

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

Senior Director - Sales & Leasing
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10721 Treena St., Suite 200
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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 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 (Link) |
| 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

7645
STE 8 STE 7

Miramar Metroplex Shopping Mall

Dixieline
LUMBER & HOME CENTERS

AVAILABILITY

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

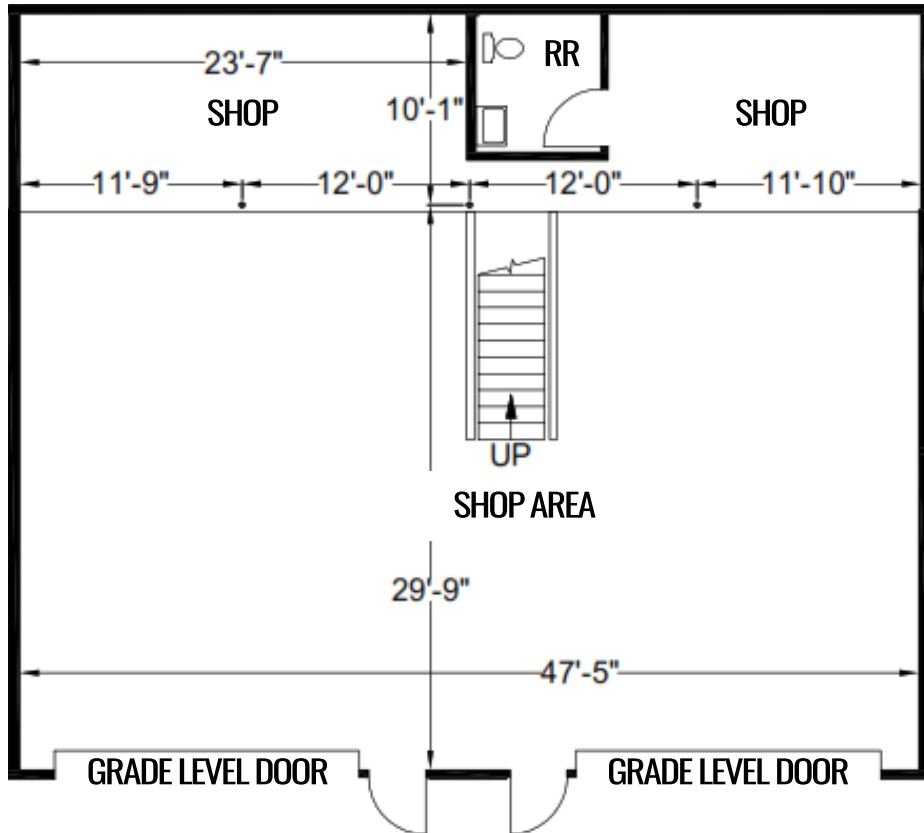
Reserved Parking: 6 Spaces Included

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

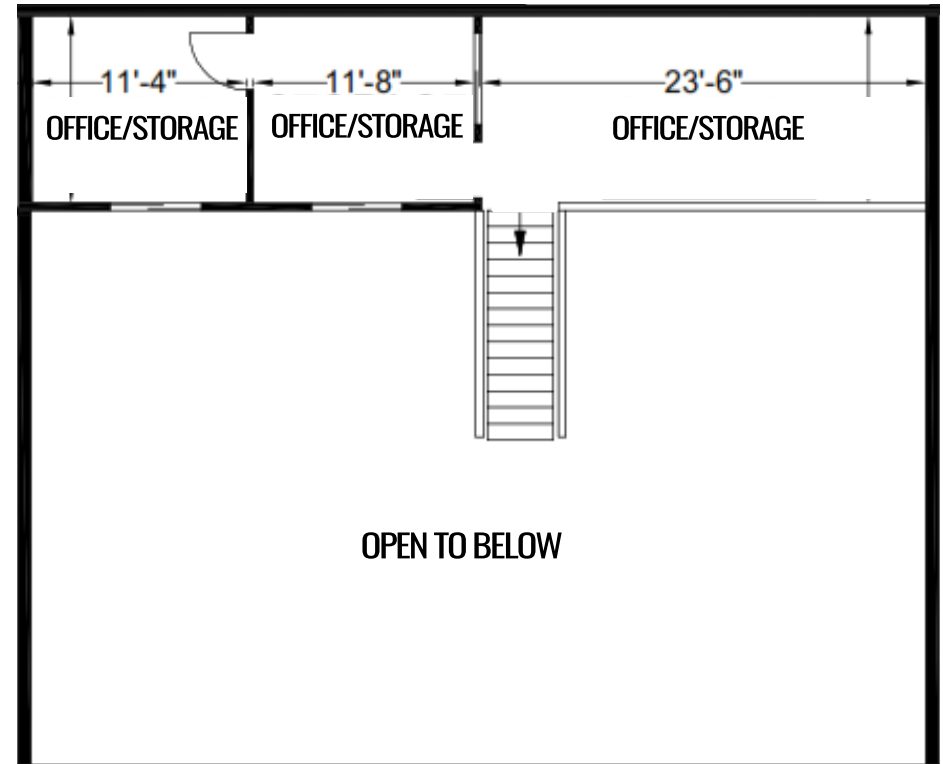
Occupancy: 30 Days Notice

Lease Rate & Showing Instructions: Contact Agent

1ST FLOOR



2ND FLOOR - MEZZANINE



AVAILABILITY

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

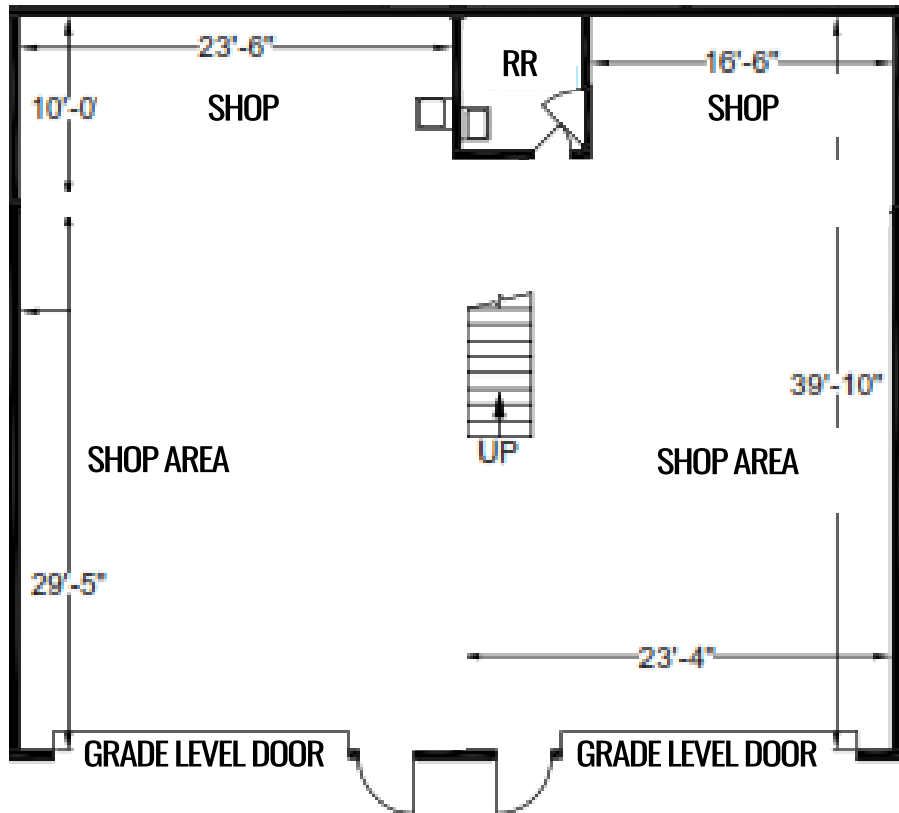
Reserved Parking: 5 Spaces Included

- Contiguous with Suite 7 for +/- 4,964 SF
- Two 16' W x 12' H Grade Level Roll-Up Doors, Office, Mezzanine, Restroom, Former Smog Shop

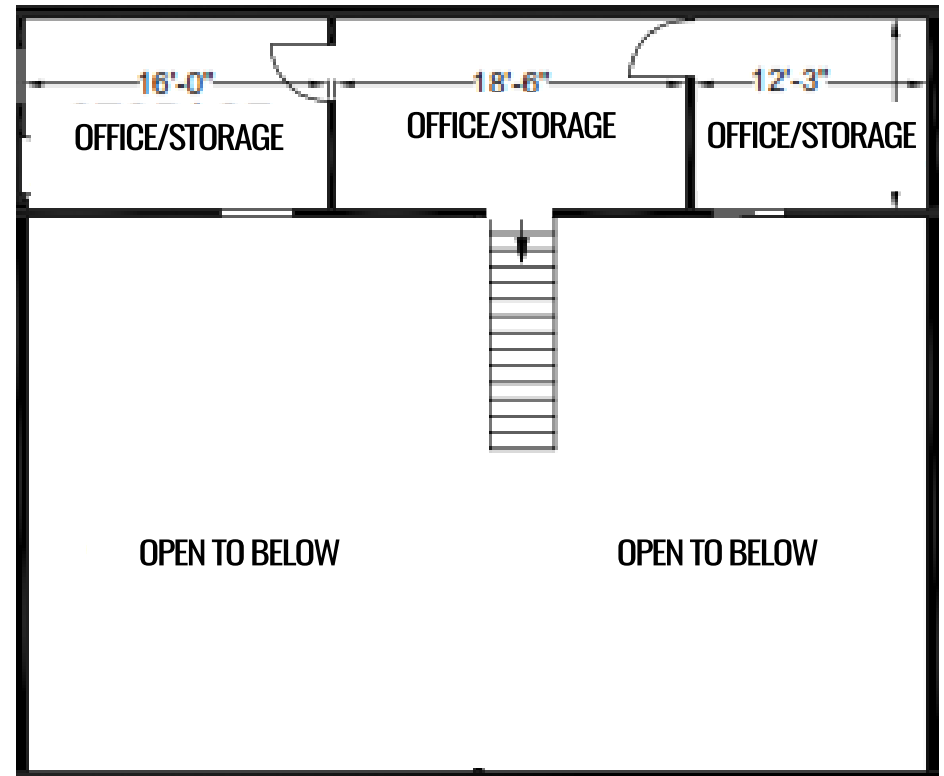
Occupancy: Vacant

Lease Rate & Showing Instructions: Contact Agent

1ST FLOOR

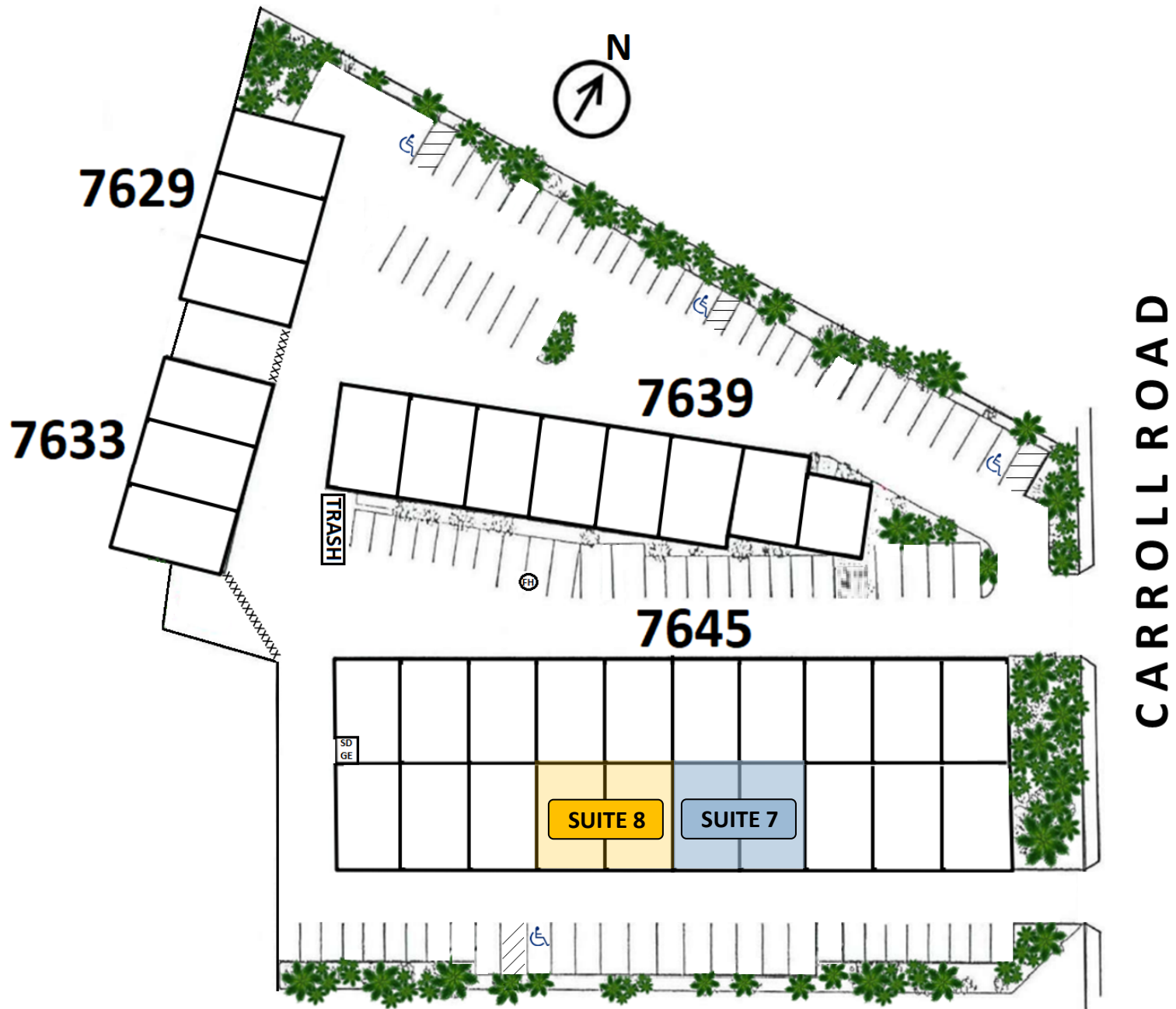


2ND FLOOR - MEZZANINE



SUITE 8 PHOTOS





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

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

Legacy Brewing
Tap and Kitchen

San Diego Wine
& Beer Co.

Natsumi Sushi
& Seafood Buffet

Sushi Buffet
Kebabish



Miramar Road

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