



WHY MONARCH



Walkable
amenities



Above standard
parking ratio and
covered parking



Immediate freeway
access



Onsite amenities:
*Showers, lockers,
common area
conference room
and courtyard*

MONARCH

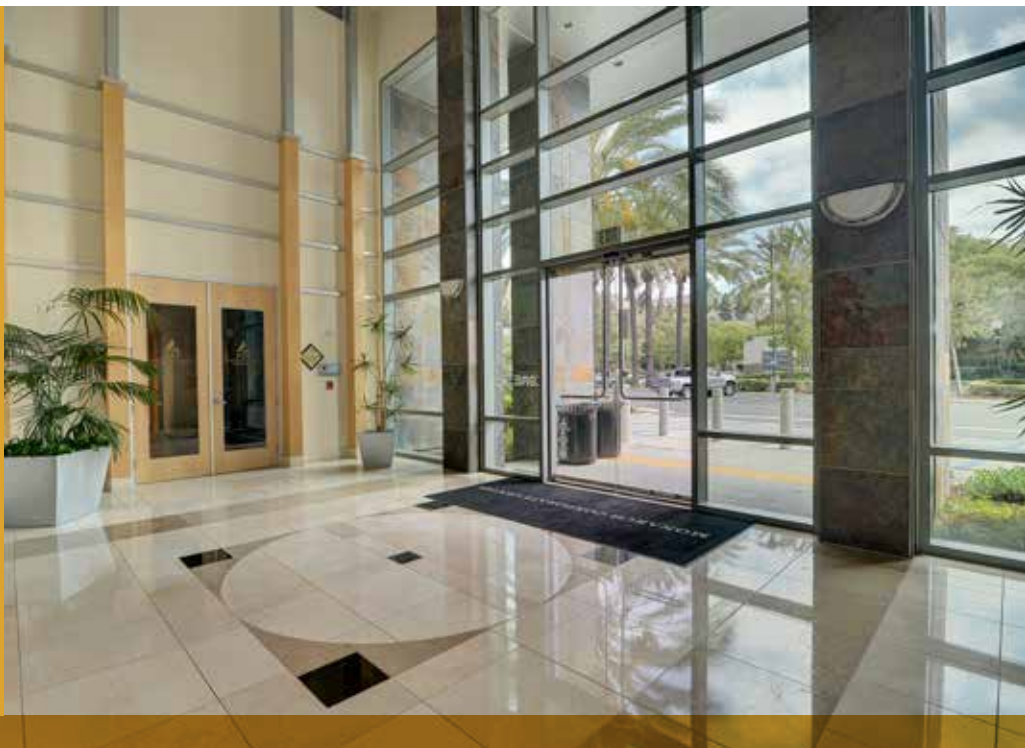
CORPORATE CENTER

9909 & 9915 Mira Mesa Boulevard
Scripps Ranch | San Diego, CA 92131

CBRE

M

SCRIPPS RANCH'S MOST PRESTIGIOUS CLASS A OFFICE CAMPUS TOTALING 112,269 SF
9909 MIRA MESA BLVD - 56,227 SF & 9915 MIRA MESA BLVD - 56,042 SF



WALKABLE AMENITIES

- 1 Comfort Suites/Holiday Inn Express**
- 2 Denny's**
- 3 Scripps Mesa Village**
Andrea Whitfall Law
Ariana Kabob House
Dentistry - Melinda Marino
Escape at Tiffany Nail/Spa
Loving Hut
Lucky Donuts & Deli
Martinizing Dry Cleaning
Musical Children
Pizza Hut
Shozen BBQ
Upscale Hair Gallery
- 4 Scripps Medical Center**
Oasis Dental Arts
Play it Again Sports
Scripps Ranch Medical Clinic
- 5 Scripps Hill Center**
C's Ice Cream & Deli
Don Lucio's Taco Shop II
Filippi's Pizza Grotto
Nail Time & Spa
Scripps Ranch Liquor
- 6 Scripps Mesa Retail Center**
Air Force Reserve
Bead Cellar
Bobi's Tailoring
Brazilian Jiu Jitsu
California Coast Credit Union
Fame Lashes
Farmers Insurance
Fast Signs
Jhig's Hair Studio
Manila Sunset Grille
Metro PCS
Mongolian Hot Pot
Neal Pham Dental
Phat's Beauty Supply
ShareTea
1st American Mortgage & Realty
- 7 Scripps Ranch Shopping Center**
Black Mountain Bicycles
Bliss Dental Arts
Board & Brew
Bruski Burgers and Brew
Calibanzo Hummus & Grill
Chuck E. Cheese's
C2 Education
Gilmore Orthodontics
Grace Threading
Gyu-Kaku Japanese BBQ Restaurant
Hair Dynamics
Himalayan Grill
Insight Dermatology
Kappa Sushi
Karate - United Self Defence
KoKo Fit Club
Moon Nails & Spa
Scripps Paediatric Dentist
Sprint
Super Cuts
Trader Joe's
Value Cleaners



GENERAL AREA AMENITIES

- 8 H Mart Shopping Center**
Applebee's
Daiso Japan
Excellent Cleaners
El Patron
Fantastic Sams
Go Go Sushi & Ramen
Golden State Seafood
GNC
H&R Block
H Mart
In-N-Out Burger
Metro PCS
North Island Credit Union
Paris Baguette Cafe
Scripps Mesa Orthodontics
Shell Gas Station
The Fancy Fish
The Kebab Shop
The UPS Store
US Bank
- 9 Mira Mesa Square**
Arco
Big Lots
Commercial Bank
Jack in the Box
Lucky Seafood
Navy Federal Credit Union
- 10 Mira Mesa Marketcenter**
Barnes & Noble
Bath & Body Works
Buca di Beppo
CVS
Daphne's California Greek
Empire Beauty Supply & Salon
FedEx Office
Island's Restaurant
Jamba Juice
Jersey Mike's Subs
Men's Wearhouse
Mimi's Cafe
Mission Federal Credit Union
O's American Kitchen
Old Navy
On The Border Mexican Grill
Panera Bread
Pick Up Stix
Ross Dress for Less
Rubio's Coastal Grill
Starbucks
Tilly's
T-Mobile
Verizon Wireless
- 11 Edwards Mira Mesa 18 IMAX**
- 12 Home Depot**
- 13 Smart & Final Extra!**
- 14 San Diego Miramar College**
- 15 Best Buy**
- 16 Jerome's Furniture**
- 17* Miramar Lake & Recreation**
- 18* Hourglass Community Park**
- 19* Scripps Ranch High School**

DRIVE TIMES:



Hwy 52 & I-15
Hwy 56 & I-15



Hwy 78 & I-15
UCSD



Downtown San Diego
San Diego International Airport



*not shown on map

FEATURES

- › Easy access from Mira Mesa Boulevard, Scripps Ranch Boulevard or Treena Street.
- › New signalized intersection at the entrance to the project on Mira Mesa Boulevard.
- › Walk to lunch! Adjacent to SR Shopping Center with retail, dining and service amenities anchored by Trader Joe's and short walk to Mira Mesa Market Center with tenants including Islands, On the Border, Jamba Juice, Starbucks, Pick up Stix and Rubios. See amenities map for full listing.
- › Two-level atrium lobbies impress even the most discerning client.
- › Take advantage of nearby walking trails along Lake Miramar.
- › Showers and lockers located in each building on the ground floor.
- › Common area conference room available for tenants at no additional charge.
- › Above standard parking ratio (5/1,000), partially covered.



- › Centrally located in the I-15 Corridor with immediate access to Interstate 15 and Highways 52, 56 & 163.
- › Located along 4 major regional public transportation routes and a Park & Ride Station (20, 31, 921, 964).
- › Central courtyard with dining tables.
- › Monument signage available.
- › Wrap around glass exterior and low core factor allows for an abundance of natural light and efficient space.

MONARCH

AVAILABILITIES

9909 MIRA MESA BLVD

SUITE 100

Double door entry. Suite features reception, 4 private offices, conference room, kitchen/break room, telephone/storage room and open office area.

Size: 1,809 RSF | **Availability:** 10/1/2020

Price: \$2.75/SF + Electricity

SUITE 110

Suite features double-door glass entry off the lobby, reception, 5 private offices, conference room, break / workroom and open office area.

Size: 2,224 RSF | **Availability:** Vacant

Price: \$2.75/SF + Electricity

SUITE 230*

Corner Suite. Features reception area, 5 private offices, break room, IT Room/Storage, Electrical room and open area.

Size: 1,917 RSF | **Availability:** 12/1/2020

Price: \$2.75/SF + Electricity

SUITE 250*

Suite features reception, conference room, 14 private offices, breakroom, telephone/data storage room, storage, 9 break out rooms and open office area.

Size: 6,232 RSF | **Availability:** 11/1/2020

Price: \$2.75/SF + Electricity

*Suites 230 and 250 can be combined for a total of 8,149 SF
Available 12/1/2020



9915 MIRA MESA BLVD

SUITE 220

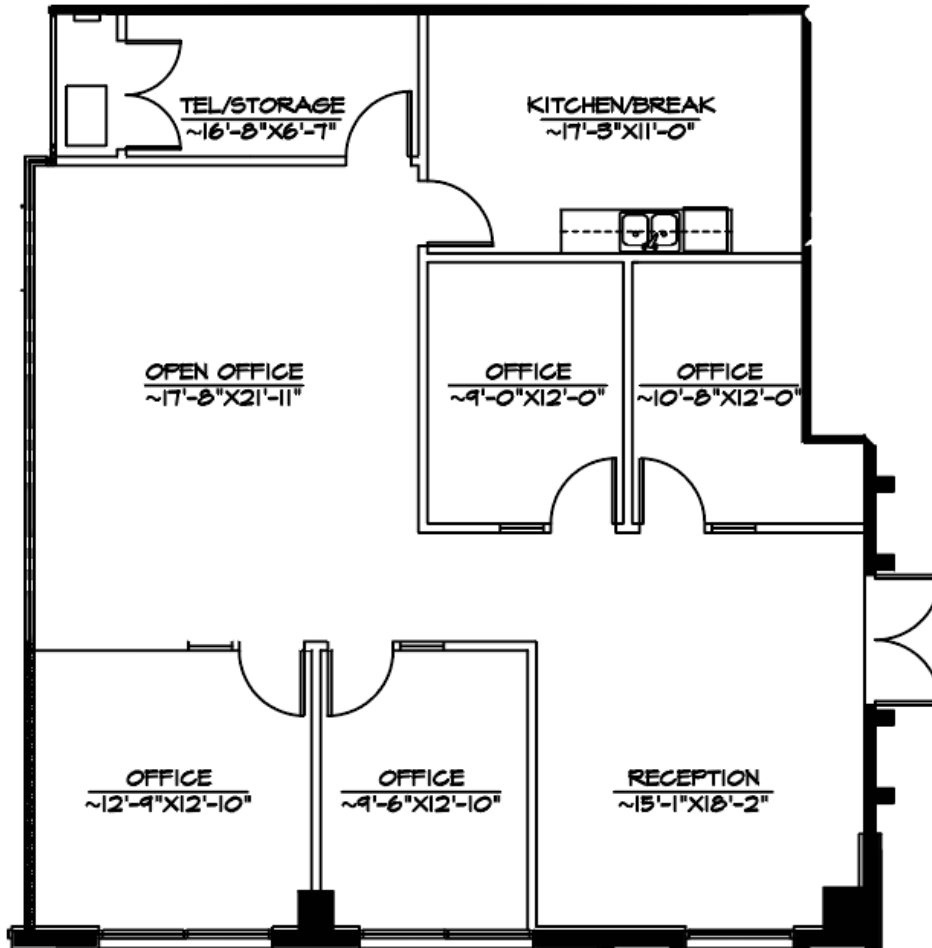
Suite features reception area, 1 office with sliding glass door, kitchen and large open office area.

Size: 2,823 RSF | **Availability:** Vacant

Price: \$2.75/SF + Electricity

FLOOR PLANS

AS-BUILT

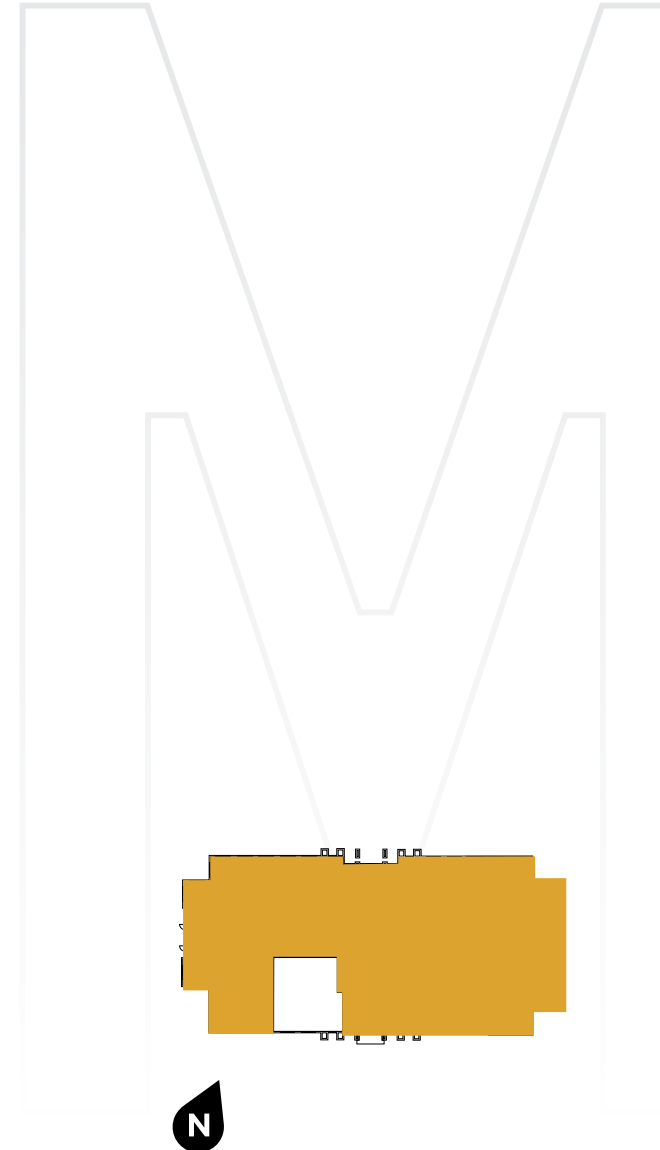


Window Line

9909 MIRA MESA BLVD

Suite 100 | 1,809 RSF

Double door entry off main building lobby. Suite features reception, 4 private offices, conference room, kitchen/break room, telephone/storage room and open office area.



FLOOR PLANS

AS-BUILT

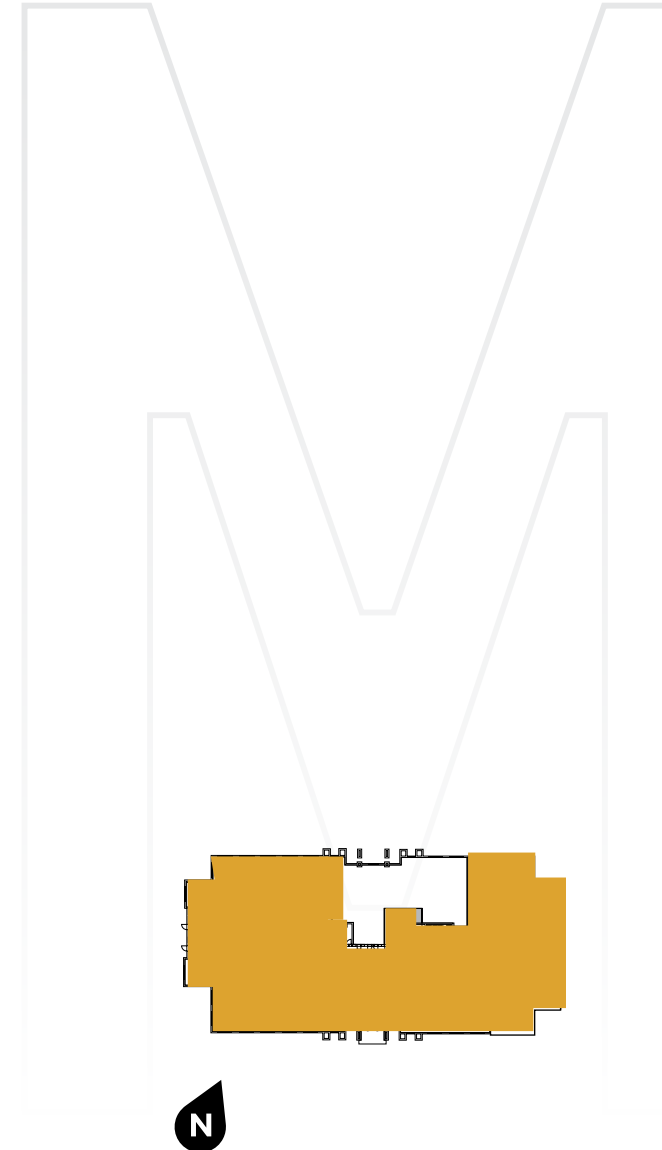
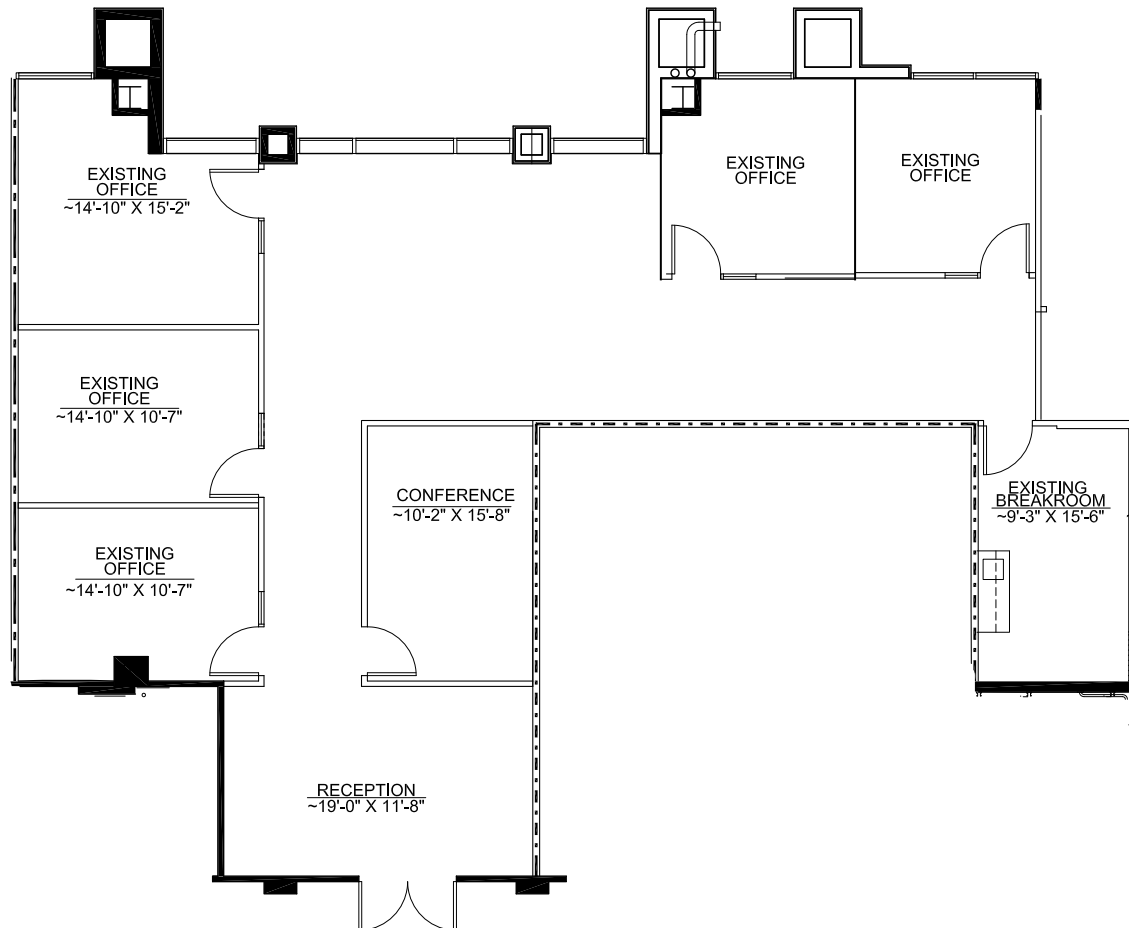
VIEW VIRTUAL TOUR

9909 MIRA MESA BLVD

Suite 110 | 2,224 RSF

Suite features double-door glass entry off the lobby, reception, 5 private offices, conference room, break / workroom and open office area.

Window Line

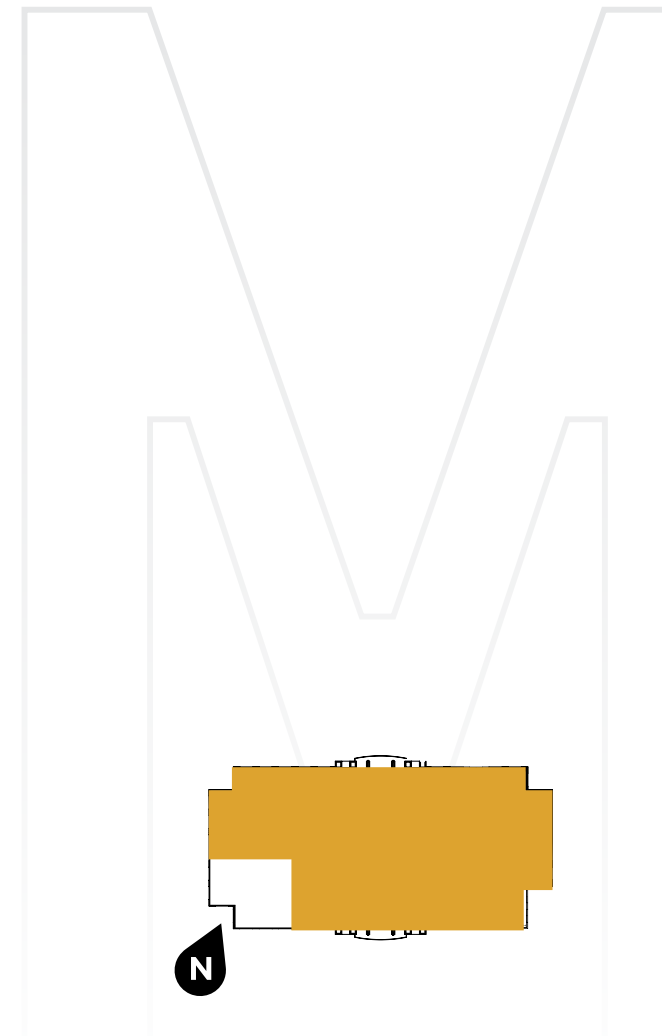
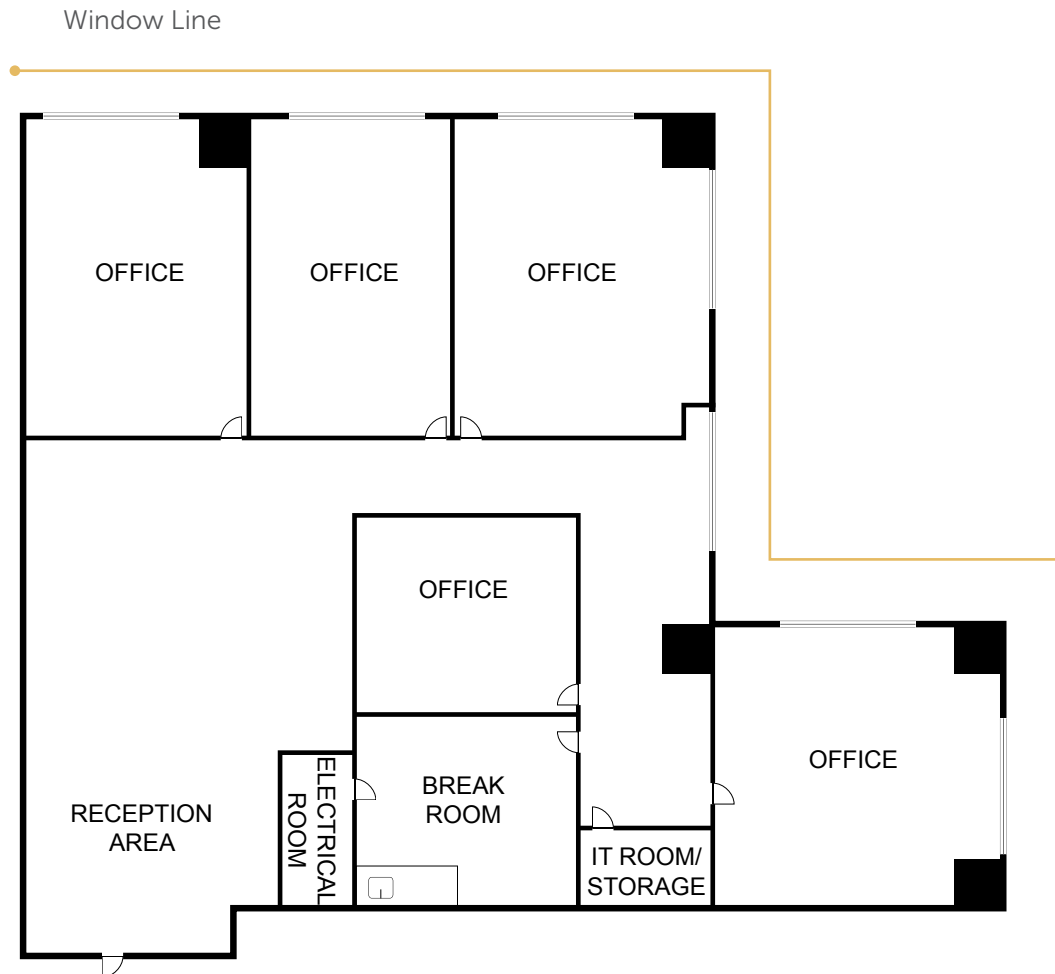


FLOOR PLANS

9909 MIRA MESA BLVD

Suite 230 | 1,917 RSF

Corner Suite. Features reception area, 5 private offices, IT Room/Storage, Electrical room and open area.



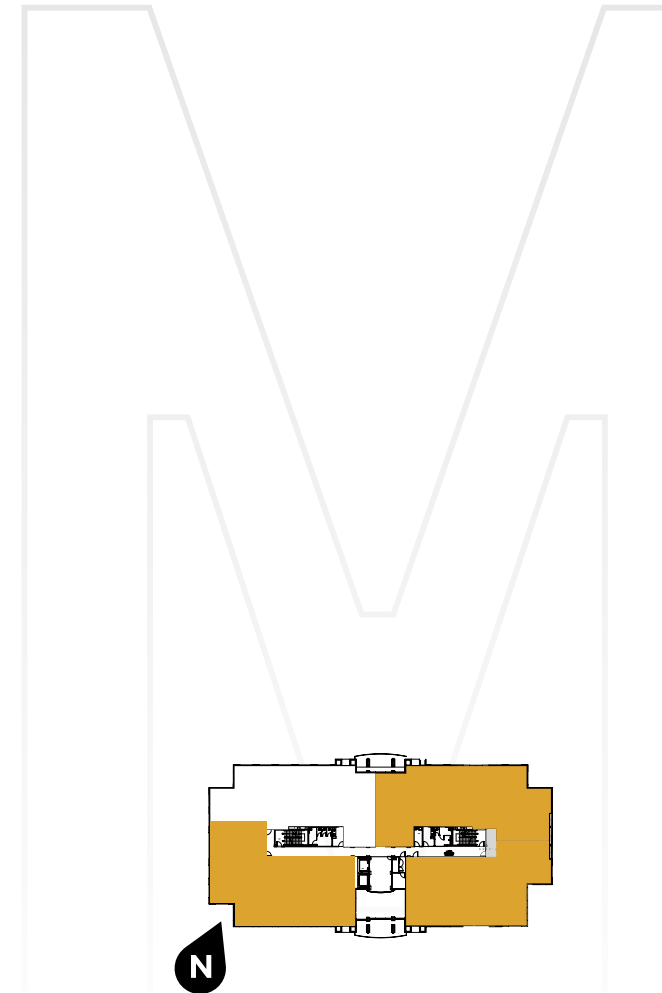
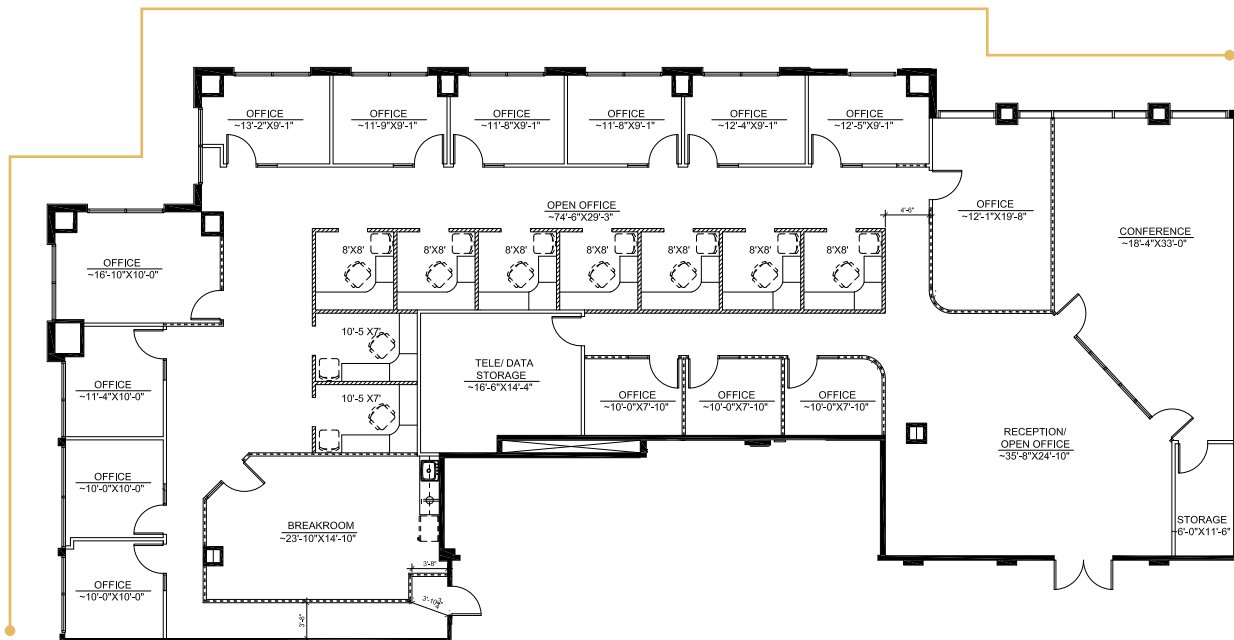
FLOOR PLANS

9909 MIRA MESA BLVD

Suite 250 | 6,232 RSF

Suite features reception, conference room, 14 private offices, breakroom, telephone/data storage room, storage, 9 break out rooms and open office area.

Window Line

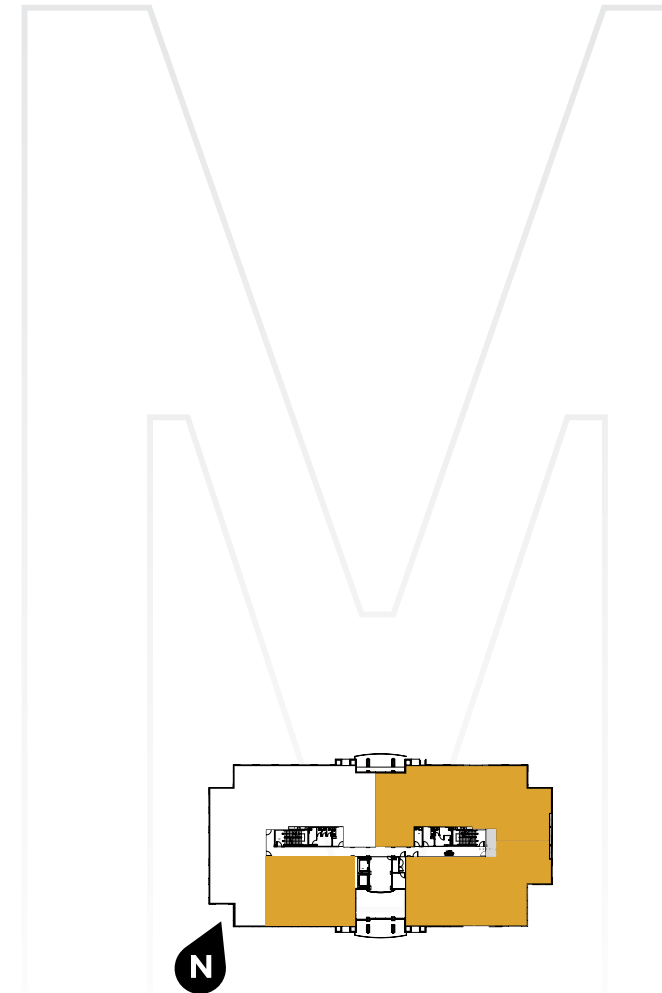
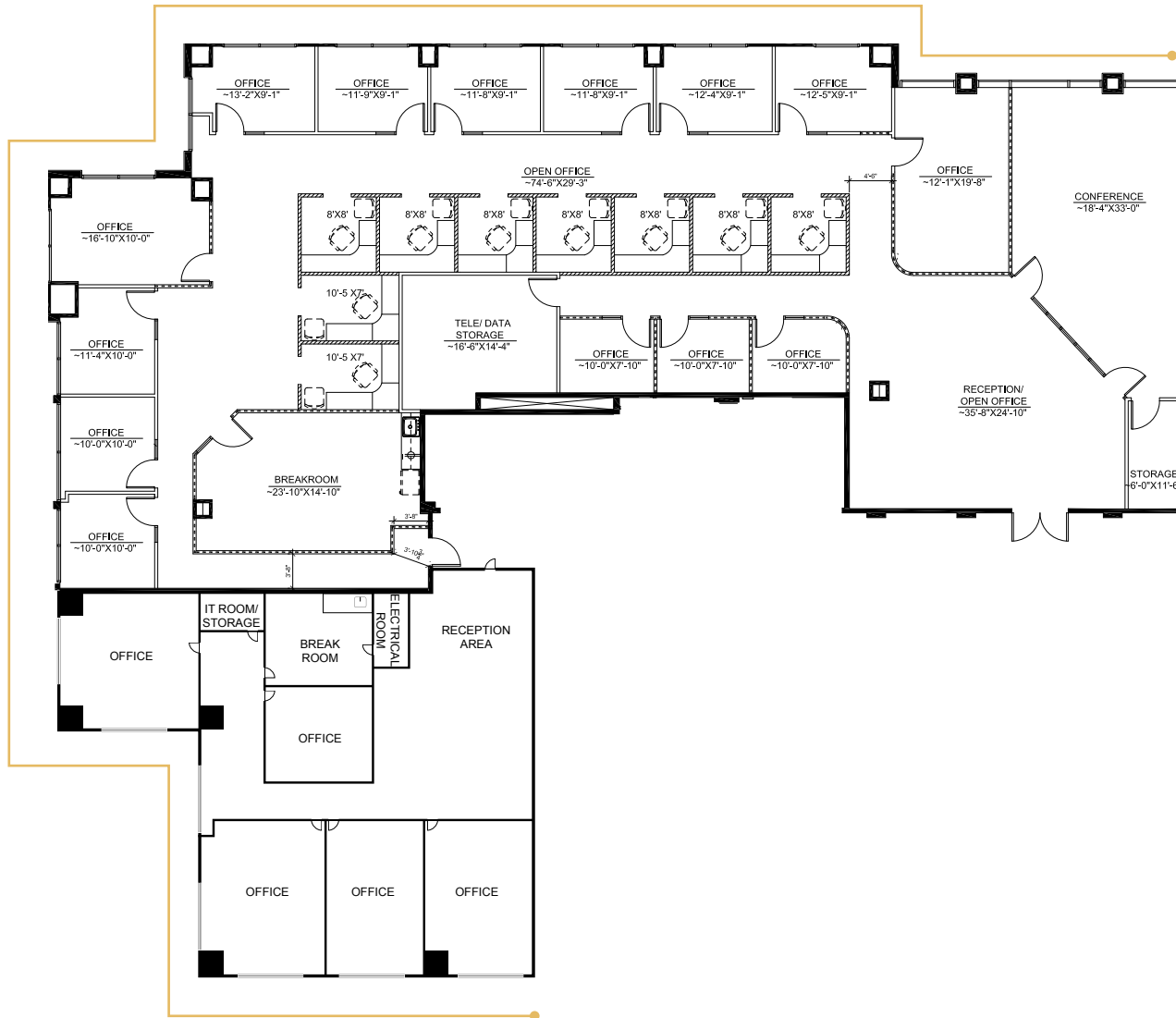


FLOOR PLANS

9909 MIRA MESA BLVD
Suite 230/250 | 8,149 RSF

Available 12/1/2020.

Window Line



FLOOR PLANS

AS-BUILT

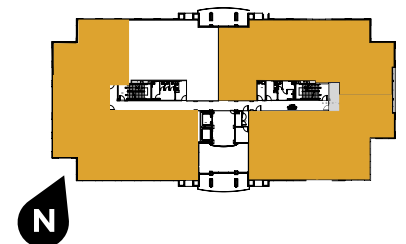
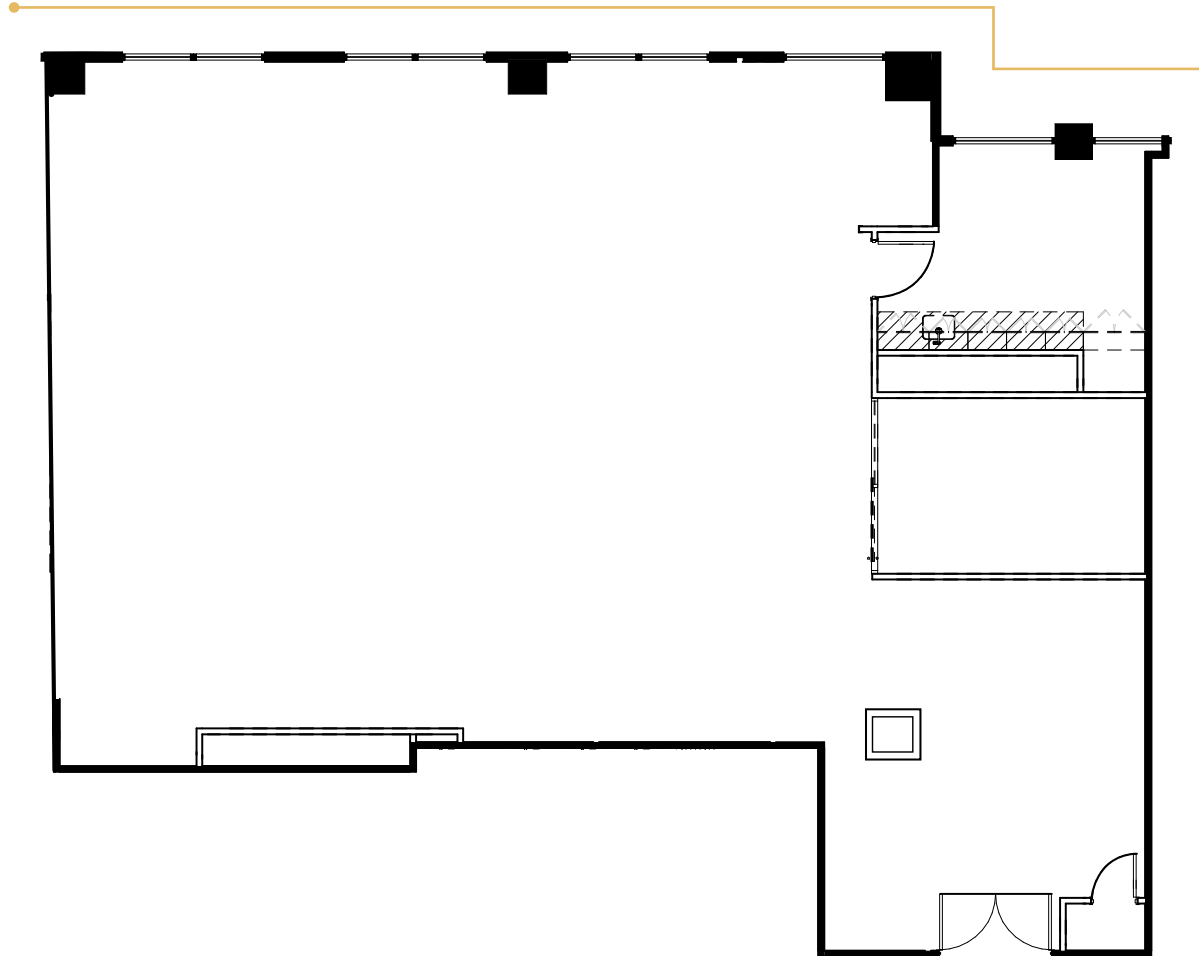
VIEW VIRTUAL TOUR

9915 MIRA MESA BLVD

Suite 220 | 2,823 RSF

Suite features reception area, 1 office with sliding glass door, kitchen and large open office area.

Window Line



FLOOR PLANS

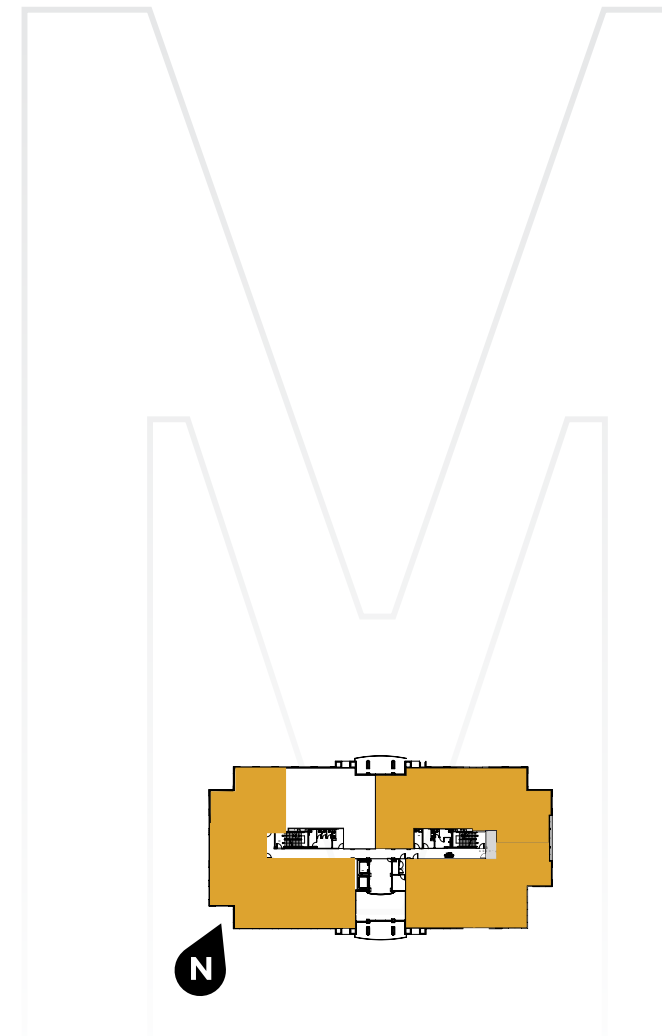
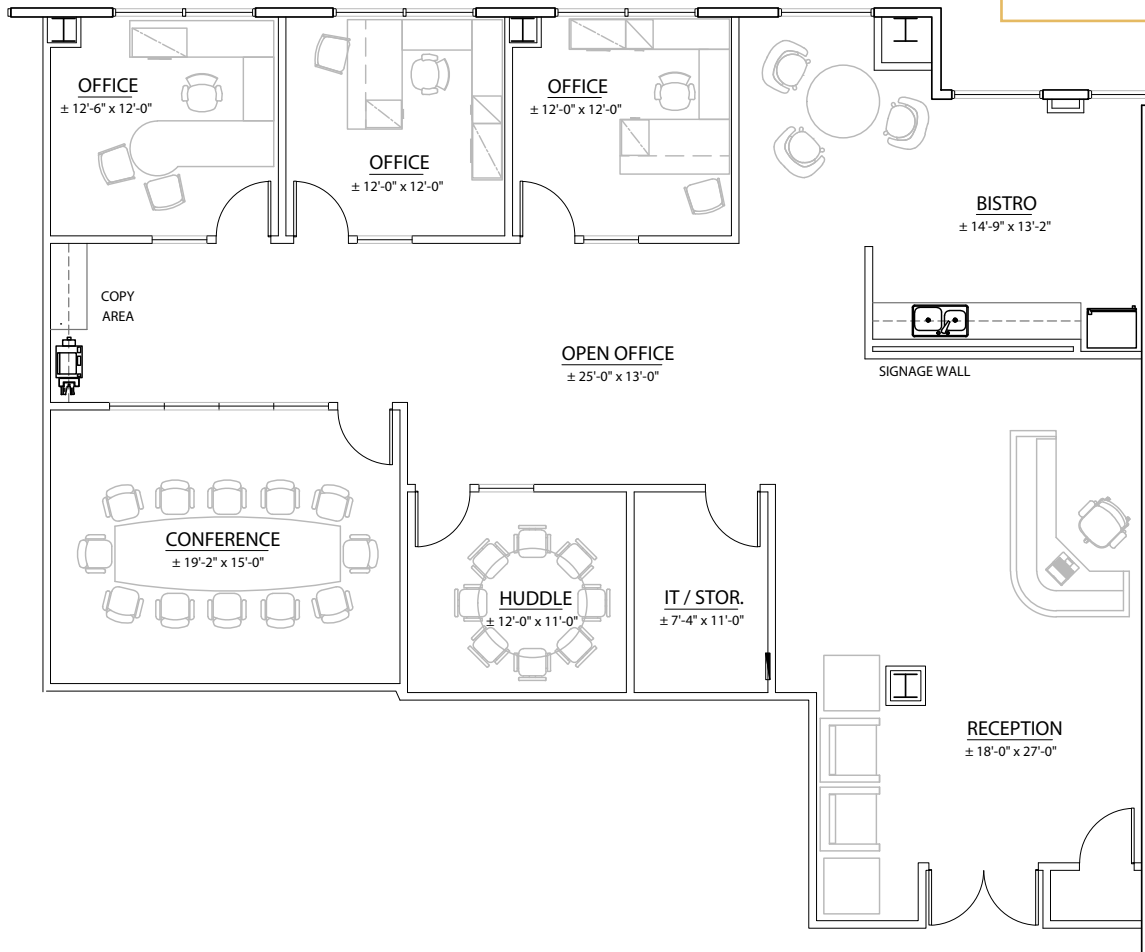
PROPOSED

9915 MIRA MESA BLVD

Suite 220 | 2,823 RSF

Suite features reception area, 3 private offices, conference room, huddle room, IT/Storage, bistro, copy area and large open office area. Furniture shown is for illustration purposes only.

Window Line





SCRIPPS RANCH'S MOST PRESTIGIOUS CLASS A OFFICE CAMPUS

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