



**±975 - ±3,084 SF OWNER/USER
OFFICE CONDOMINIUMS FOR SALE**



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Voit
REAL ESTATE SERVICES

RARE OWNER/USER OPPORTUNITY

9888 Carroll Centre Road offers a three unit office condominium for sale in the highly desirable I-15 corridor. These units provide an extremely rare owner / user opportunity that is centrally located in the heart of San Diego.

The offering provides for flexible size ranges for office condos that can be delivered from 975 SF - 3,084 SF

SUITES 233-235
±3,084 SF
\$1,465,000 (\$475/SF)

SUITES 233-234
±2,109 SF
\$1,000,000 (\$475/SF)

SUITE 235
±975 SF
\$465,000 (\$475/SF)





PROPERTY DETAILS

\$1,465,000
ASKING PRICE

\$475/SF
PRICE/SF

52,425 SF
TOTAL BUILDING SIZE

±975 - ±3,084 SF
AVAILABLE CONDO SIZE

233 - 235
SUITES AVAILABLE

3.04 AC
LOT SIZE

1987/2015
YEAR BUILT/RENOVATED

4.00/1,000 SF
PARKING RATIO

TWO
OF STORIES



PROPERTY FEATURES

- » Three Office Condominiums for Sale
 - » Suites 233, 234, 235 totaling ±3,084 SF
- » Professionally Zoned for Office and Medical Uses
- » Immediate Access to the I-15 Freeway
- » Prime Location in the Highly Desirable Miramar Submarket & Adjacent to Heart of San Diego's Biotech Cluster & I-805
- » Premier Owner Occupied Project Consisting of Existing Office & Medical Uses
- » Monument Signage Available
- » Reserved & Visitor Parking Available
- » Extensive Retail Amenities For Dining and Shopping in Close Proximity





SUITES 233/234/235



SUITE	SQUARE FEET	PRICE
235	±975 SF	\$465,000 (\$475 PSF)
233-234	±2,109 SF	\$1,000,000 (475 PSF)
233-235	±3,084 SF	\$1,465,000 (\$475 PSF)



OPTION 1

SUITES 233-235

FEATURES

- » ±975-±3,084 SF office condominium for sale
- » Flexible size ranges deliverable
- » Expansive window line
- » Tremendous courtyard facing views
- » Dedicated private & secure common area hallway
- » Modernized high-end Class A level improvements
- » Private three unit configuration with no shared walls
- » Dedicated reception work area
- » One (1) conference room
- » Eight (8) private offices
- » Break room



OPTION 2

SUITES 233-234



OPTION 3

SUITE 235





ABOUT MIRAMAR

Miramar is a neighborhood in the northern part of the city of San Diego, California, United States. It includes residential areas and commercial and light industrial districts.

Miramar is home to the Marine Corps Air Station. An installation the is home to the 3rd Marine Aircraft Wing, which is the aviation element of the 1st Marine Expeditionary Force.

The Miramar submarket consists of approximately 14 million square feet of distribution, warehouse, office, and Miramar Road frontage retail related space. Miramar is one of San Diego County's most recognized real estate markets due in part to its central location, size, and traditional industrial characteristics. This market historically maintains one of the highest occupancy rates in the county.

ABOUT SCRIPPS RANCH

Scripps Ranch is a community of San Diego, California in the northeastern part of that city. It is located east of Interstate 15, north of Marine Corps Air Station Miramar, and south of Poway.

Scripps Ranch is a coastal/inland bedroom community within the City of San Diego. Miramar Reservoir is located within Scripps Ranch and offers recreational boating and fishing. A feature of Scripps Ranch is its landscaping, which includes many mature eucalyptus trees that are most apparent along Pomerado Road.

Scripps Ranch is a vibrant city that offers a fantastic quality of life and a strong sense of community. With its beautiful surroundings, excellent schools, and abundant amenities

I-15 CORRIDOR

Route 15, consisting of the contiguous segments of State Route 15 and Interstate 15, is a major north–south state highway and Interstate Highway in the state of California, connecting San Bernardino, Riverside, and San Diego Counties. The route consists of the southernmost 289.24 miles of I-15, which extends north through Nevada, Arizona, Utah, Idaho, and Montana to the Canada–US border. It is a major thoroughfare for traffic between San Diego and the Inland Empire, as well as between Southern California, and Nevada.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	13,869	103,812	178,985
Households	5,130	33,764	60,193
Median Household Income	\$83,414	\$122,144	\$133,462
Median Home Value	\$596,373	\$801,591	\$871,954
Median Year Built	1978	1985	1987



9888

COMPUONE

U Beauty by Dr. Tess



HỘI THẠNH TIN LÀNH NORTH SAN DIEGO
Vietnamese Community Center of North San Diego
11000 San Diego Ave. • Tel: 951-207-7588



BAGULA RESOLUTION CENTER
3440 San Diego Ave. • Tel: 951-207-7588



SCPC
San Diego Chinese Psychiatric Center

John O. Clune, Esq.
Seth B. Bobroff, Esq.

U Beauty Life Center



Tracy Wutzke, Psy.D.

LUCY PEARL BRIDAL

SMP SOUTHERN MESA
DENTISTRY



BOSTON DENTAL

San Diego Chinese
Cultural Association

Angel
Technology Angel Corporation

NEAL PHAM
DENTAL & IMPLANTS

CK Chiropractic Center

meijun

REY YABANAG

Regional

Nimmi Shine Dental Group
Implant Center

ClearInsight Psychiatry, Inc.

GUY LEVY
LAW

ASL Technologies Inc.

MediaStop

AT TARD

MO JABER
ENTERTAINMENT



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