

# 7629-7645

CARROLL ROAD, SAN DIEGO, CA 92121

## PYRAMID AUTO CENTER

Automotive Repair Shop - For Lease

+/- 2,482 SF - 4,964 SF Available



### Bo Gibbons

Associate Vice President  
Bo@PacificCoastCommercial.com  
Lic. 01367936

### Jason Vieira

Senior Advisor - Sales & Leasing  
Jason@PacificCoastCommercial.com  
Lic. 01896589

### Office (619) 469-3600

10721 Treena St., Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209930



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 purchase or lease.



## PROPERTY INFORMATION

ADDRESS	7629-45 Carroll Road San Diego, CA 92121
PROJECT TYPE	Multi-Tenant Automotive Repair
PROJECT NAME	Pyramid Auto Center
PROPERTY SIZE	+/- 39,836 SF
ZONING	City of San Diego, IL-2-1 ( <a href="#">Link</a> )
ACCESS	Easy Freeway Access via Miramar Rd.
CEILING HEIGHT	+/- 19'
FEATURES	Oversized Overhead Doors Skylights Natural Gas Fenced Yards Available Above Ground Lifts Available Reserved Parking
RECENTLY COMPLETED IMPROVEMENTS	Exterior Paint Low Maintenance Landscaping Parking Lot/Asphalt
PLANNED IMPROVEMENTS	Marquee Sign Suite Signage Program



PYRAMID AUTO CENTER

764  
STE 8 STE 7

Miramar Metroplex Shopping Mall

**Dixieline**  
LUMBER & HOME CENTERS

# AVAILABILITY

**Suite 7:** +/- 2,482 SF Automotive Repair Shop

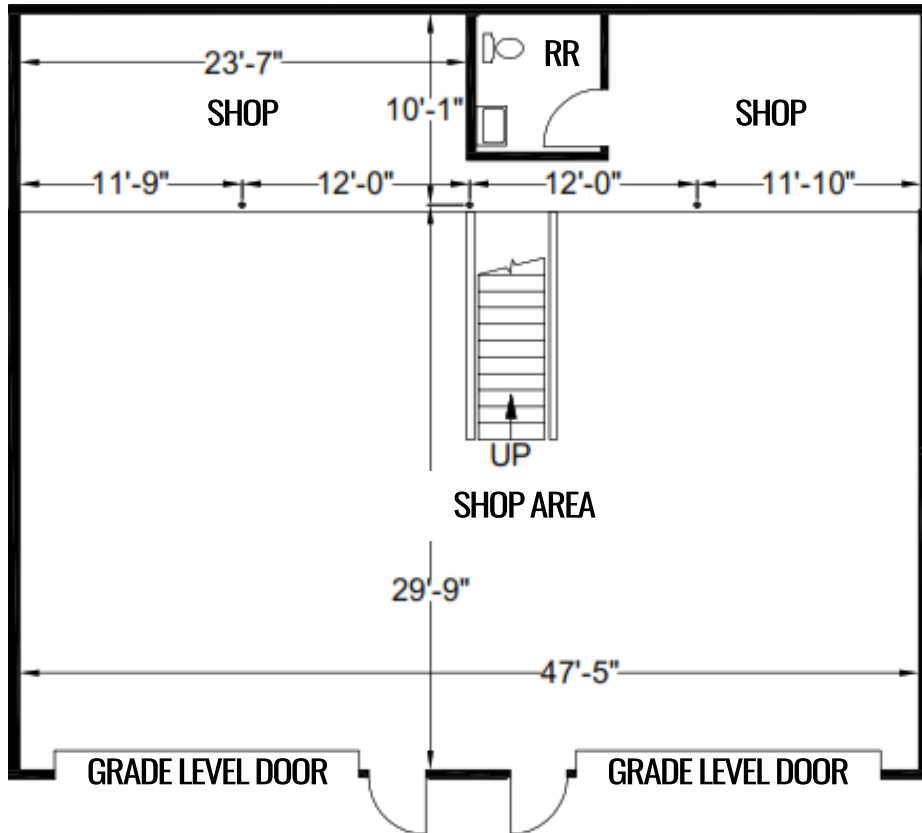
Reserved Parking: 6 Spaces Included

- Contiguous with Suite 8 for +/- 4,964 SF
- Two 16' W x 12' H Grade Level Roll-Up Doors,
- Office, Mezzanine, Restroom

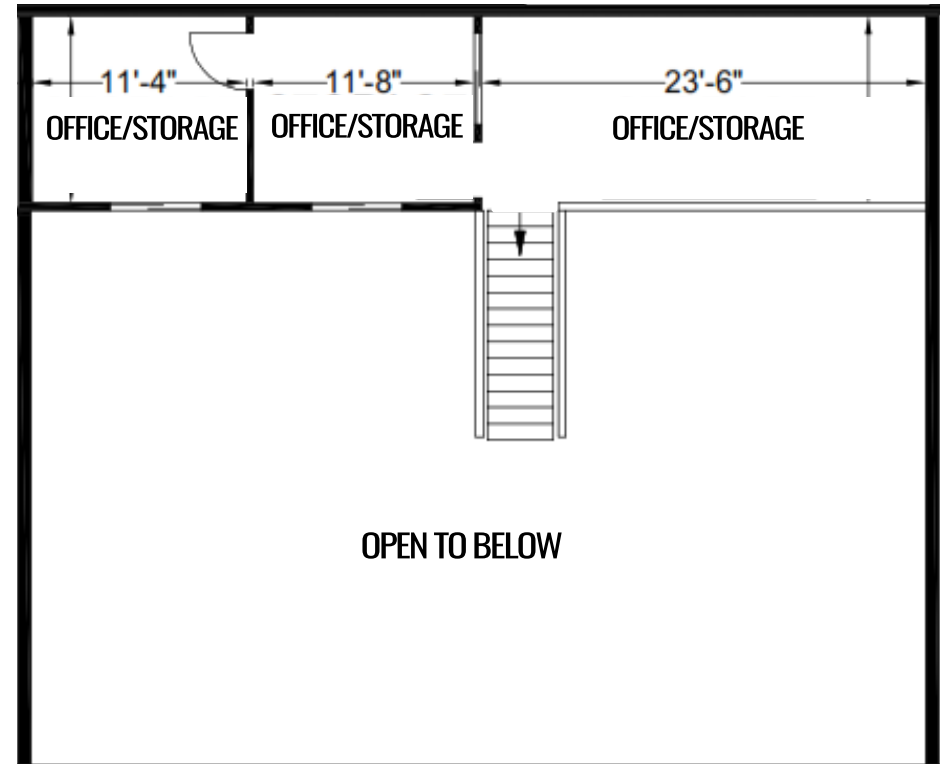
Occupancy: 30 Days Notice

Lease Rate & Showing Instructions: Contact Agent

### 1ST FLOOR



### 2ND FLOOR - MEZZANINE



# AVAILABILITY

**Suite 8:** +/- 2,482 SF Automotive Repair Shop

Reserved Parking: 5 Spaces Included

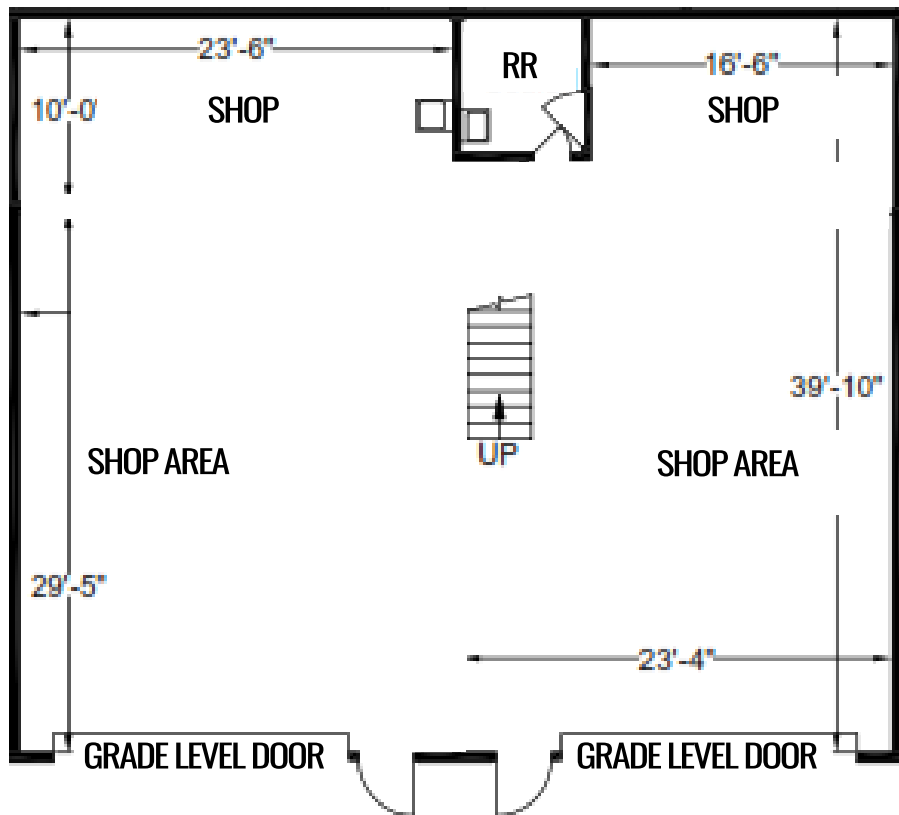
- Contiguous with Suite 7 for +/- 4,964 SF

Occupancy: Vacant

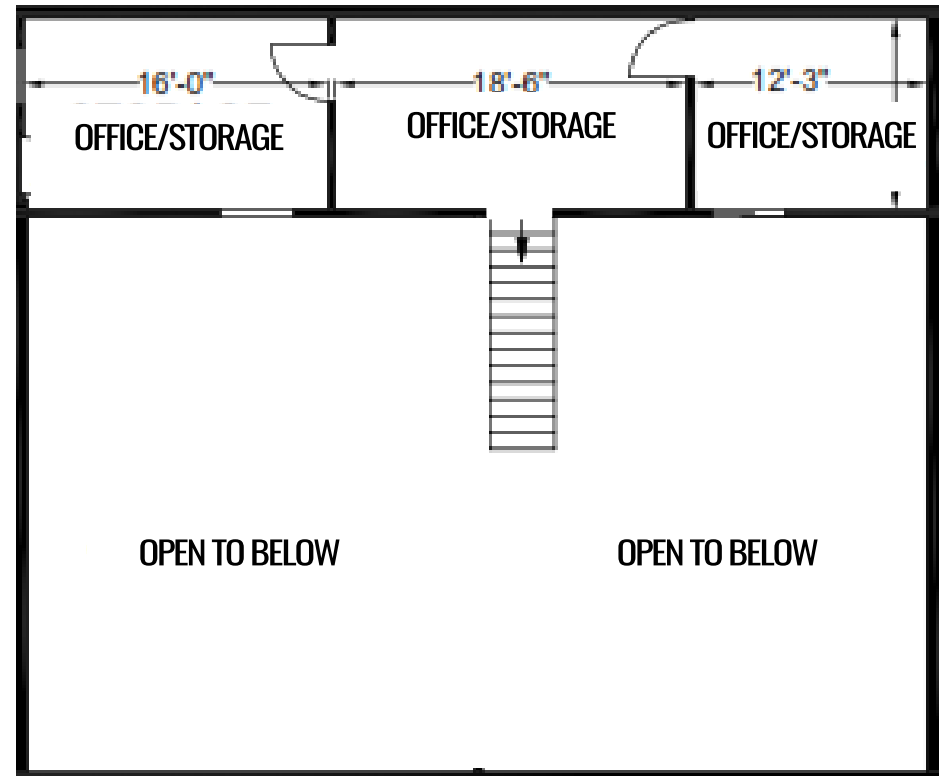
- Two 16' W x 12' H Grade Level Roll-Up Doors, Office, Mezzanine, Restroom, Former Smog Shop

Lease Rate & Showing Instructions: Contact Agent

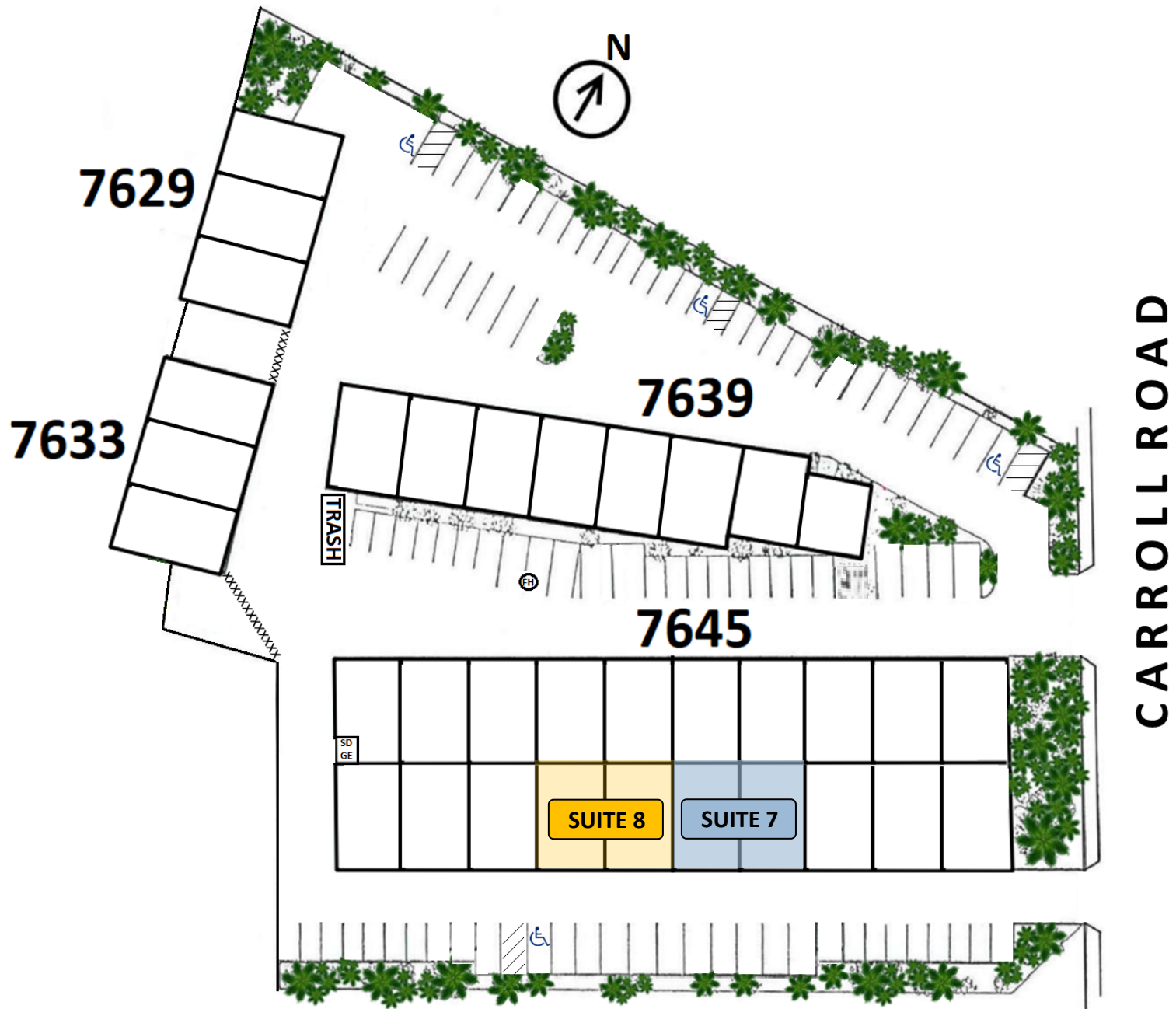
## 1ST FLOOR



## 2ND FLOOR - MEZZANINE



# SITE PLAN



# PROPERTY PHOTOS



**SURROUNDING RETAIL**

**PYRAMID AUTO CENTER**



Miramar Metroplex Shopping Mall

Hanna Garden  
Chung Hing  
Sima's Grill & Deli

Gourmet Artisan Fine Sandwiches  
House of Bites  
Rigoberto's Taco Shop  
Supernatural Sandwiches

**Dixieline**  
LUMBER & HOME CENTERS

**SMASH!** Badminton  
San Diego

Legacy Brewing  
Tap and Kitchen

San Diego Wine  
& Beer Co.

Subway  
Pauly's Pizza Joint  
Virsa Indian Cuisine  
Chinese Kitchen  
Donatos Taco Shop  
Edesia Grill  
Bowl To Go  
Galleria Liquor

Abbey's Real Texas BBQ  
Sotos Mexican Food  
Sandwich A'Fare  
Pho Ha Noi  
Dagong Asian Food  
Vintage Wines

Natsumi Sushi  
& Seafood Buffet

Sushi Buffet  
Kebabish



Miramar Road

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