

A NEW ERA IN SCRIPPS RANCH

# SCRIPPS PLAZA

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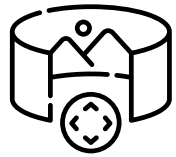
Jones Lang LaSalle Brokerage, Inc.  
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10680

10680

# PROJECT HIGHLIGHTS



CLICK HERE TO TOUR THE PROJECT

**SCRIPPS PLAZA**

- Unparalleled freeway visibility
- Building signage available
- Central location with quick freeway access
- Walking distance to amenities including Trader Joe's, Board & Brew, Kappa Sushi, Everbowl, Himalayan Grill, Gyu-Kaku Japanese BBQ & Filippie's Pizza Grotto
- Up to 4.0/1,000 parking ratio - highest parking ratio in Scripps Ranch
- Large, efficient floorplates
- Panoramic views to the ocean
- Class A and Class B lease opportunities



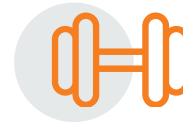
## EXPANSIVE PLAZA

Excellent outdoor gathering areas



## MODERN LOBBIES

High-end hotel style finishes



## ONSITE

Gym



## FRESH LANDSCAPING

Drought tolerant, modern plants



## STYLISH ENTRY ELEMENTS

Cutting edge architecture



## UNPARALLELED SIGNAGE

Great visibility



## CREATIVE OFFICE SPEC SUITES

Open floorplates

# PROJECT AVAILABILITY

## 10680 TREENA STREET

**SUITE 201** 2ND FLOOR | 4,366 SF  
Asking Rate: \$2.85 +Elec

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**SUITE 210** 2ND FLOOR | 5,288 SF  
Asking Rate: \$2.85 +Elec

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**SUITE 250** 2ND FLOOR | 5,430 SF  
Asking Rate: \$2.85 +Elec

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**SUITE 310** 3RD FLOOR | 6,413 SF  
Asking Rate: \$2.85 +Elec

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**SUITE 320** 3RD FLOOR | 5,727 SF  
Asking Rate: \$2.85 +Elec

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**SUITE 330** 3RD FLOOR | 4,854 SF  
Asking Rate: \$2.85 +Elec

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**SUITE 400** 4TH FLOOR | 8,357 SF  
Asking Rate: \$2.85 +Elec

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**SUITE 520** 5TH FLOOR | 4,442 SF  
Asking Rate: \$2.85 +Elec

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## 10650 TREENA STREET

**SUITE 100** 1ST FLOOR | 1,409 SF  
Asking Rate: \$2.35 +Elec  
Available March 2025

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**SUITE 204** 2ND FLOOR | 8,695 SF  
Asking Rate: \$2.35 +Elec

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**SUITE 212** 2ND FLOOR | 1,289 SF  
Asking Rate: \$2.35 +Elec

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**SUITE 301** 3RD FLOOR | 4,978 SF  
Asking Rate: \$2.35 +Elec  
Available March 2025

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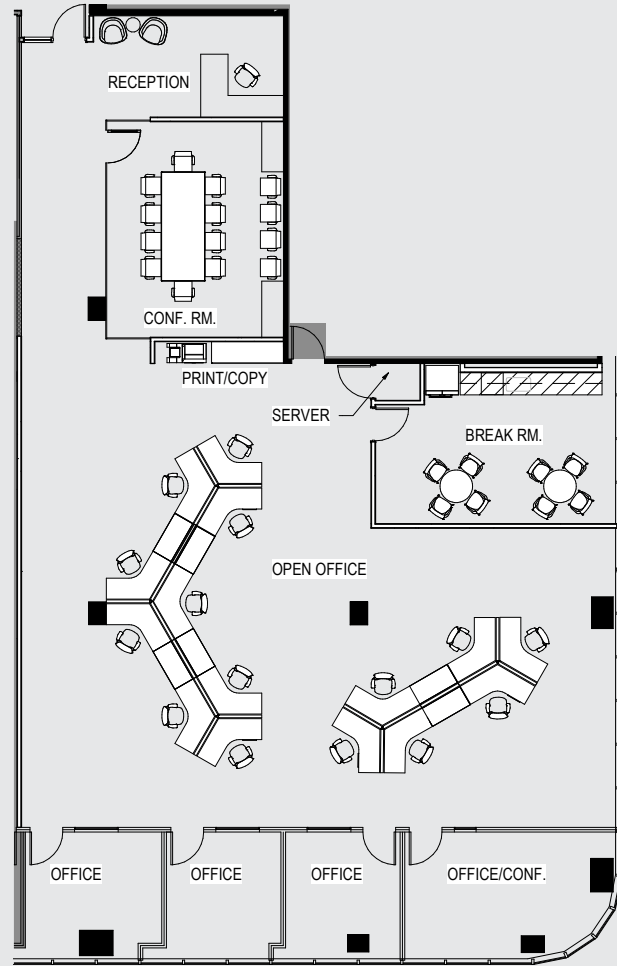
**SUITE 307** 3RD FLOOR | 1,809 SF  
Asking Rate: \$2.35 +Elec

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**SUITE 310** 3RD FLOOR | 2,950 SF  
Asking Rate: \$2.35 +Elec

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Suite 201 - 4,366 SF



potential to come with FF&E



# FLOOR PLAN

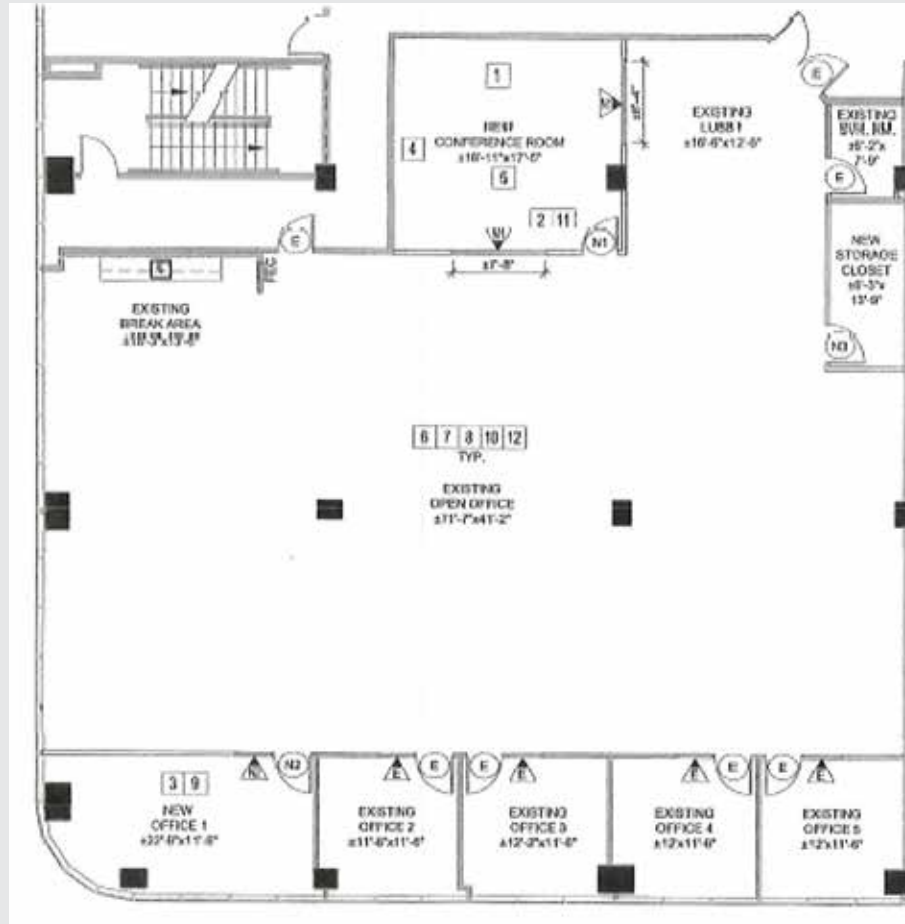


10680 TREENA STREET | SECOND FLOOR

# Suite 210 - 5,288 SF



[CLICK HERE TO SUITE 210](#)



# FLOOR PLAN

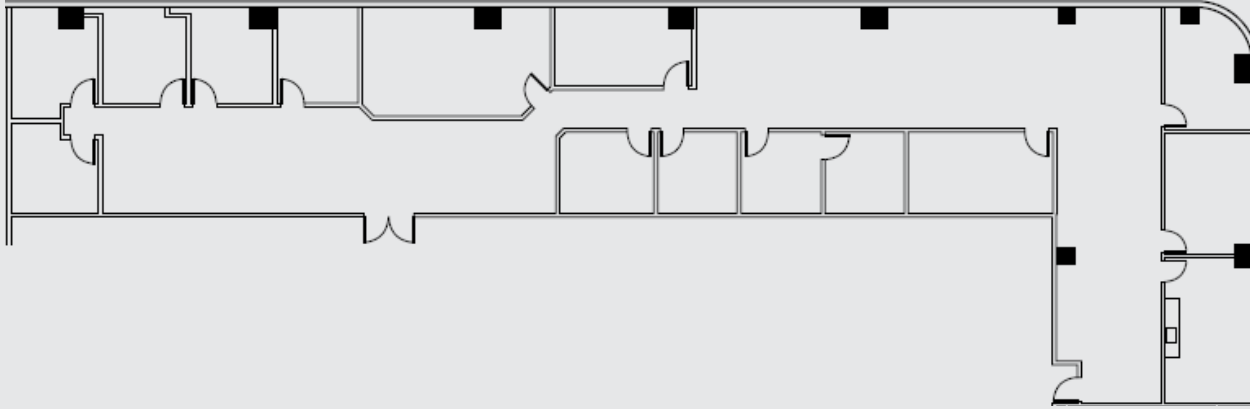


10680 TREENA STREET | SECOND FLOOR

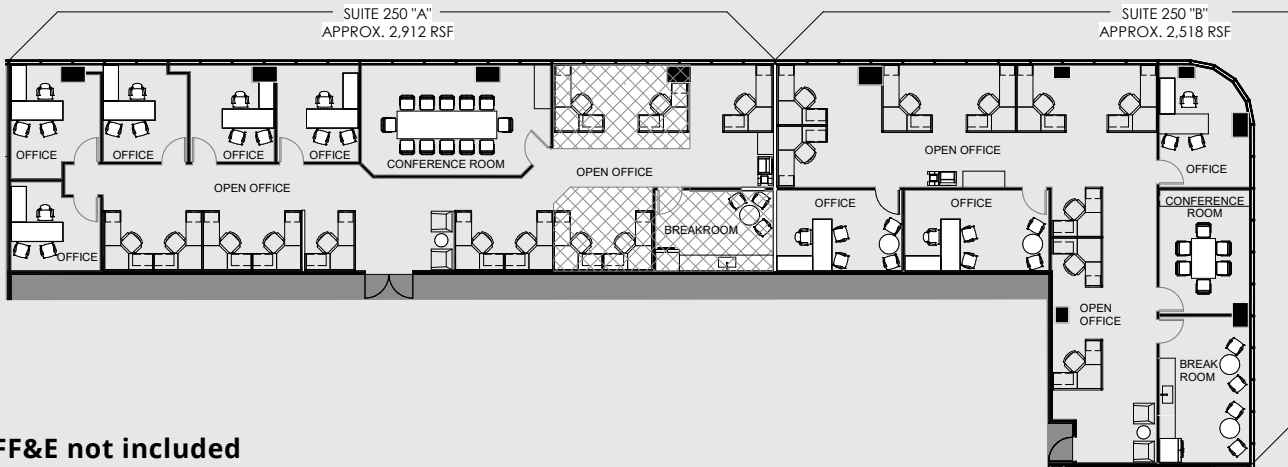
Suite 250 - 5,430 SF



[CLICK HERE TO SUITE 250](#)



### Hypothetical Demising Plans



# FLOOR PLAN



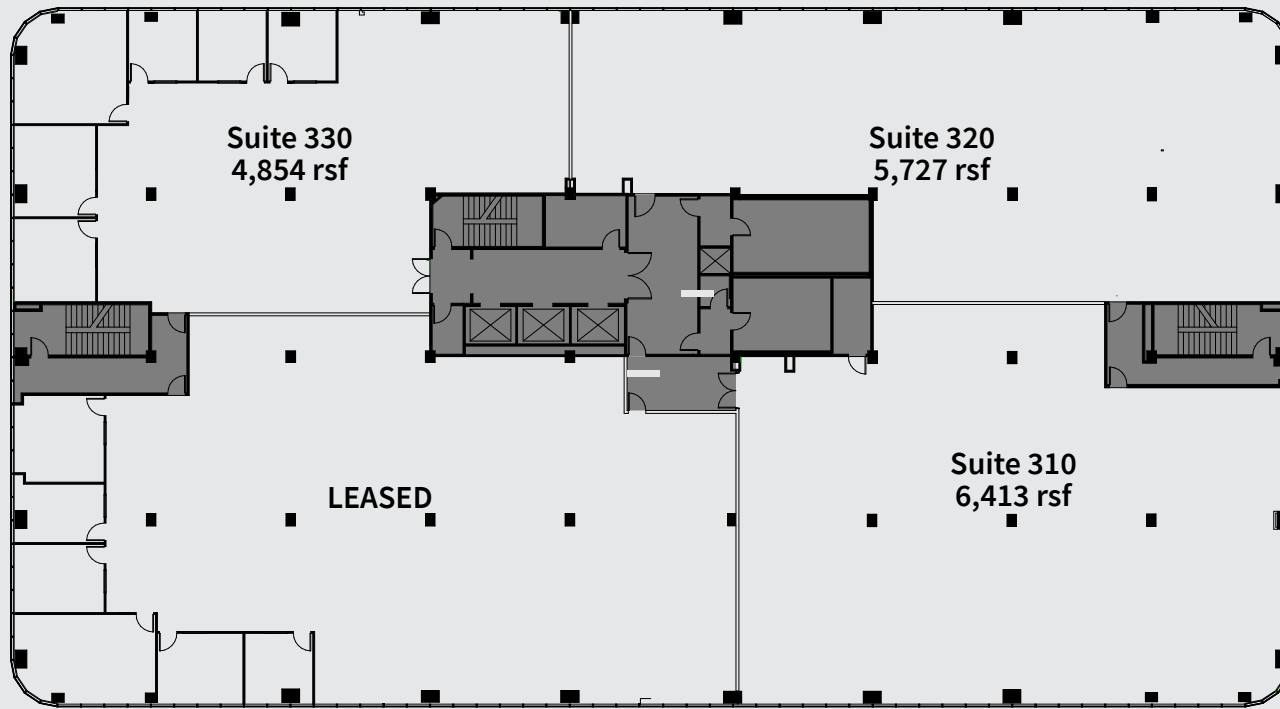
10680 TREENA STREET | **SECOND FLOOR**

Suite 310\* - 6,413 SF

Suite 320\* - 5,727 SF

Suite 330\* - 4,854 SF

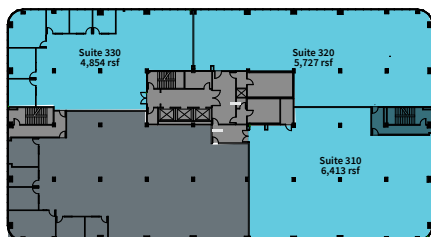
\* Suites are contiguous to ± 17k SF



FF&E not included



# FLOOR PLAN



10680 TREENA STREET | THIRD FLOOR



**Suite 310\*** - 6,413 SF

**Suite 320\*** - 5,727 SF

**Suite 330\*** - 4,854 SF

\*Suites 310 & 320 can be combined to 12,140 SF

\*Suites 320 & 330 can be combined to 10,581 SF

\*All Suites can be combined to ± 17k SF



FF&E not included



# HYPOTHETICAL FLOOR PLAN

10680 TREENA STREET | **THIRD FLOOR**



[CLICK HERE TO SUITE 310 - HYPOTHETICAL PLAN](#)



[CLICK HERE TO SUITE 320 - HYPOTHETICAL PLAN](#)

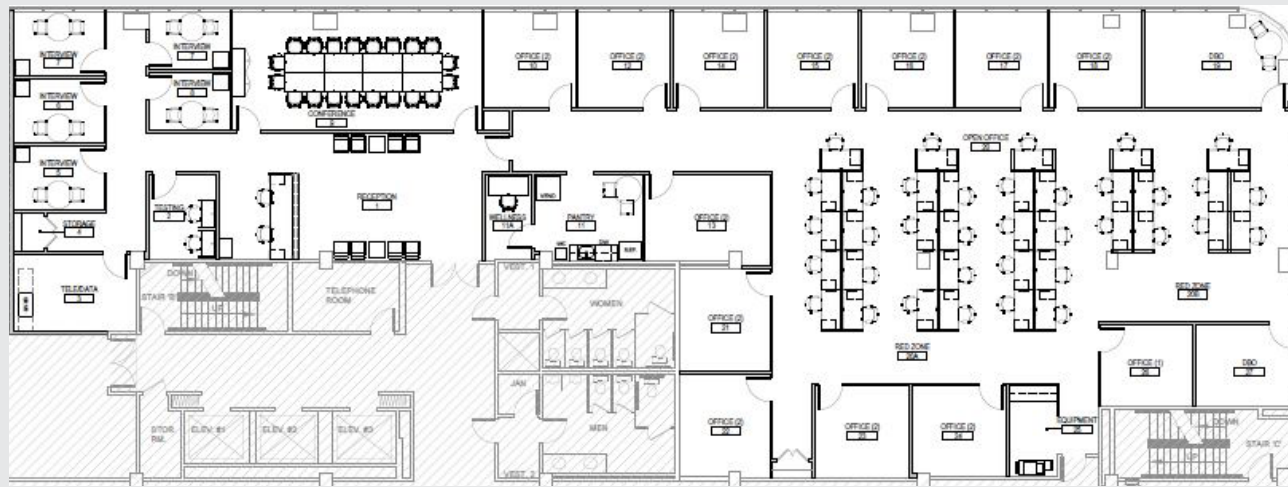


[CLICK HERE TO SUITE 330 - HYPOTHETICAL PLAN](#)

## Suite 400 - 8,357 SF



[CLICK HERE TO SUITE 400](#)



FF&E not included



# FLOOR PLAN

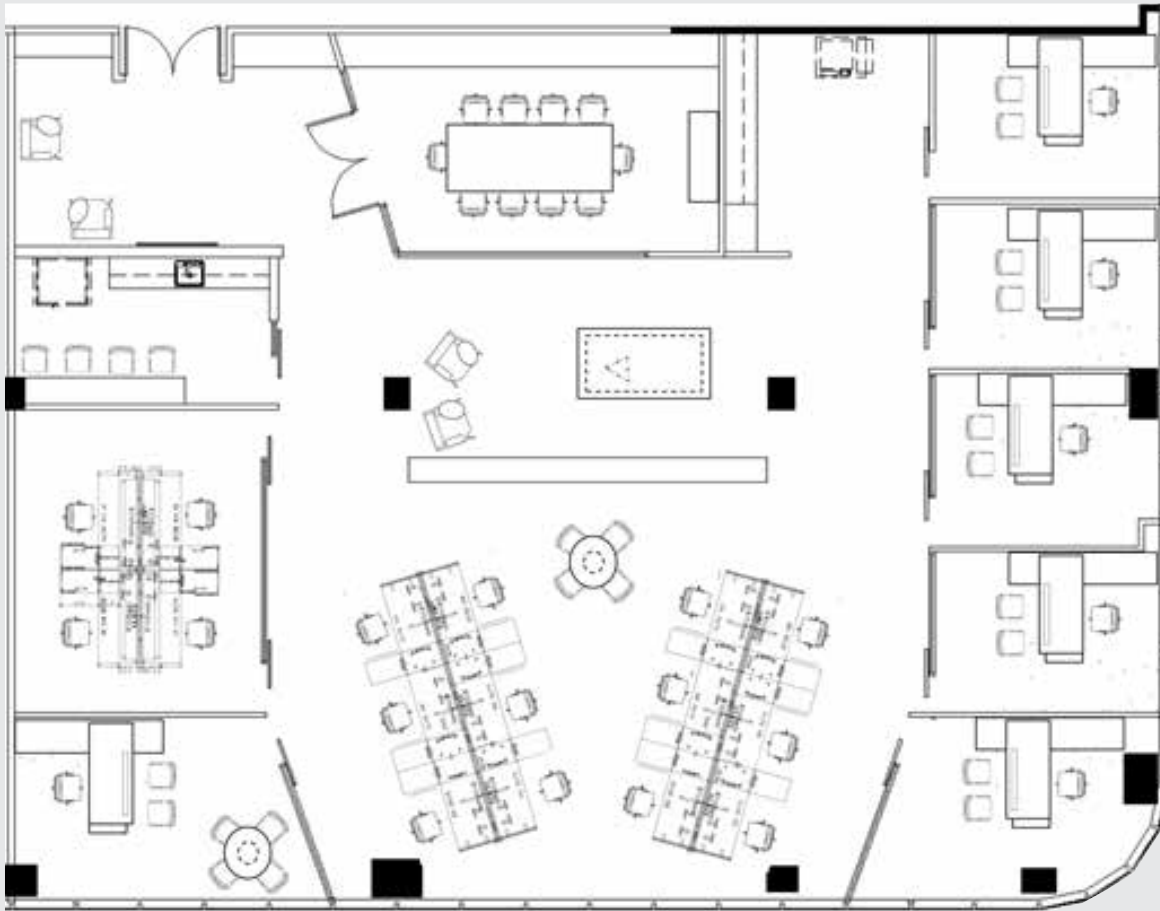


10680 TREENA STREET | **FOURTH FLOOR**

Suite 520 - 4,442 SF



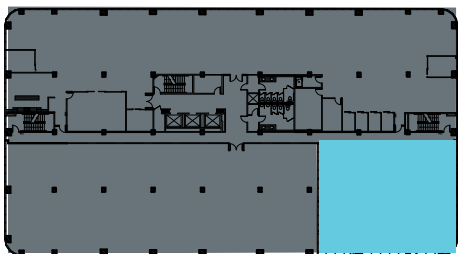
[CLICK HERE TO SUITE 520](#)



FF&E not included

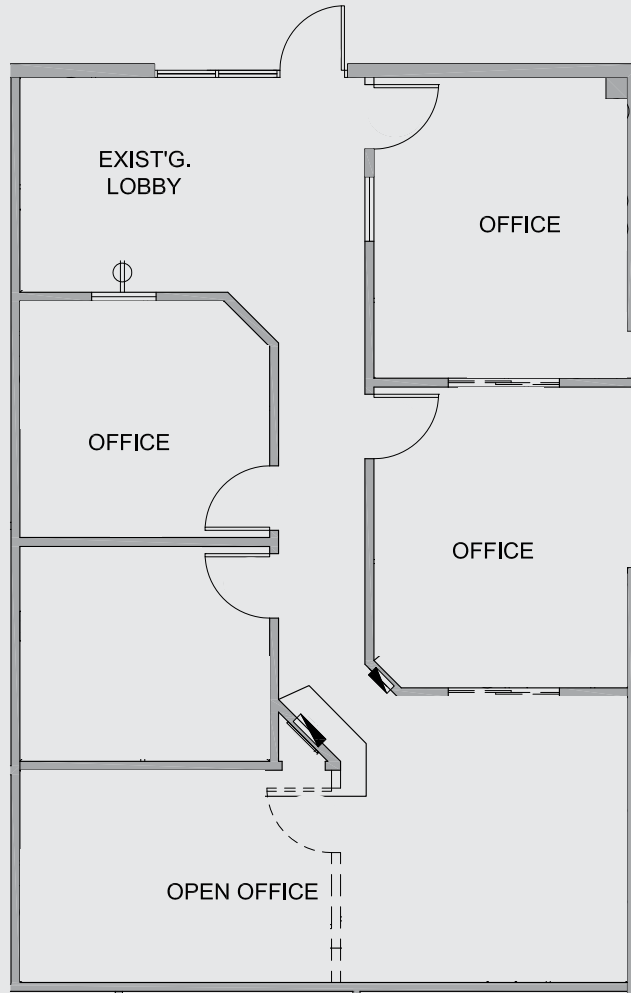


# FLOOR PLAN

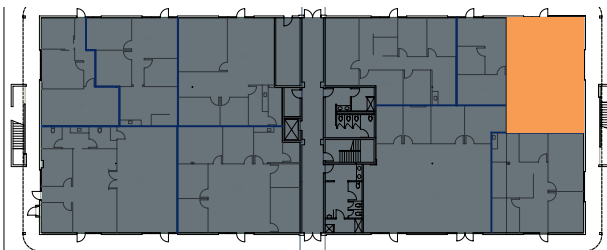


10680 TREENA STREET | **FIFTH FLOOR**

**Suite 100 - 1,409 SF | Available March 2025**

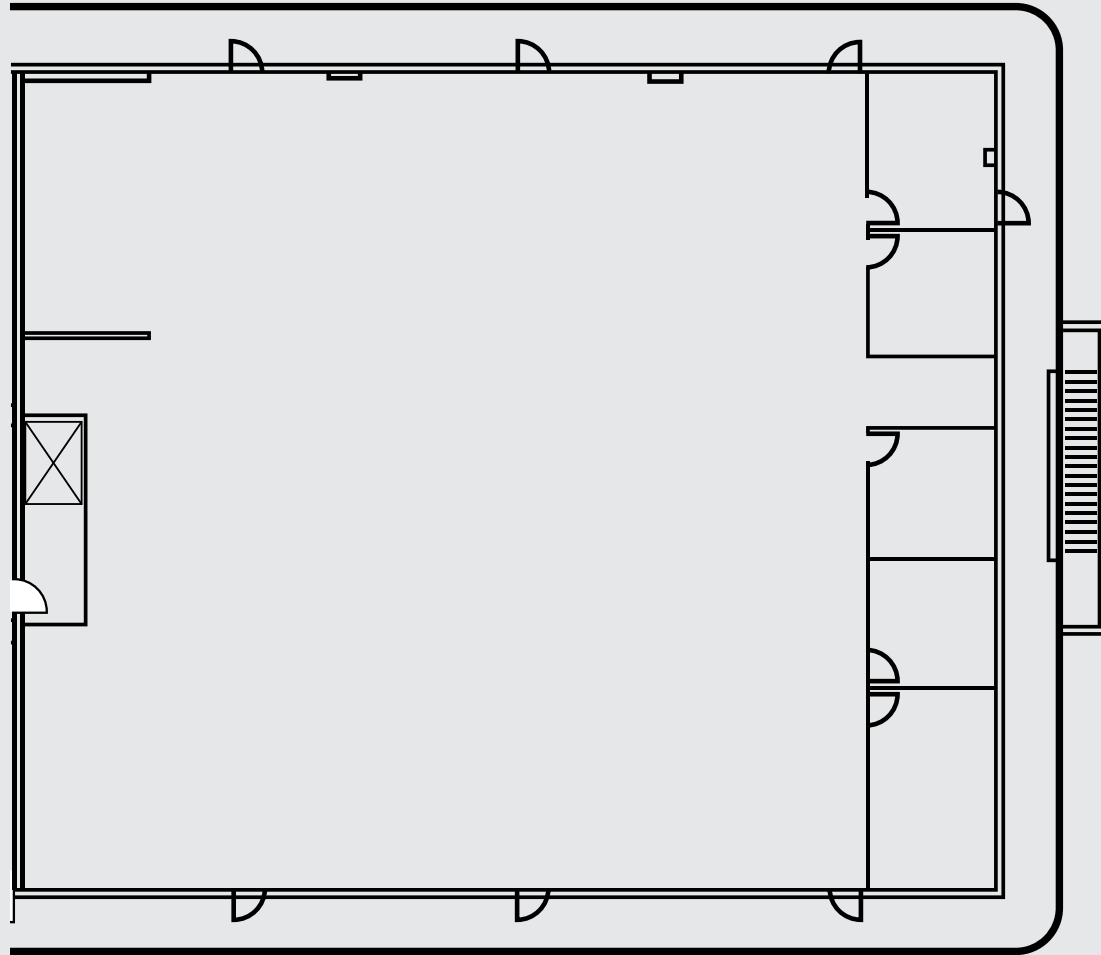


**FLOOR PLAN**

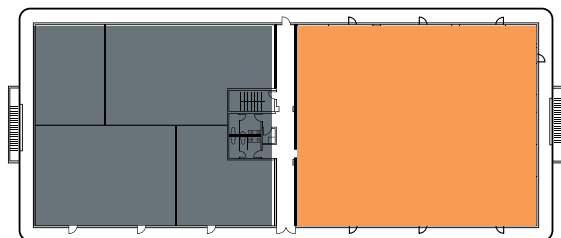


**10650 TREENA STREET | SECOND FLOOR**

Suite 204 - 8,695 SF

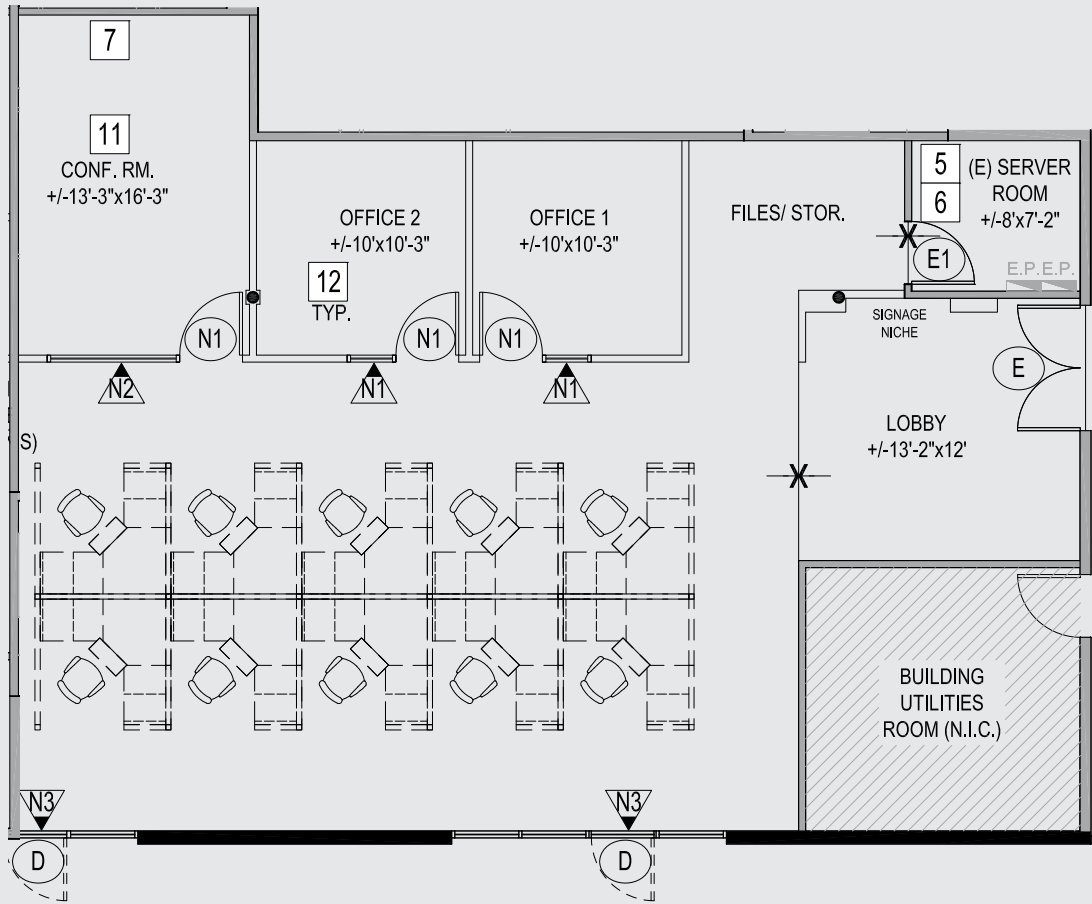


FLOOR PLAN



10650 TREENA STREET | SECOND FLOOR

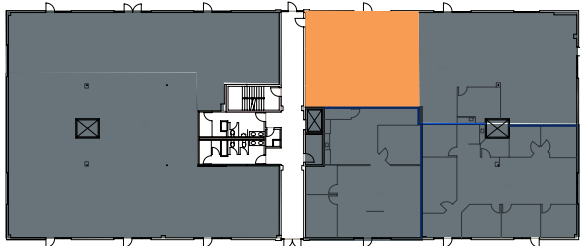
**Suite 307 - 1,809 SF**



FF&E not included

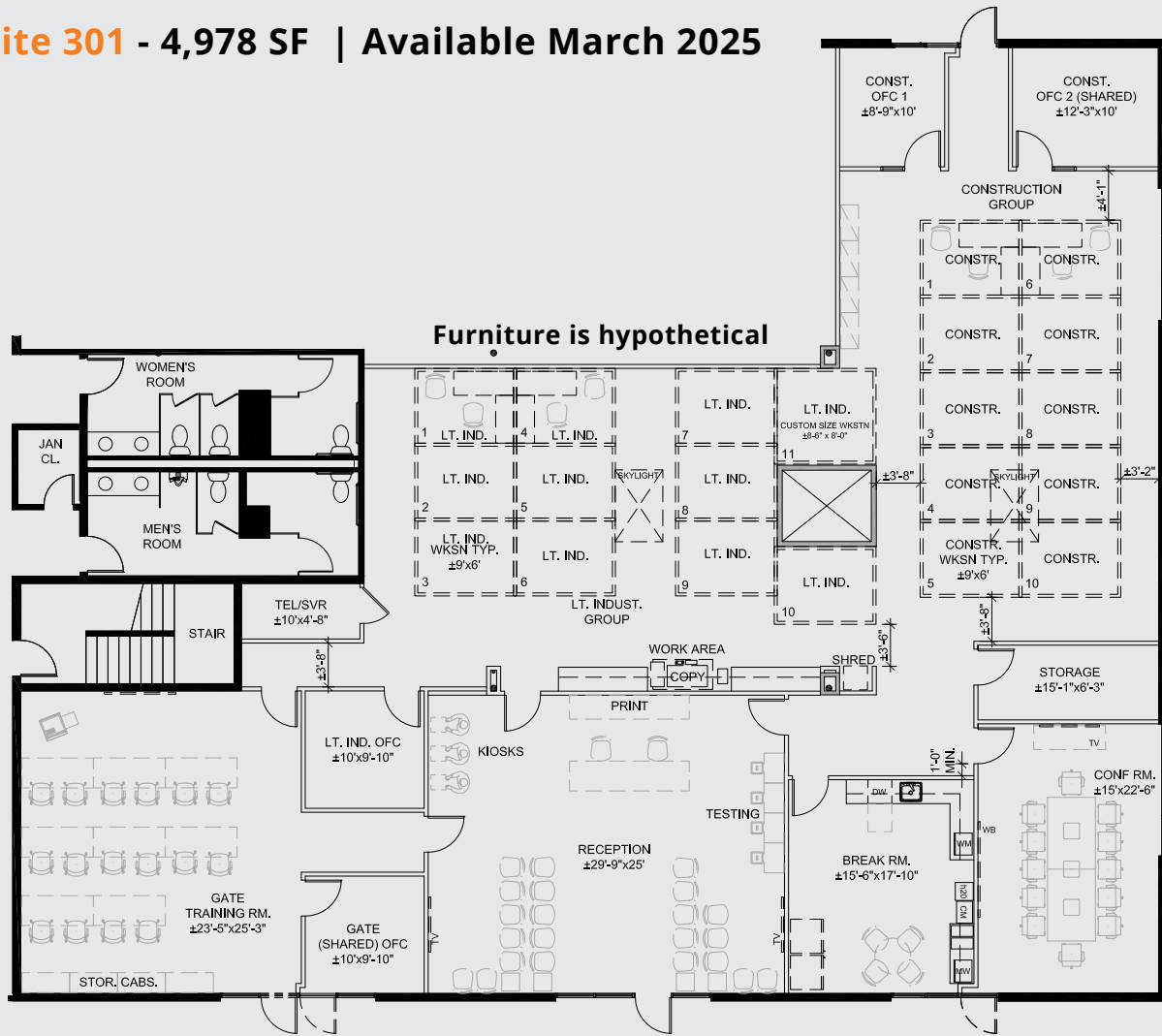


**FLOOR PLAN**



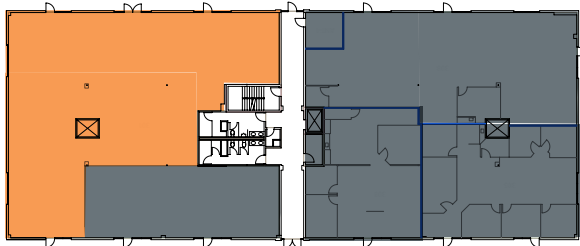
10650 TREENA STREET | **THIRD FLOOR**

**Suite 301 - 4,978 SF | Available March 2025**

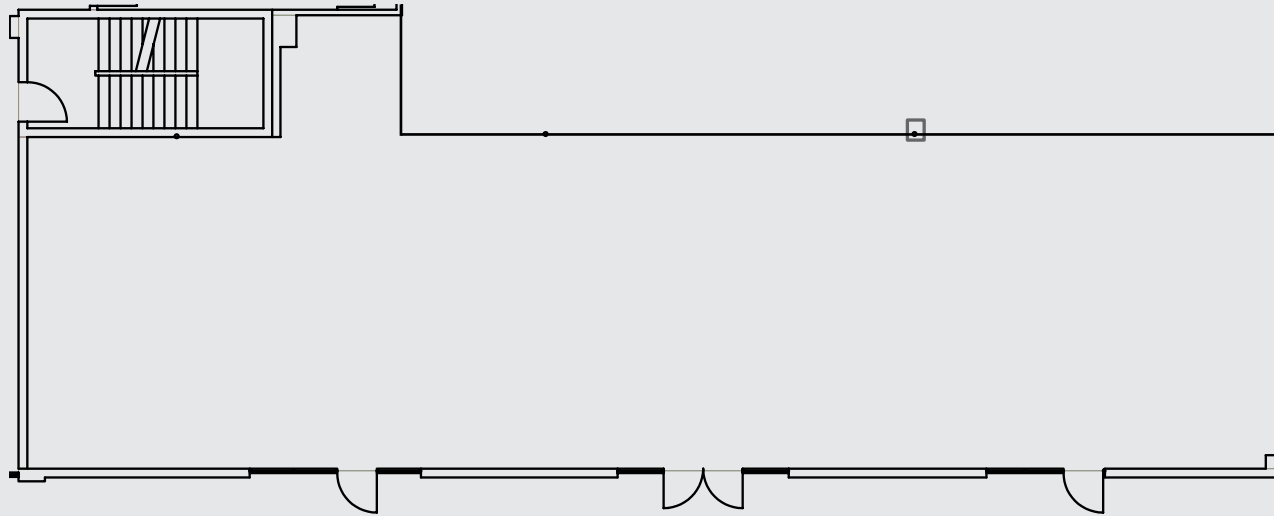


**FLOOR PLAN**

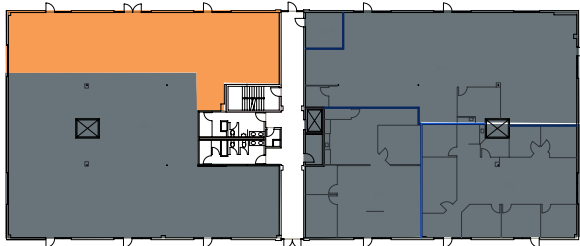
**10650 TREENA STREET | THIRD FLOOR**



**Suite 310 - 2,950 SF**



**FLOOR PLAN**



10650 TREENA STREET | **THIRD FLOOR**



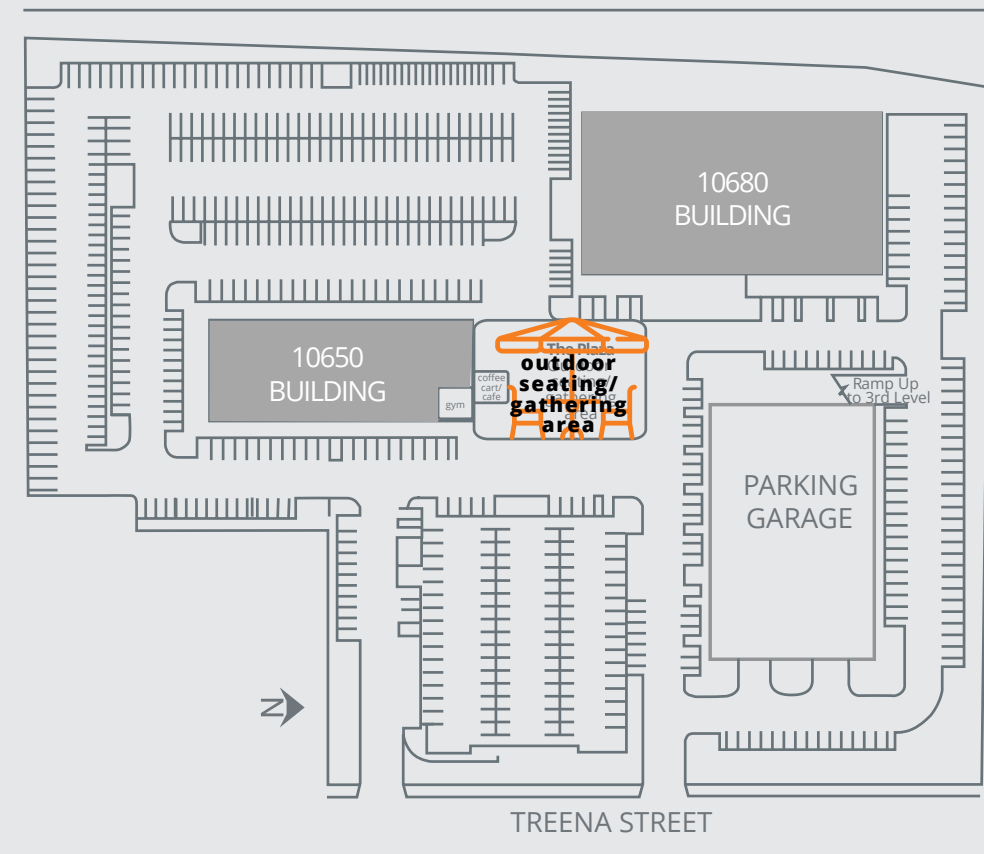
# PROJECT SPECIFICATIONS

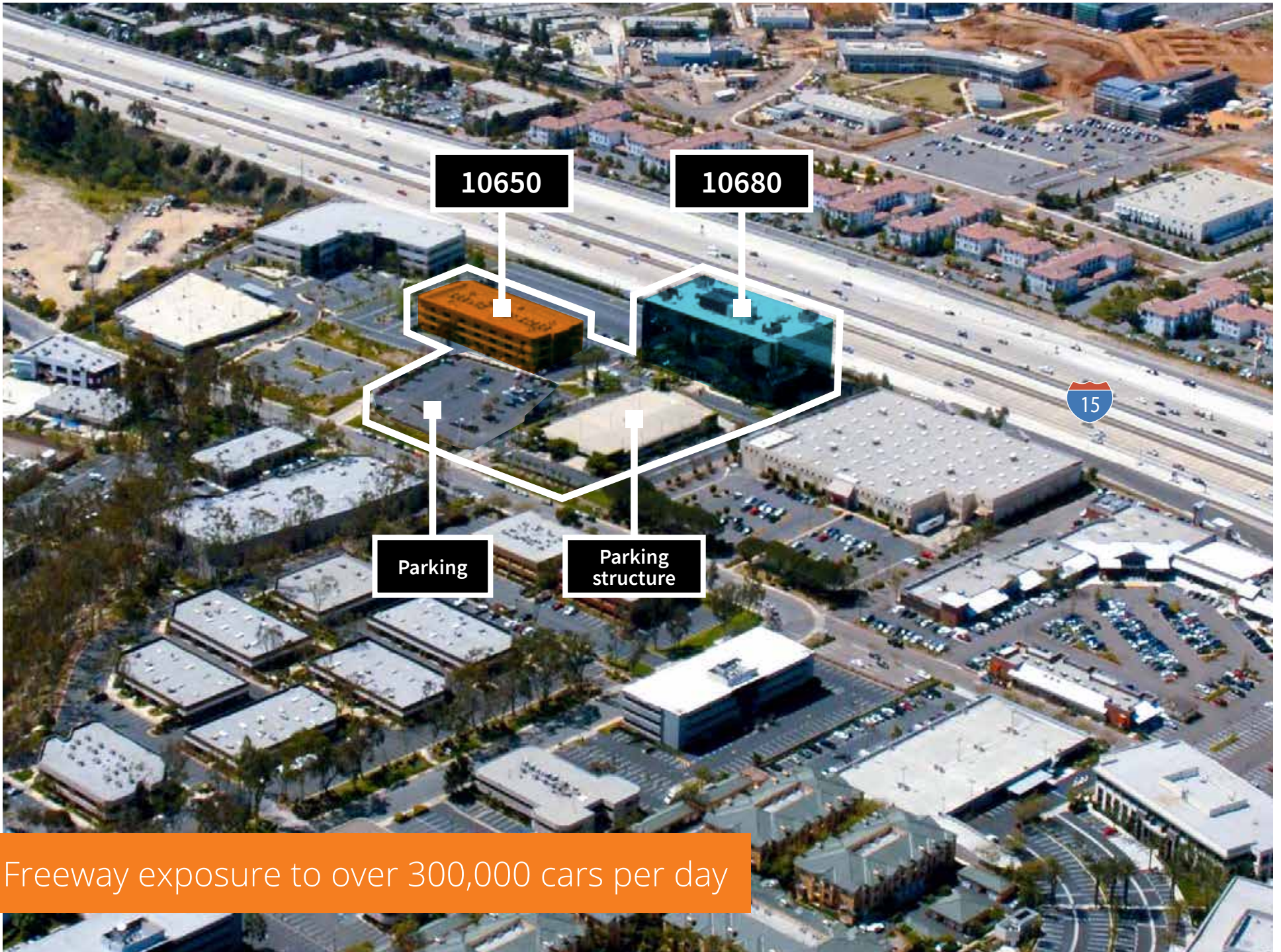
## 10650 & 10680 TREENA STREET

<b>Size</b>	10650   49,679 SF 10680   153,550 SF
<b>Year Built</b>	1985
<b>Zoning</b>	IP-2-1
<b>Average Floorplate</b>	10650   15,700 SF 10680   26,100 SF
<b>Number of Stories</b>	10650   3 10680   6
<b>Ceiling Heights</b>	9' to 10'
<b>Parking</b>	4.0/1,000
<b>Elevators</b>	10650   1 elevator 10680   3 elevators
<b>HVAC</b>	10650   Package units 10680   Cooling tower; water source heat pumps
<b>Internet</b>	Fiber optic service from Cox, AT&T and Time Warner Cable



# SITE PLAN





Freeway exposure to over 300,000 cars per day



- 1 Mira Mesa Marketcenter**
  - Aaron Brothers
  - Albertson's
  - Bank of America ATM
  - Barnes & Noble
  - Bath & Body Works
  - Buca di Beppo
  - AT&T
  - Cold Stone Creamery
  - Daphne's Greek Cuisine
  - Edwards Cinema
  - Home Depot
  - Islands
  - Jamba Juice
  - FedEx/Kinko's
  - CVS
  - Mimi's Café
  - Old Navy
  - On the Border
  - Pat & Oscars
  - Pick Up Stix
  - Rubios
  - Starbucks
  - Togos
- 2 Scripps Mesa Shopping Center**
  - Denny's
  - Golden Crown Chinese
  - Pizza Hut
  - Shozen Barbecue
- 3 Scripps Mesa Retail Center**
  - Play It Again Sports
  - Wells Fargo Financial
- 4 Scripps Retail Plaza**
  - Trader Joe's
  - Board & Brew
  - Kappa Sushi
  - Everbowl
  - Himalayan Grill
  - Gyu-Kaku Japanese BBQ
  - Bruski Burgers & Beer
  - Deli Express
  - Family Dentistry
  - Ichiro Japanese
  - Moon Nails & Spa
  - Scripps Copy & Mail
  - Scripps Medical
  - SR Preschool
  - Super Cuts
  - Value Cleaners
  - Yummy Yogurt
- 5 Ralph's Shopping Center**
  - Applebee's
  - Best Buy
  - Fins
  - In-N-Out
  - Ralph's
  - Starbucks
  - Subway
- 6 Quality Suites Hotel**
- 7 Fillipi's Pizza**

# NEARBY AMENITIES



**Jay Alexander**  
 +1 858 410 1188  
 jay.alexander@jll.com  
 RE license #01019910

**Tim Olson**  
 +1 858 410 1253  
 tim.olson@jll.com  
 RE license #01364117

**Greg Moore**  
 +1 858 410 6367  
 greg.moore@jll.com  
 RE license #02068852

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[scrippsplaza.com](https://scrippsplaza.com)



**Jay Alexander**  
+1 858 410 1188  
[jay.alexander@jll.com](mailto:jay.alexander@jll.com)  
RE license #01019910

**Tim Olson**  
+1 858 410 1253  
[tim.olson@jll.com](mailto:tim.olson@jll.com)  
RE license #01364117

**Greg Moore**  
+1 858 410 6367  
[greg.moore@jll.com](mailto:greg.moore@jll.com)  
RE license #02068852

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