

TIERRA GRANDE OFFICE PARK

9606, 9636, 9663 TIERRA GRANDE STREET
SAN DIEGO CA 92126



CBRE


FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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ASSET HIGHLIGHTS



Ample Parking
(Partially Covered)




Excellent access to
Interstate 15 and 805




On-Site Property
Management




Operable
Windows




Monument Signage
Available



Close proximity to 24
Hour Fitness



Spectrum and AT&T
Fiber Optics



Medical Uses
Permitted

AVAILABILITIES

9606 TIERRA GRANDE ST.

Suite 204 - 1,125 SF

Suite 207 - 1,181 SF

9636 TIERRA GRANDE ST.

Suite 202 - 1,280 SF

Suite 203 - 1,011 SF

*202 & 203 can be combined for 2,291 SF

9663 TIERRA GRANDE ST.

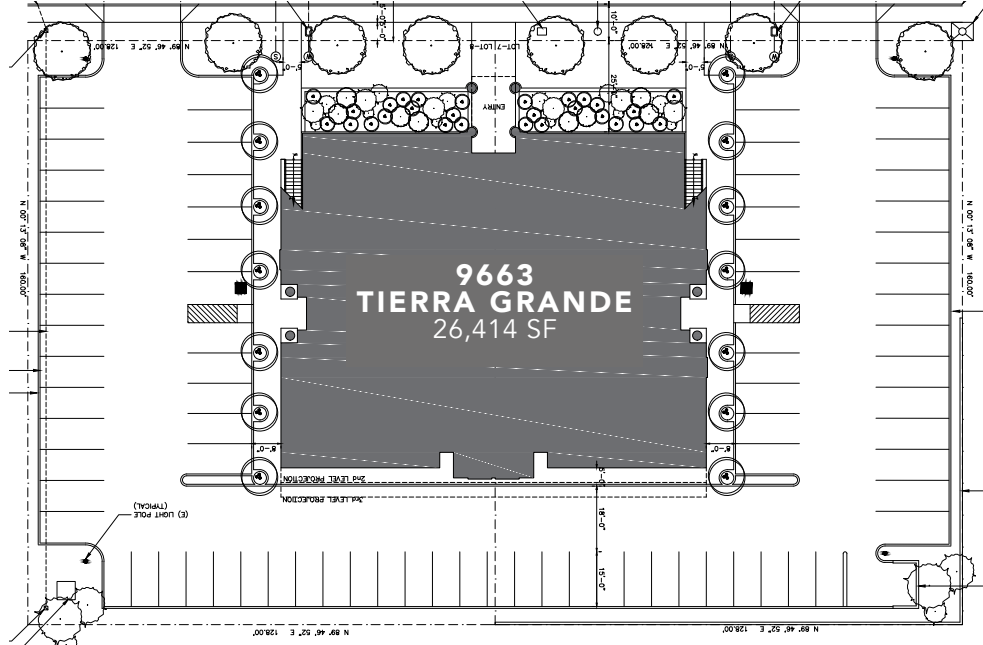
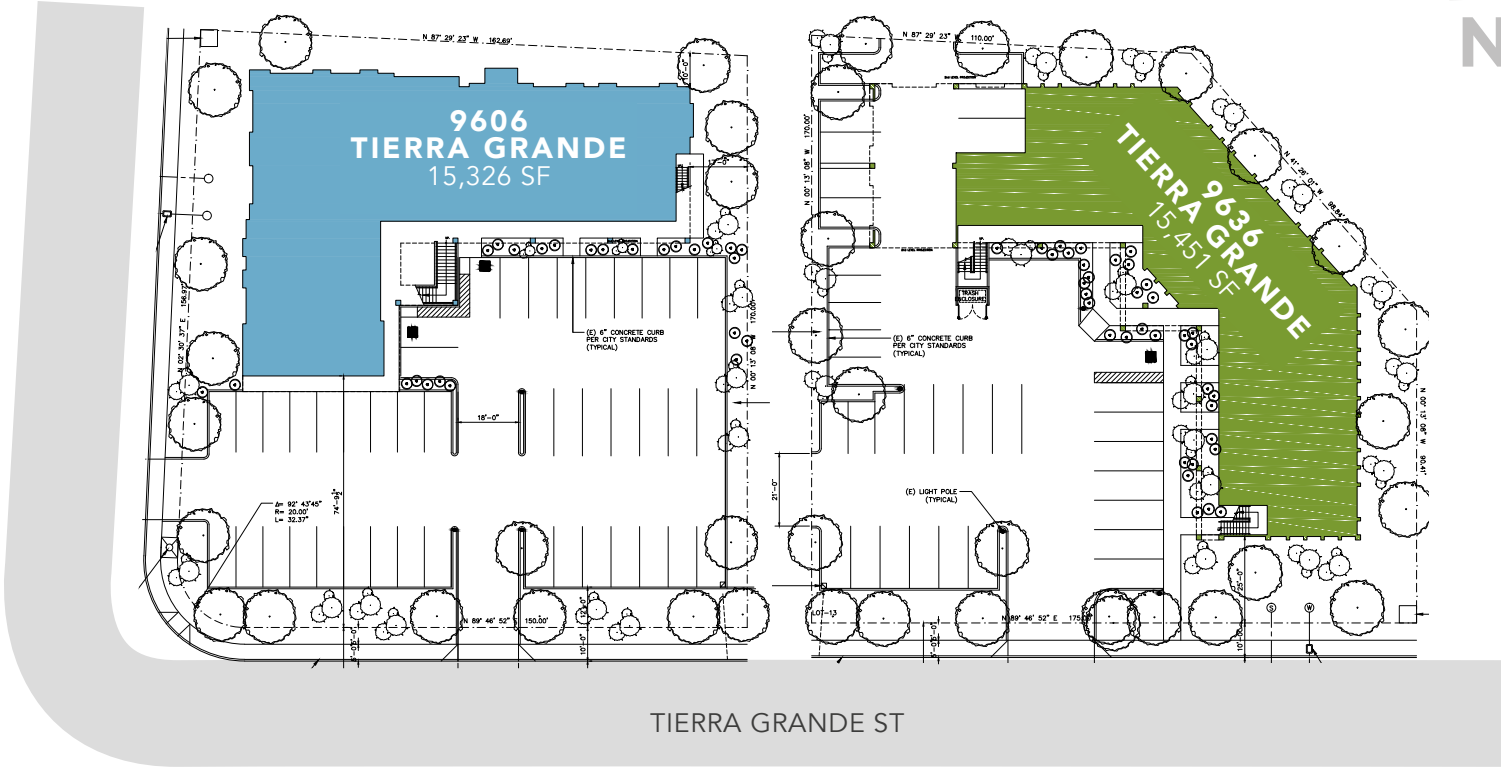
Suite 102 - 848 SF (Available 3/1/20)

Suite 103 - 849 SF (Available 2/15/20)

LEASE RATE: \$1.65/SF + E



SITE PLAN



SITE PLAN





AMENITIES NEARBY



- | | |
|-----------------------------|--------------------------------|
| 1. 24 HOUR FITNESS | 15. CALIFORNIA BURRITO COMPANY |
| 2. BANK OF AMERICA | 16. STARBUCKS |
| 3. IHOP | 17. HOUSE OF BITES |
| 4. CARLS JR | 18. MCDONALD'S |
| 5. CHUN'S SEAFOOD GRILL | 19. MALTED DINER |
| 6. PHO 46 | 20. ALESMITH BREWERY |
| 7. SUBWAY | 21. LA JOLLA BAKERY & DELI |
| 8. WELLS FARGO | 22. GRILL HOUSE CAFE |
| 9. BREWSKI'S BAR & ARCADE | 23. KOLBEH |
| 10. BALLAST POINT BREWING | 24. CHIPOTLE |
| 11. SAINT ARCHER BREWING | 25. DOMINOS |
| 12. SUPERNATURAL SANDWICHES | 26. MIRAMAR SPORTS COMPLEX |
| 13. JERSEY MIKES | 27. MCAS MIRAMAR POOL |
| 14. DENNY'S | 28. HEALTH/DENTAL CLINIC |

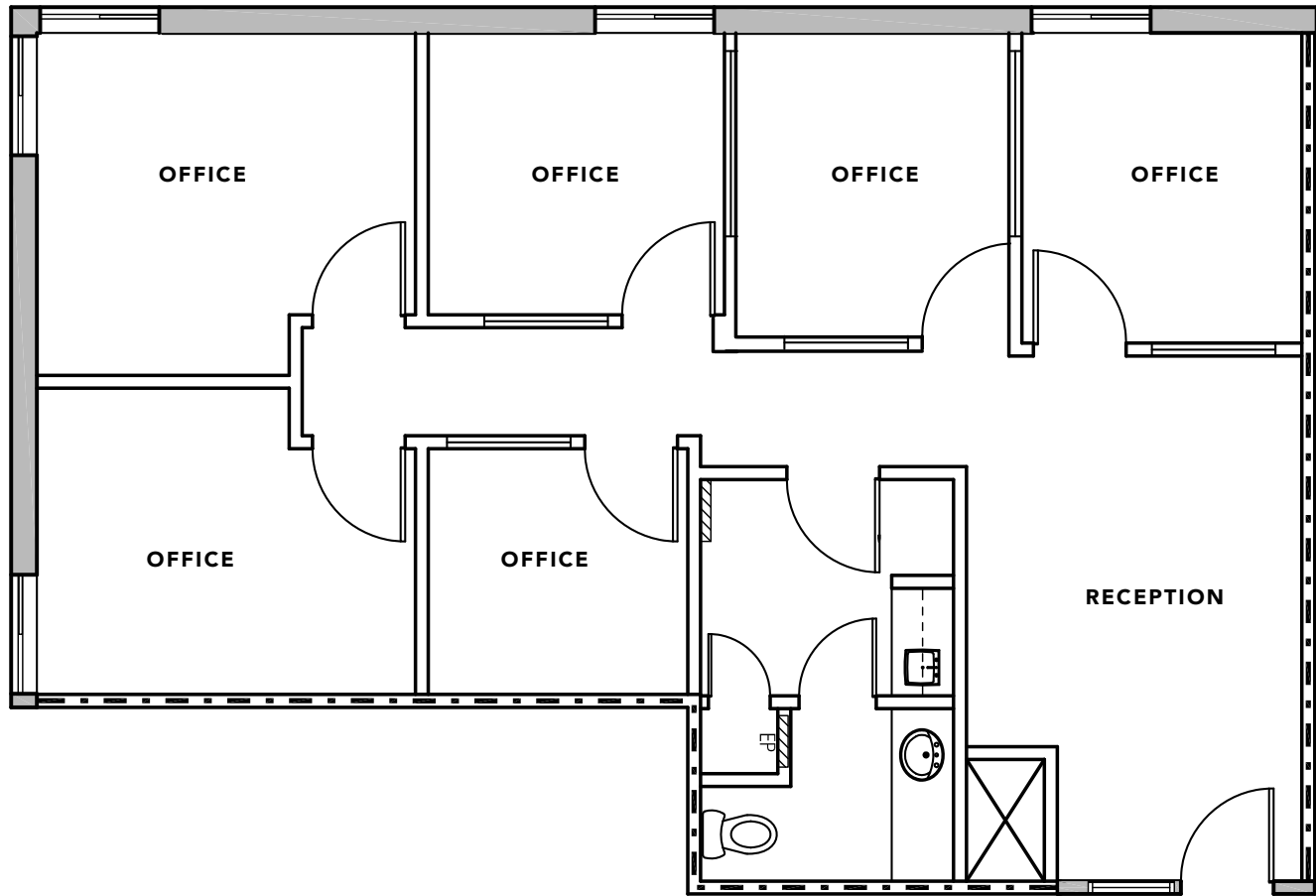


FLOOR PLANS

9606 TIERRA GRANDE ST.

Suite 204 – 1,125 SF

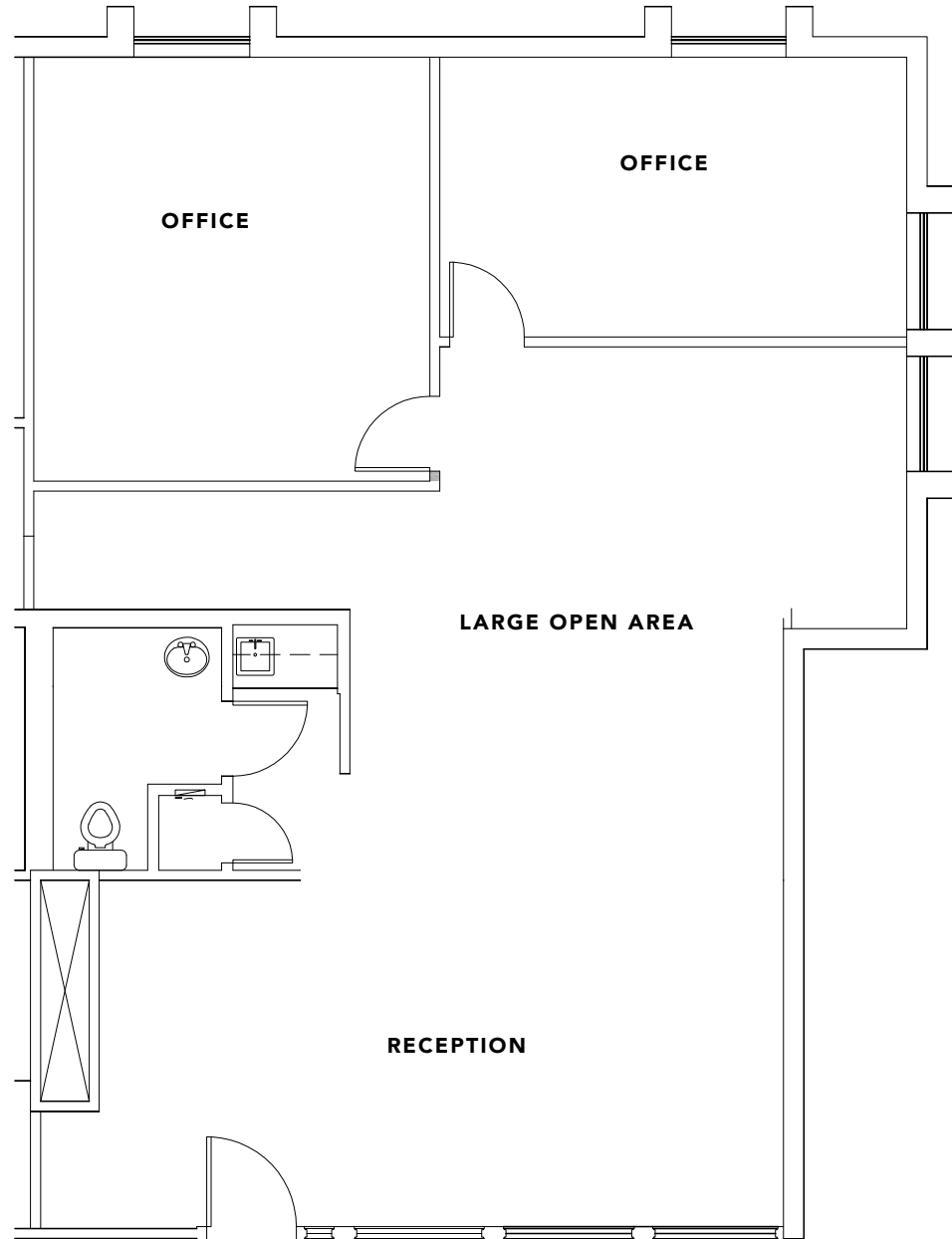
AVAILABLE



FLOOR PLANS

9606 TIERRA GRANDE ST.

Suite 207 – 1,181 SF
AVAILABLE



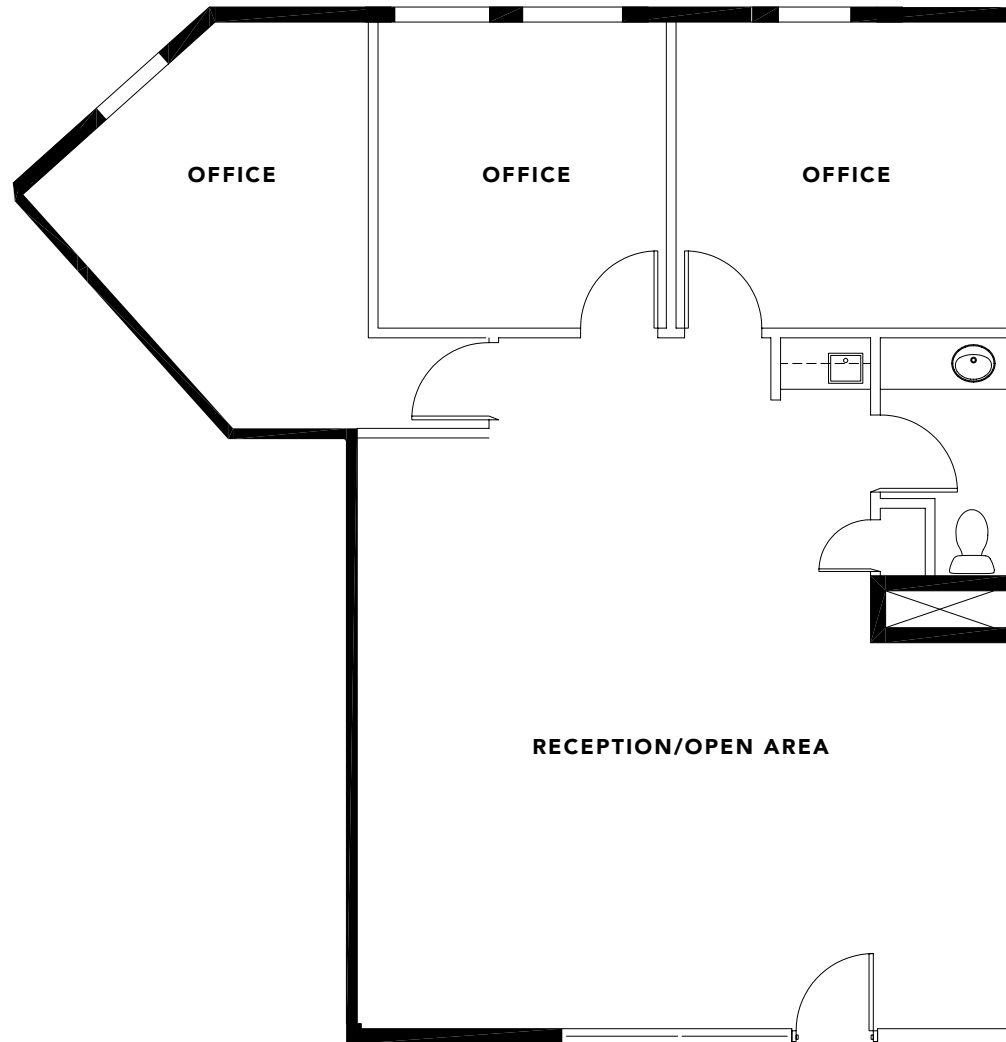
FLOOR PLANS

9636 TIERRA GRANDE ST.

Suite 202 – 1,280 SF

AVAILABLE

*202 & 203 can be combined for 2,291 SF



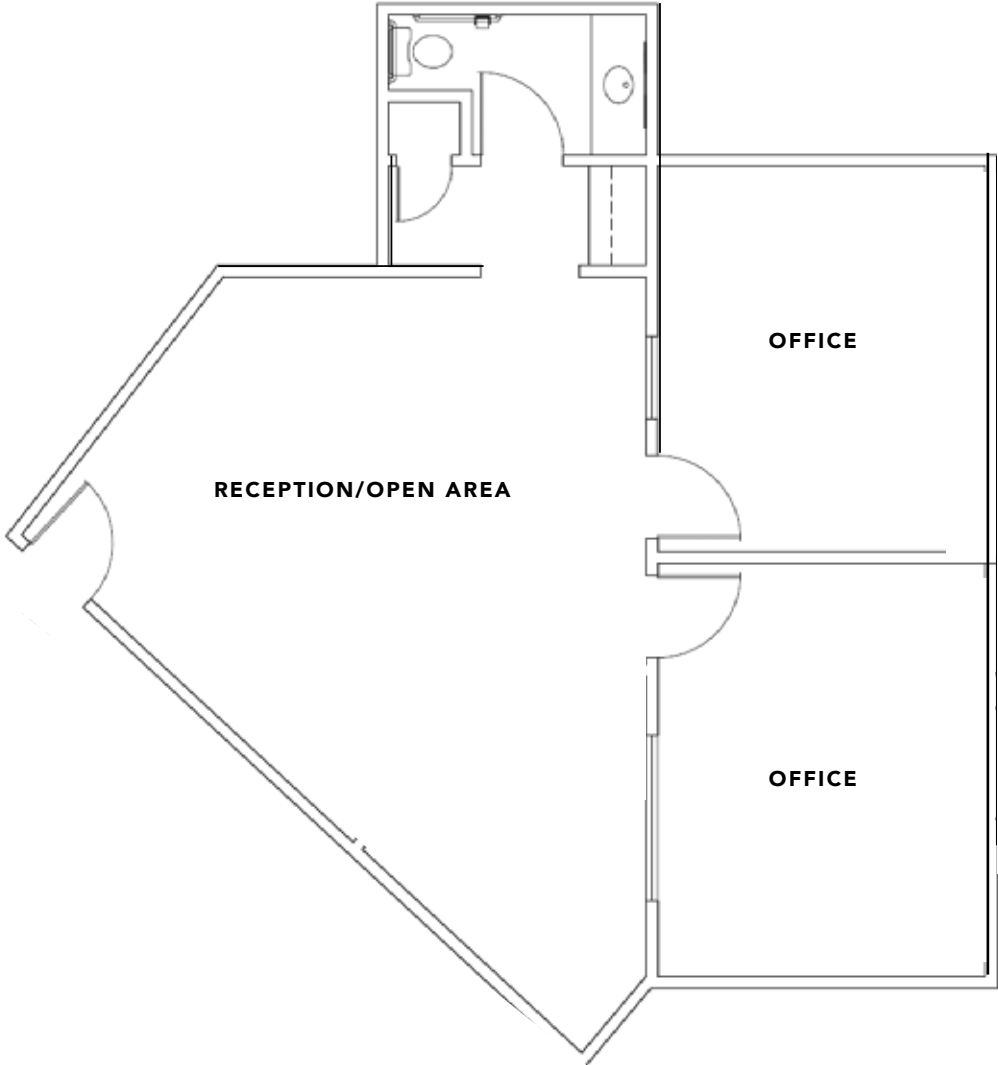
FLOOR PLANS

9636 TIERRA GRANDE ST.

Suite 203 – 1,011 SF (Spec Suite)

AVAILABLE

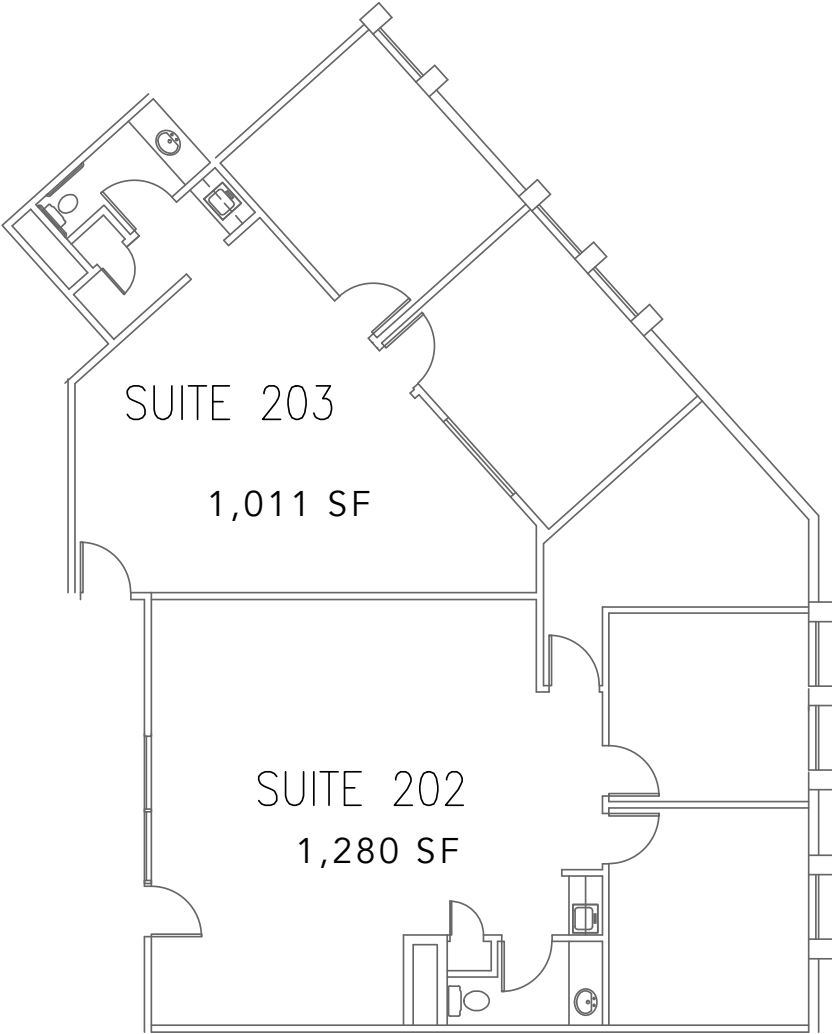
*202 & 203 can be combined for 2,291 SF



FLOOR PLANS

9636 TIERRA GRANDE ST.

Suites *202 & 203 can be combined for 2,291 SF
AVAILABLE

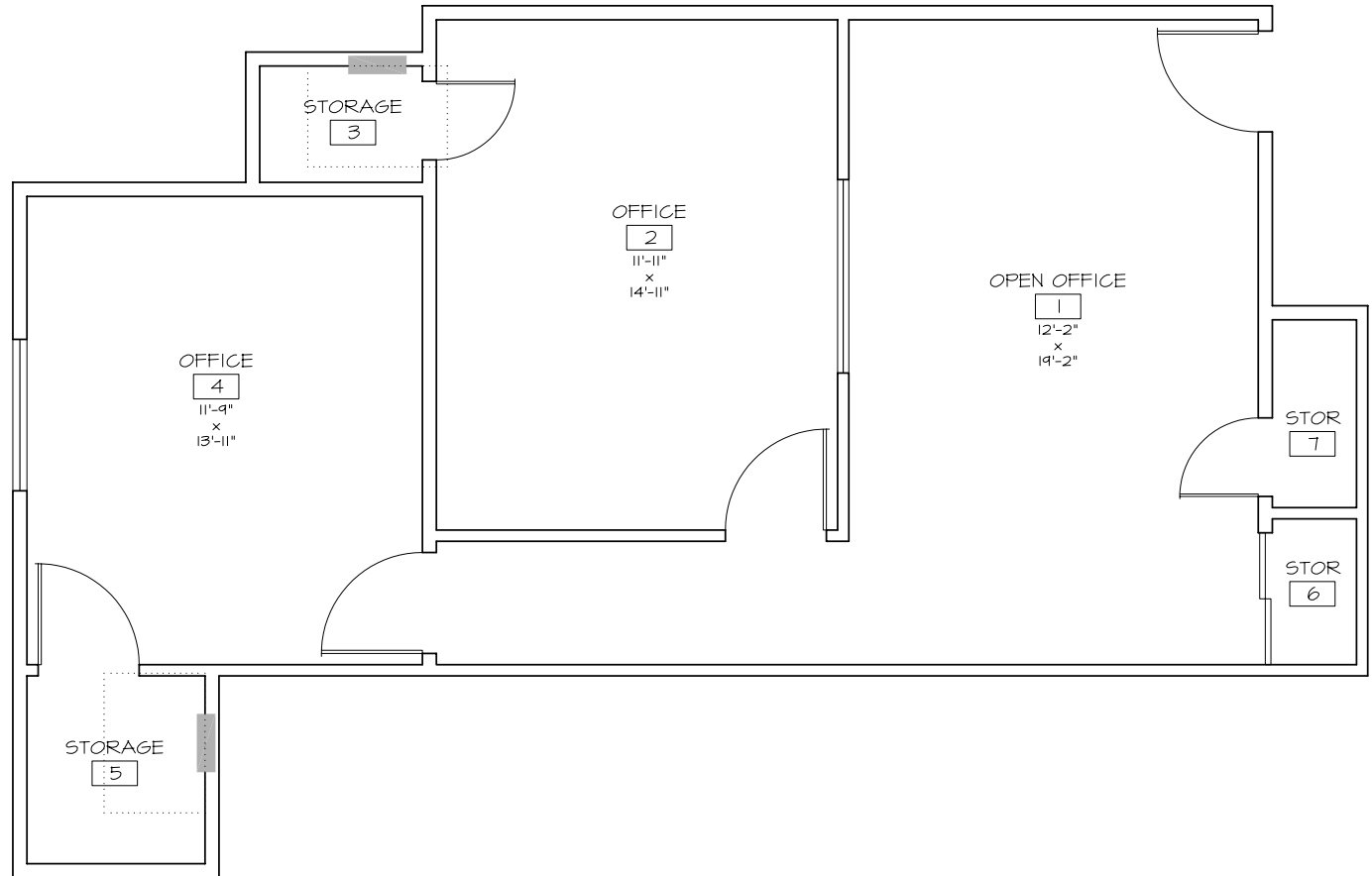


FLOOR PLANS

9663 TIERRA GRANDE ST.

Suite 102 – 848 SF

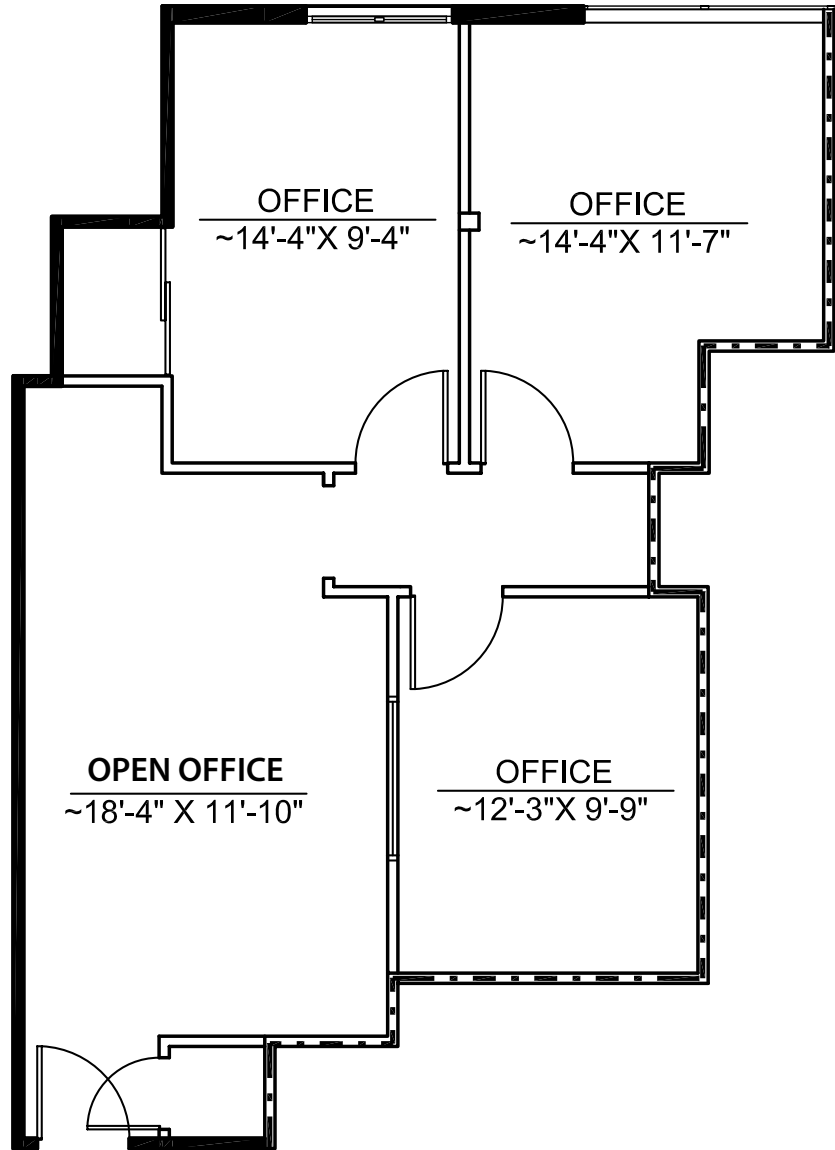
AVAILABLE 3/1/20



FLOOR PLANS

9663 TIERRA GRANDE ST.

Suite 103 – 849 SF
AVAILABLE 2/15/20



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