



SCRIPPS RANCH COMMERCE PARK

9903-9999 BusinessPark Ave. | 10095 Scripps Ranch Ct.
10060-10080 Carroll Canyon Rd. | San Diego, CA 92131



CBRE

PROJECT FEATURES

- » Approximately 115,500 SF in (13) thirteen buildings
- » All single story buildings
- » Grade-level loading in most flex suites
- » High image multi-tenant park
- » Attractive, functional office upgrades
- » All Time Warner Cable Business Class Services available
(including Coax and Fiber)
- » Immediate freeway access to Interstate 15
- » Approximately 3/1,000 SF parking ratio
- » Approximately 14'-15' minimum warehouse clear height
- » Zoning IP-2-1



AVAILABILITY

9903 BUSINESSPARK AVENUE
SUITE 103

± 1,378 SF

Available February 1, 2021

\$1.55/SF NNN (Nets = ±\$.32/SF/Mo)

9999 BUSINESSPARK AVENUE
SUITE C

± 2,400 SF

Available Immediately

\$1.45/SF NNN (Nets = ±\$.32/SF/Mo)

10060 CARROLL CANYON RD
SUITE 102

± 2,539 SF

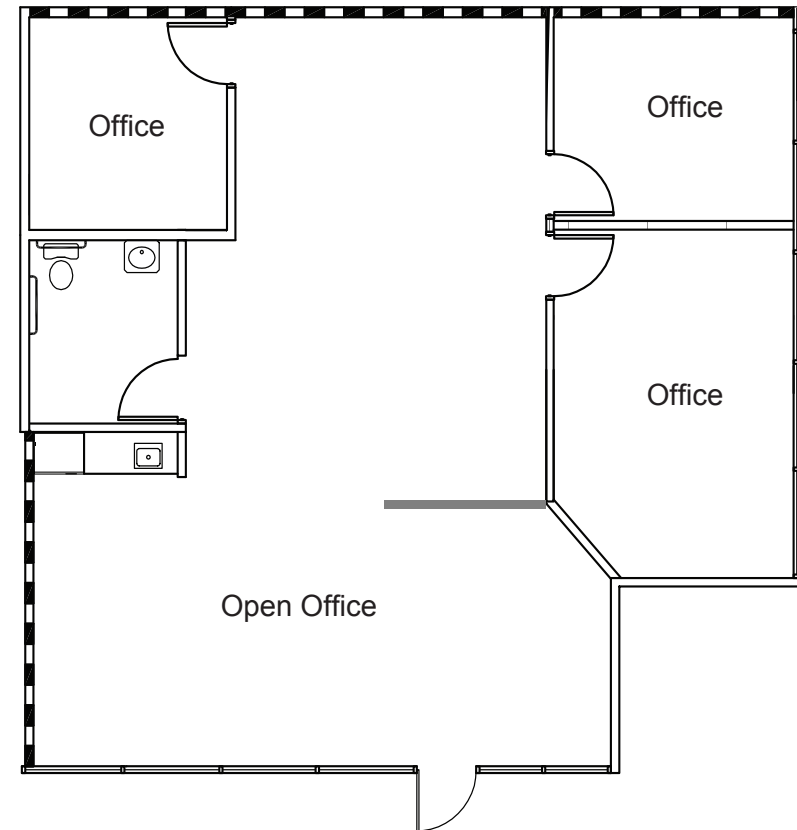
Available Immediately

\$1.45/SF NNN (Nets = ±\$.32/SF/Mo)



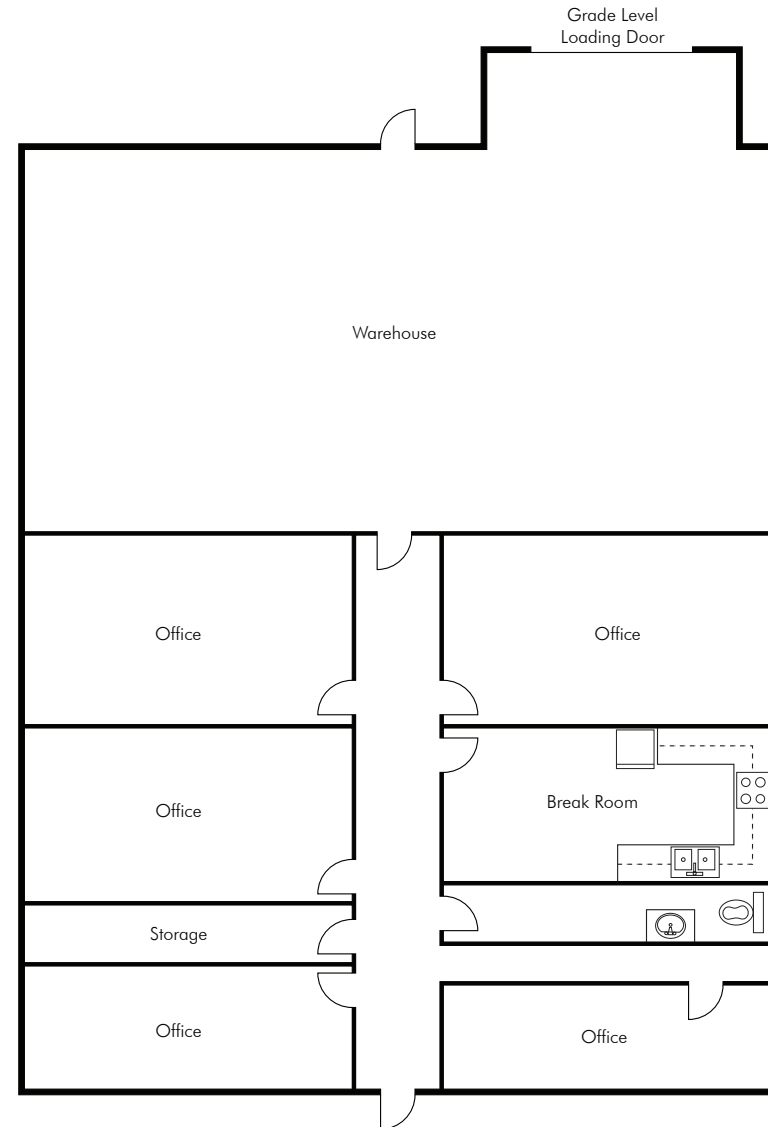
9903 BUSINESSPARK AVENUE SUITE 103

- » ±1,378 SF Available for lease
- » Approximately 100% office with open office, (3) private offices, kitchenette and (1) restroom
- » Lease rate: \$1.55/SF/Mo. NNN (Nets = ±\$.32/SF/Mo)
- » Available February 1, 2021



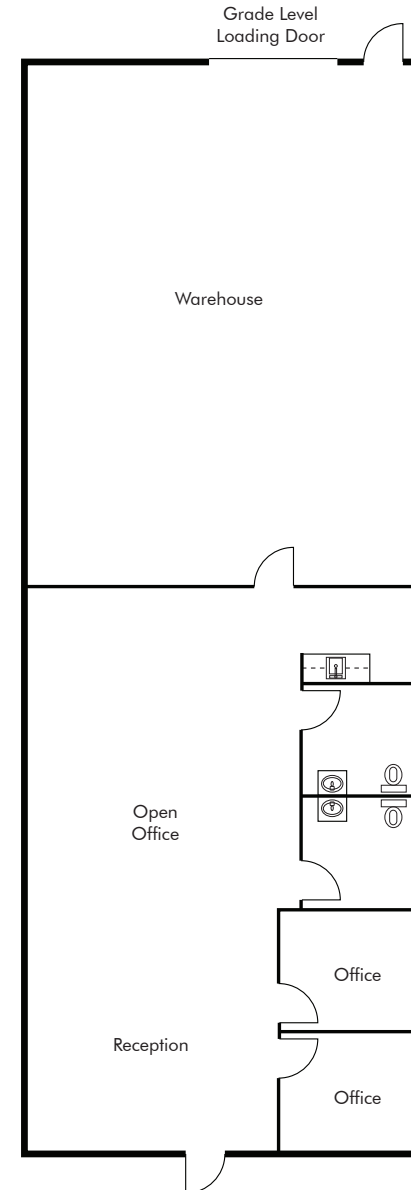
9999 BUSINESSPARK AVENUE SUITE C

- » ±2,400 SF Available for lease
- » Approximately 50% office / 50% warehouse with (1) grade level loading door, (5) private offices, breakroom and (1) restroom
- » Lease rate: \$1.45/SF/Mo. NNN (Nets = ±\$.32/SF/Mo)
- » Available Immediately



10060 CARROLL CANYON ROAD SUITE 102

- » ±2,539 SF Available for lease
- » Approximately 60% office / 40% warehouse with (1) grade level loading door, (2) private offices, open office, kitchenette and (2) restrooms
- » Lease rate: \$1.45/SF/Mo. NNN (Nets = ±\$.32/SF/Mo)
- » Available Immediately



SCRIPPS RANCH COMMERCE PARK

9903-9999 BusinessPark Ave. | 10095 Scripps Ranch Ct.
10060-10080 Carroll Canyon Rd. | San Diego, CA 92131



FOR MORE INFORMATION, CONTACT:

RYAN SPARKS, SIOR
First Vice President
+1 858 546 2606
ryan.sparks@cbre.com
Lic. 01784736

SEAN WILLIAMS, SIOR
First Vice President
+1 858 546 4625
sean.williams@cbre.com
Lic. 1475415

KYLE WRIGHT
Associate
+1 858 546 4621
kyle.wright2@cbre.com
Lic. 02083245

