

PLAZA AT CARROLL CENTRE

9888 Carroll Centre Road, Suite 225, San Diego, CA 92126



FOR SALE

± 1,679 SF Office Condo in Miramar

Divisible to Two Suites | Garden-Style Setting | Central Location

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PROPERTY DETAILS

PROPERTY NAME	Plaza at Carroll Centre
AVAILABILITY	Suite 225 : ± 1,679 RSF Office Condominium
FEATURES	<ul style="list-style-type: none">• Window-Lined Offices Providing Natural Lighting• One Reserved Parking Space• New Private Security System with 24 Hour Access• Suite Can Be Connected to Water• Common Area Restrooms on Both Floors• Elevator Served
BUILDING SIZE	± 52,421 SF Two-Story Building
APN#	341-330-28-38
ZONING	IL-2-1 (City of San Diego), Professional & Medical Uses Allowed
VISIBILITY	Monument Signage Available
SALE PRICE	\$629,625 (\$375/SF)



Beautiful Atrium with Campus Like Setting and Courtyard



Easy Freeway Access to I-15 via Carroll Canyon & Miramar Rd



Renovated in 2015
Built in 1985



Ample Parking: 4 Per 1,000 SF
185 Total Spaces



Close Proximity to an Abundance of Restaurants on Mira Mesa Blvd

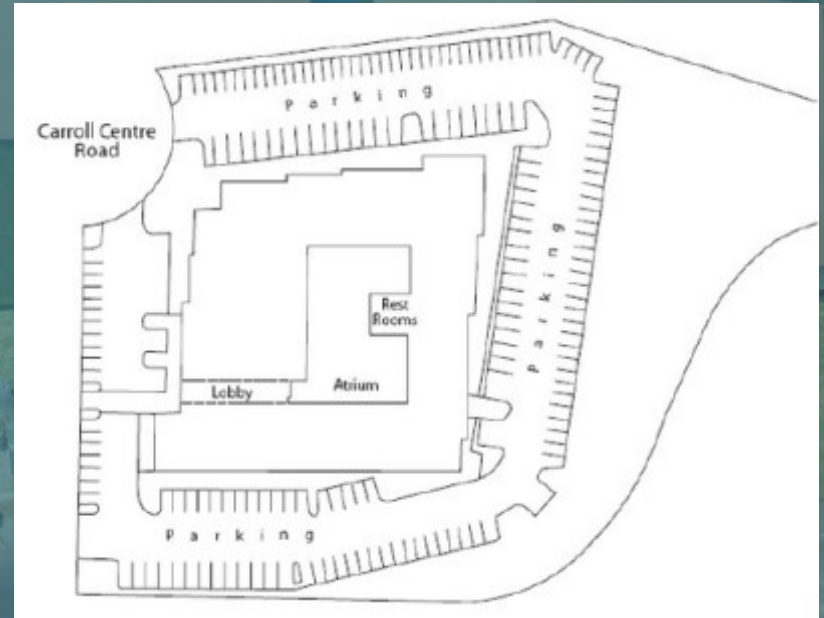
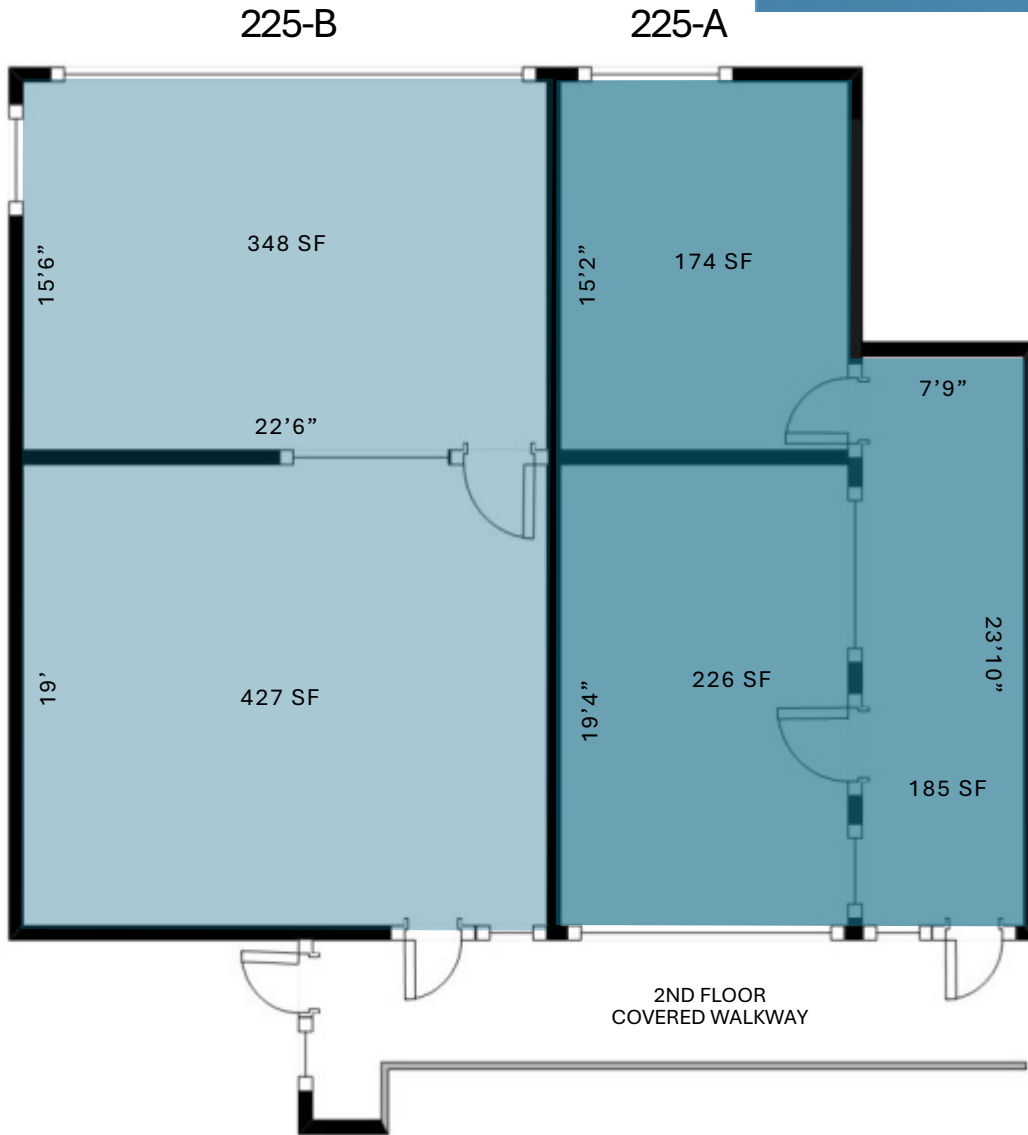


SUITE 225

± 1,679 SF Office Suite

Suite is currently divided for two tenants, providing buyer option to lease the second suite for extra income.

HOA fees: \$711 per month



Site Plan & Floor Plan Are Not Fit to Scale; For Reference Purposes Only

SUITE INTERIOR PHOTOS

225-A

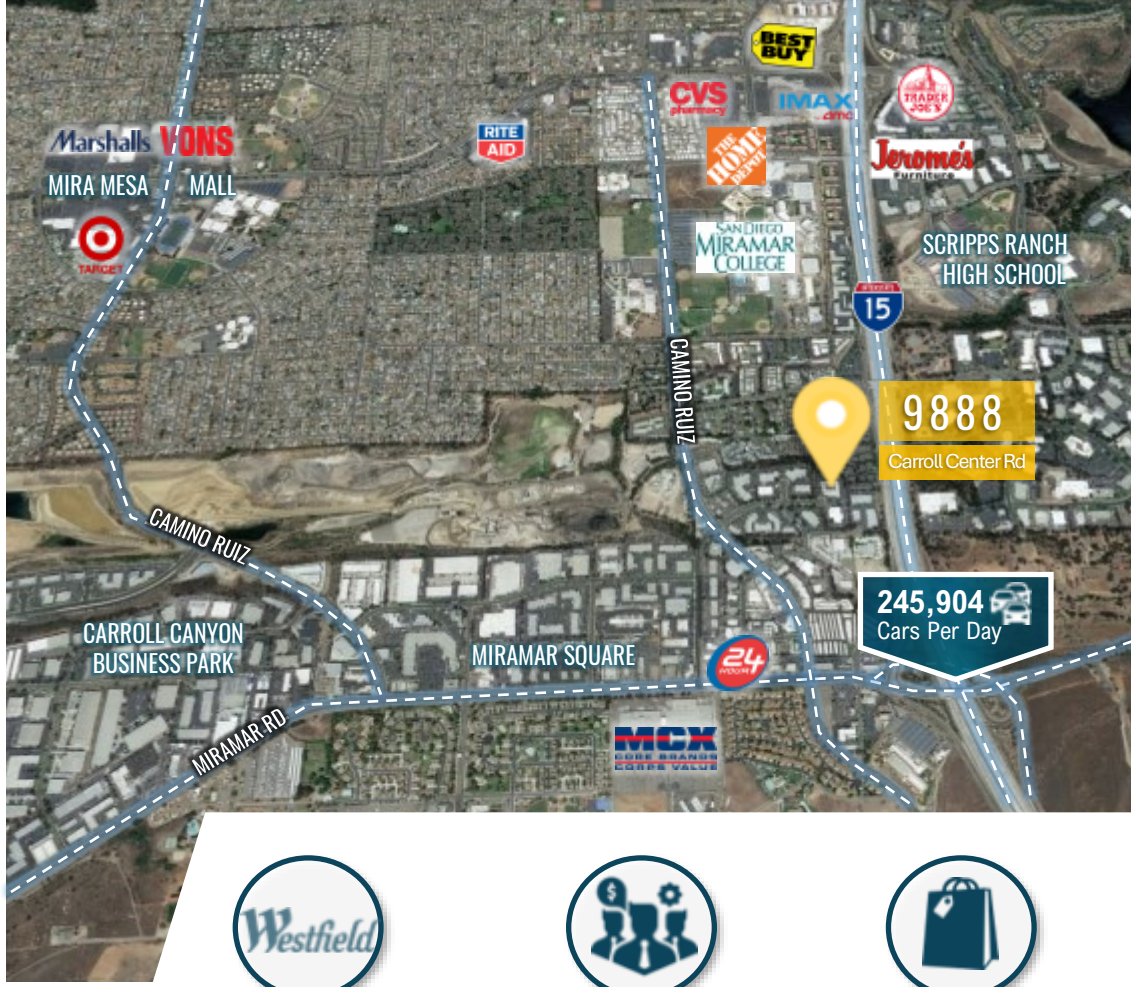


225-B



DEMOGRAPHICS

9888 CARROLL CENTRE ROAD	1 mile	3 mile	5 mile
POPULATION			
Total Population (2024)	19,893	102,281	179,651
Total Population (2029)	19,917	101,432	177,963
Average Age	29.2	36.9	38.7
INCOME			
Average Household Income (2024)	\$100,833	\$141,851	\$152,382
Total Businesses	1,531	5,523	13,592
Total Employees	12,855	51,166	129,014
HOUSEHOLDS			
Owner Occupied	1,967	18,513	36,695
Renter Occupied	3,412	14,207	22,474
Total Households	5,343	33,011	59,779



10
MINUTES
Westfield UTC



12
MINUTES
Sorrento Valley



14
MINUTES
Mission Valley



20
MINUTES
Downtown



20
MINUTES
Beaches



22
MINUTES
North County

Area Amenities



Logos for: Michaels, L&L Hawaiian Barbecue, Chipotle Mexican Grill, Panda Express Chinese Kitchen, SPROUTS FARMERS MARKET, CRAB HUT, GOTEK, Little Sakana, Marshalls, ROBEBKS, RED LOBSTER, and Little Sakana.

Logos for: THE HOME DEPOT, Starbucks, Jack in the Box, BEST BUY, Barnes & Noble, Islands Fine Burgers & Drinks, CVS, ON THE BORDER, and IN-N-OUT BURGER.

Logos for: Urbane Cafe, PHO KITCHEN, Donut Touch, Nanays Best BBQ, UPS, and Charmin.

Logos for: Walgreens, Carib Jr., IHOP, the 99 store, Starbucks, and Jollibee.

Logos for: Chick-fil-A, Subway, On a Roll Cafe, and Rubio's FRESH MEXICAN GRILL.

Logos for: Target, SAYULIZAS, Max's, and Pizza Hut.

Logos for: Carib Jr., McDonald's, Dixiel, Taco Bell, BETTER BUZZ, natsumi, Denny's, Rigoberto's TACO SHOP, and PIZZA JOINT.

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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.

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