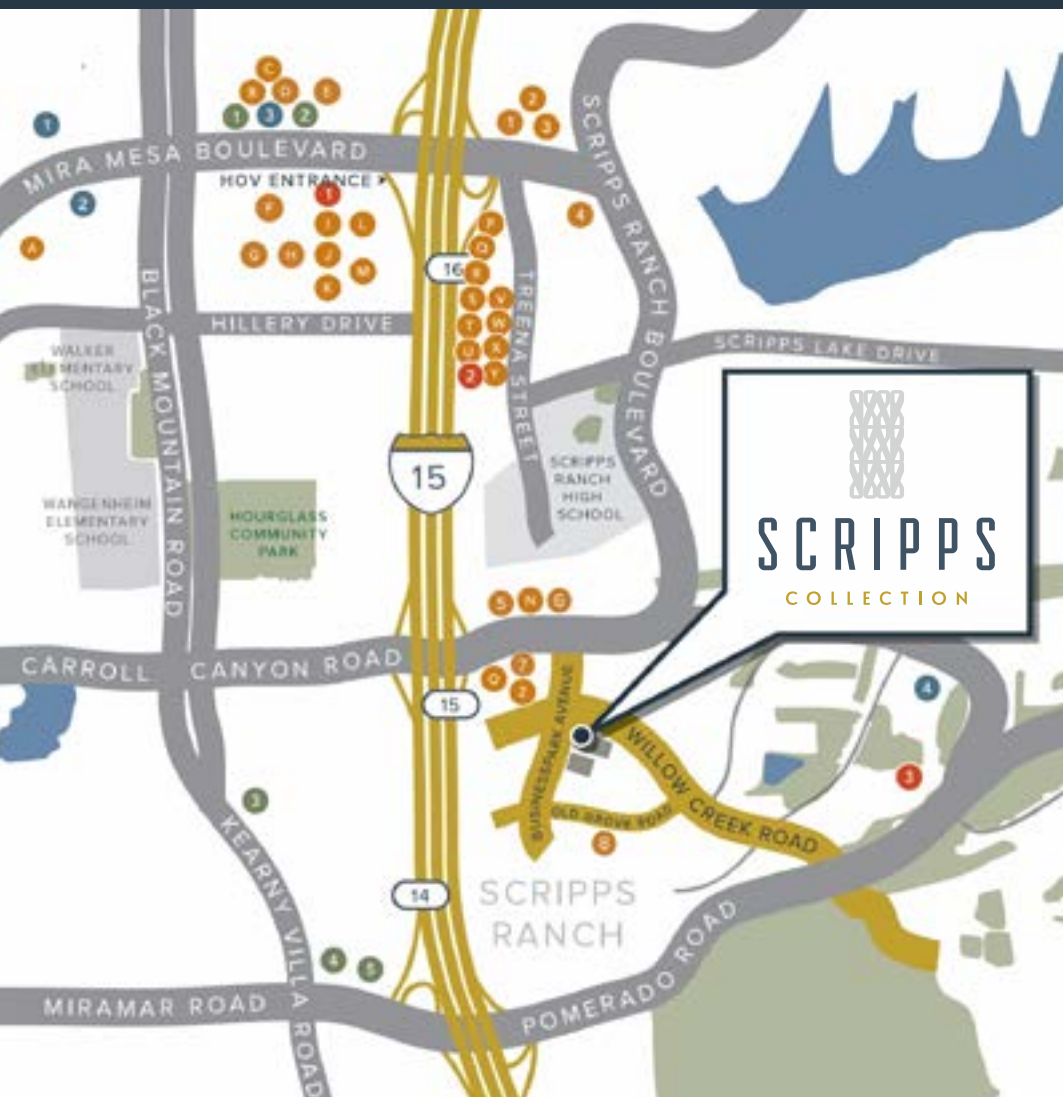
Jeb Bakke  
Lic. 00872363  
jeb.bakke@cbre.com  
+1 858.546.4603

Victoria Soto  
Lic. 02139648  
+1 858 546 2675  
victoria.soto@cbre.com

**CBRE**



## 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

- |                          |                                |                          |
|--------------------------|--------------------------------|--------------------------|
| A Boiling Crab           | L Buca Di Beppo                | W Everbowl               |
| B Tomcat Bar & Grill     | M Panera Bread, Gen Korean BBQ | X Breakfast Republic     |
| C N.Y. Giant Pizza       | N Starbucks                    | Y Chuck E. Cheese        |
| D In-N-Out               | O Carl's Jr.                   | Z Todo Sushi             |
| E Applebee's             | P Shabu-Works                  | 1 Denny's                |
| F On the Border          | Q Kappa Sushi                  | 2 Shozen BBQ             |
| G Jersey Mike's          | R Board & Brew Scripps Ranch   | 3 Loving Hut             |
| H Rubio's Coastal Grill  | S Taste of Hunan               | 4 Filippi's Pizza Grotto |
| I Jamba Juice, Starbucks | T Himalayan Grill              | 5 Deccan Bites           |
| J Island's               | U Poke House                   | 6 Junction Bar & Grill   |
| K Cold Stone Creamery    | V Gyu-Kaku                     | 7 Subway                 |
|                          |                                | 8 JuneShine Ranch        |

For leasing information, please contact:

Scott Kincaid  
Lic. 01228565  
scott.kincaid@cbre.com  
+1 858.546.4691

Jeb Bakke  
Lic. 00872363  
jeb.bakke@cbre.com  
+1 858.546.4603

Victoria Soto  
Lic. 02139648  
+1 858 546 2675  
victoria.soto@cbre.com

**CBRE**





For leasing information, please contact:

Scott Kincaid  
Lic. 01228565  
[scott.kincaid@cbre.com](mailto:scott.kincaid@cbre.com)  
+1 858.546.4691

Jeb Bakke  
Lic. 00872363  
[jeb.bakke@cbre.com](mailto:jeb.bakke@cbre.com)  
+1 858.546.4603

Victoria Soto  
Lic. 02139648  
+1 858 546 2675  
[victoria.soto@cbre.com](mailto:victoria.soto@cbre.com)

© 2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.