

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

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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



AVAILABILITY

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

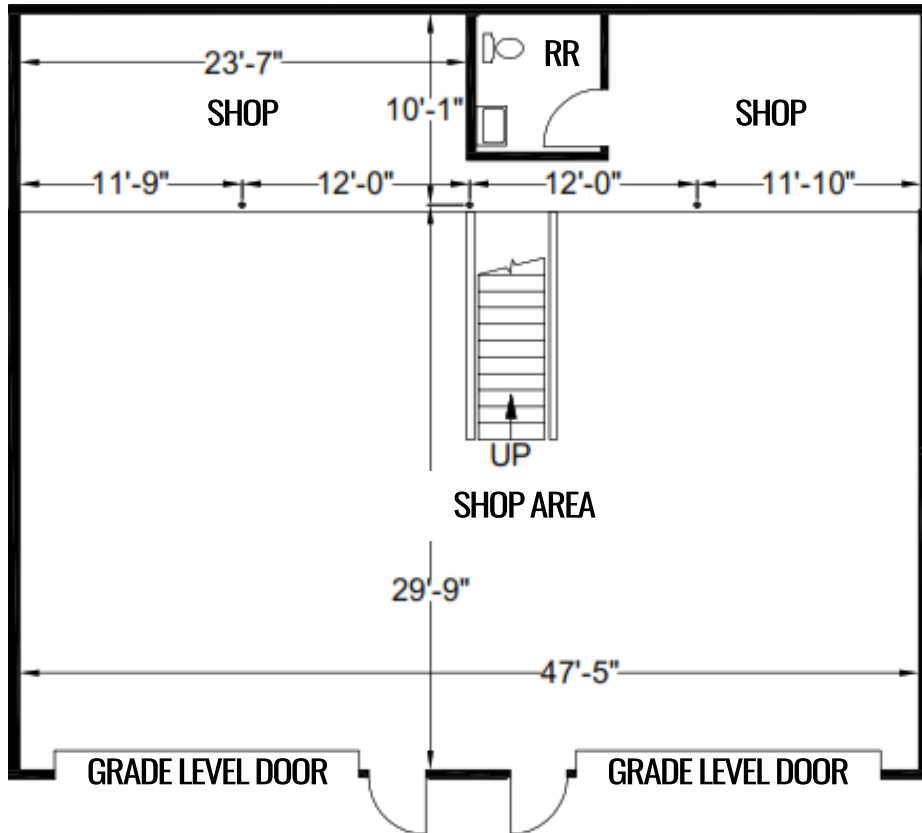
Reserved Parking: 6 Spaces Included

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

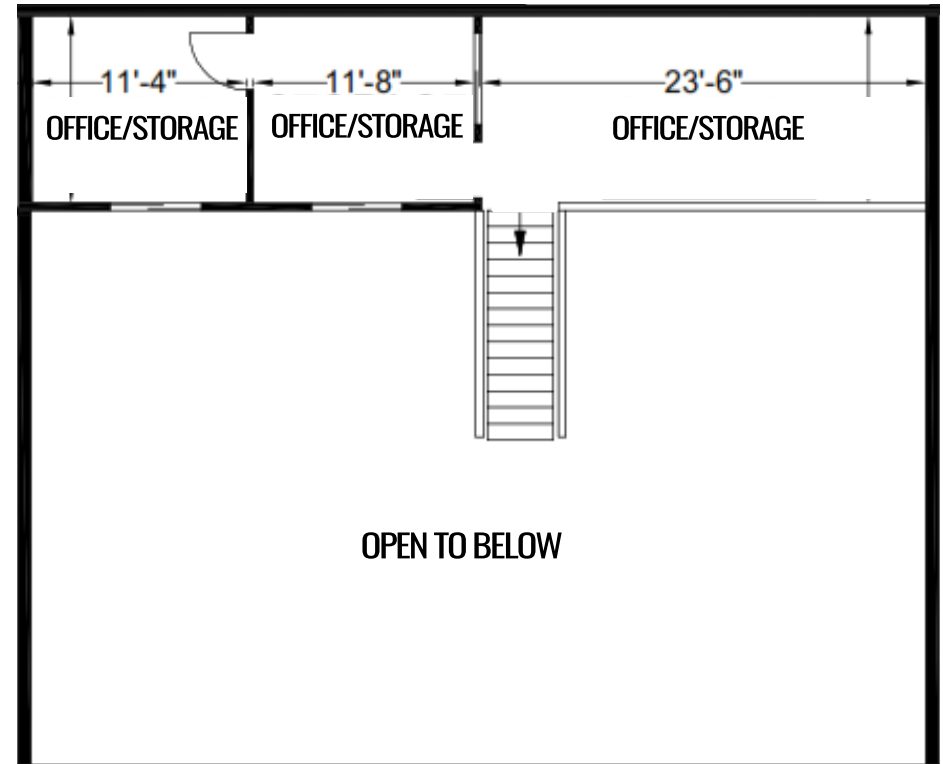
Occupancy: 30 Days Notice

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

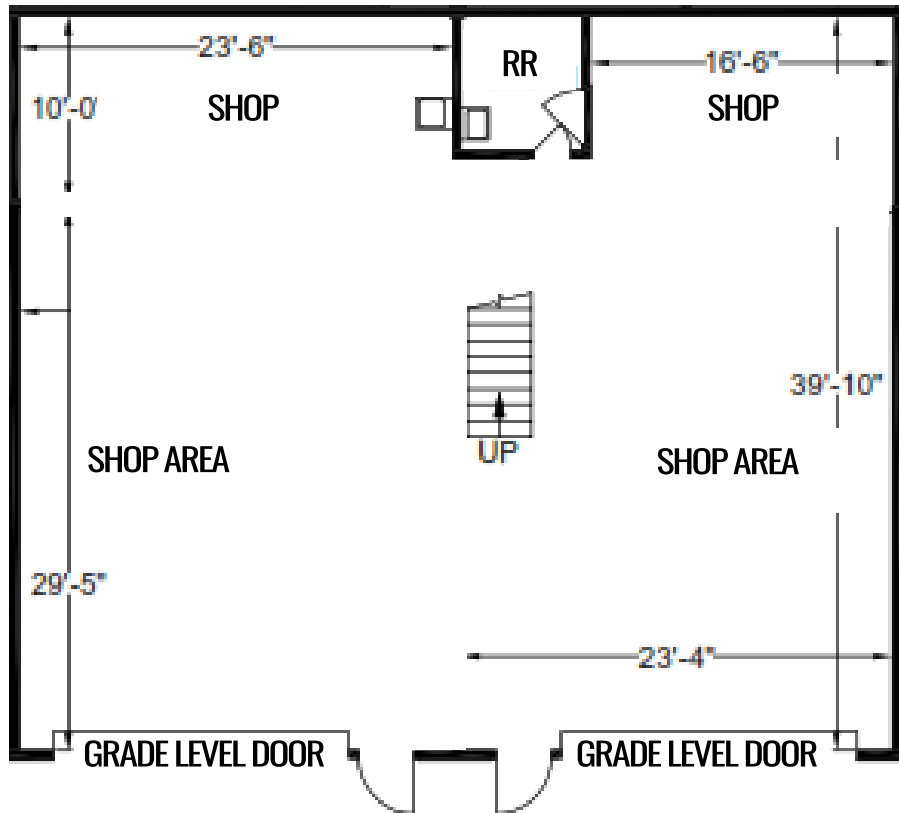
- Contiguous with Suite 7 for +/- 4,964 SF

Occupancy: Vacant

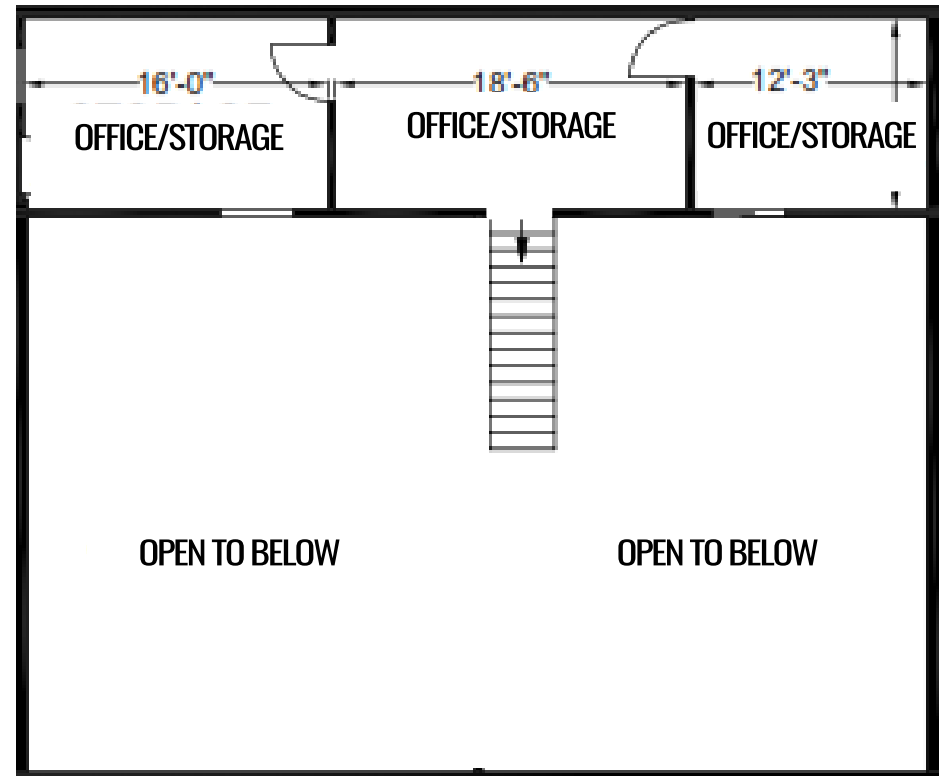
- Two 16' W x 12' H Grade Level Roll-Up Doors, Office, Mezzanine, Restroom, Former Smog Shop

Lease Rate & Showing Instructions: Contact Agent

1ST FLOOR

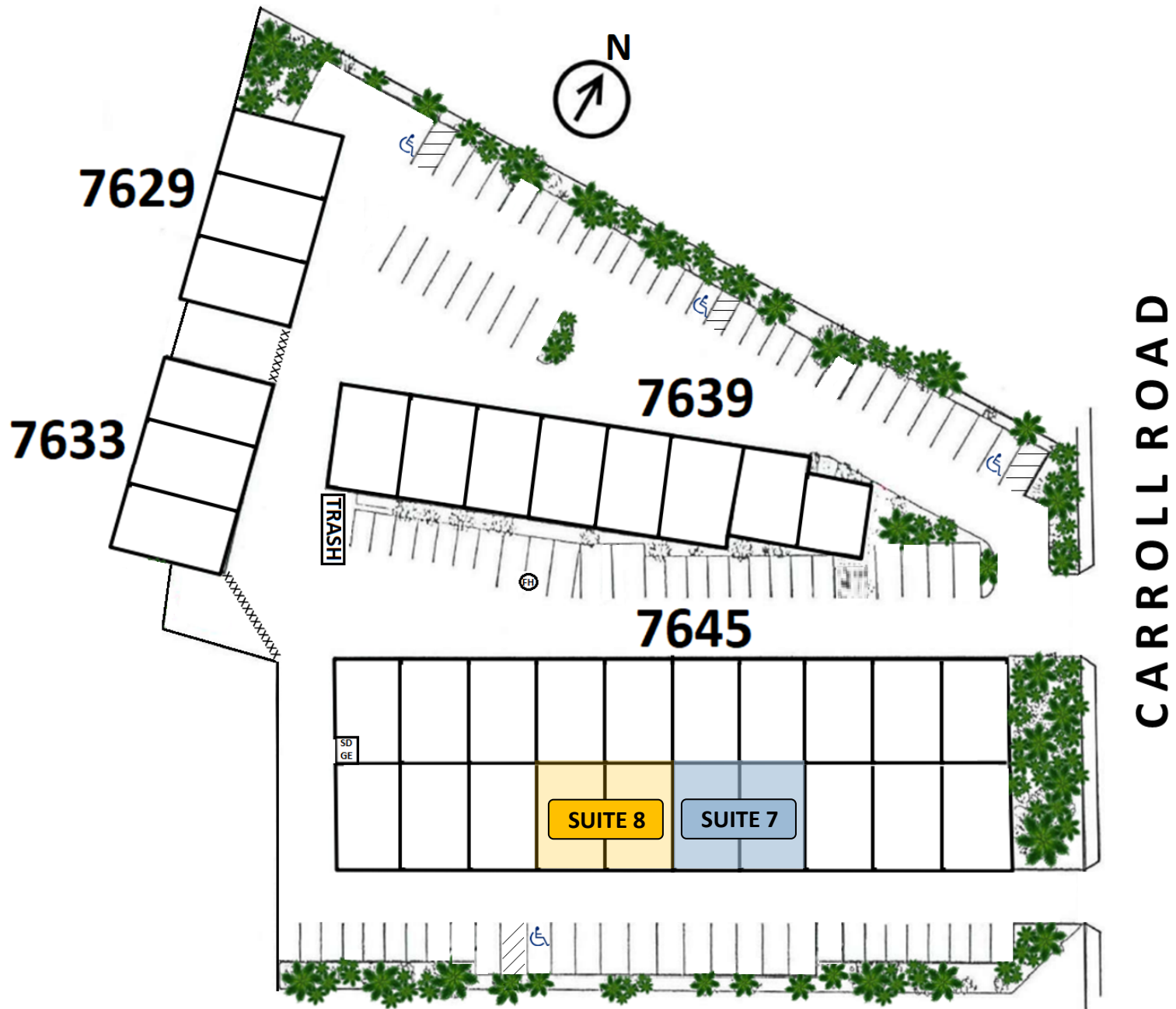


2ND FLOOR - MEZZANINE



SUITE 8 PHOTOS





PROPERTY PHOTOS



SURROUNDING RETAIL

PYRAMID AUTO CENTER



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.

SMASH! Badminton
 San Diego

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

Hanna Garden
 Chung Hing
 Sima's Grill & Deli

Miramar Metroplex
 Shopping Mall

Dixieline
 LUMBER & HOME CENTERS

Starbucks
 Denny's
 BETTER BUZZ
 Jack in the Box

McDonald's
 Taco Bell
 KFC

Subway

Sushi Buffet
 Kebabish

Natsumi Sushi
 & Seafood Buffet



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