



## WHY MONARCH



Walkable  
amenities



Above standard  
parking ratio and  
covered parking



Immediate freeway  
access



Onsite amenities:  
*Showers, lockers,  
shared conference  
room and courtyard*

# MONARCH

CORPORATE CENTER

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

**CBRE**

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SCRIPPS RANCH'S MOST PRESTIGIOUS CLASS A OFFICE CAMPUS



# 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 110

Suite features double-door entry off the lobby, reception, 4 private offices, conference room, break / workroom and open office area.

**Size:** 2,838 RSF | **Availability:** 5/1/19

**Price:** \$2.75/SF + Electricity

### SUITE 160

Suite features double-door entry off the lobby, reception, 4 private offices, conference room, break / workroom and open office area.

**Size:** 2,717 RSF | **Availability:** 11/1/18

**Price:** \$2.75/SF + Electricity

### SUITE 310

Suite features reception, 8 private offices, 2 conference rooms, kitchen and open office area.

**Size:** 5,341 RSF (divisible to  $\pm$  1,599 RSF or  $\pm$  3,742 RSF) | **Availability:** Vacant

**Price:** \$2.75/SF + Electricity



## 9915 MIRA MESA BLVD

### SUITE 220

Suite features reception area, 6 private offices, 2 conference rooms, kitchen and open office area.

**Size:** 4,265 RSF | **Availability:** 12/1/18

**Price:** \$2.75/SF + Electricity



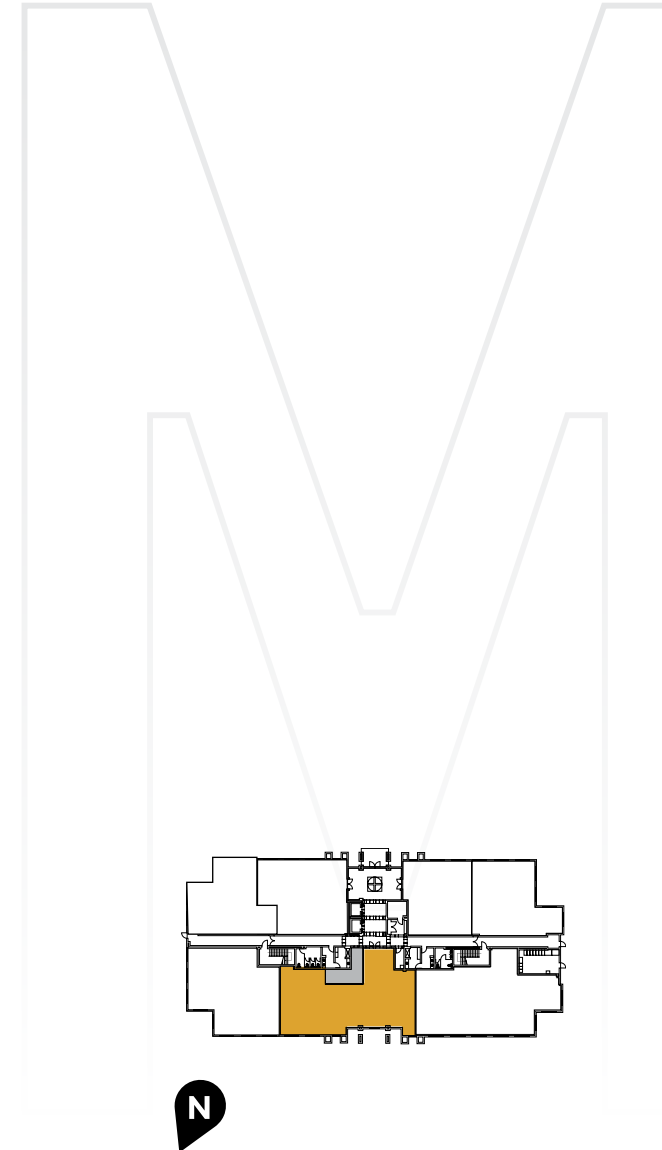
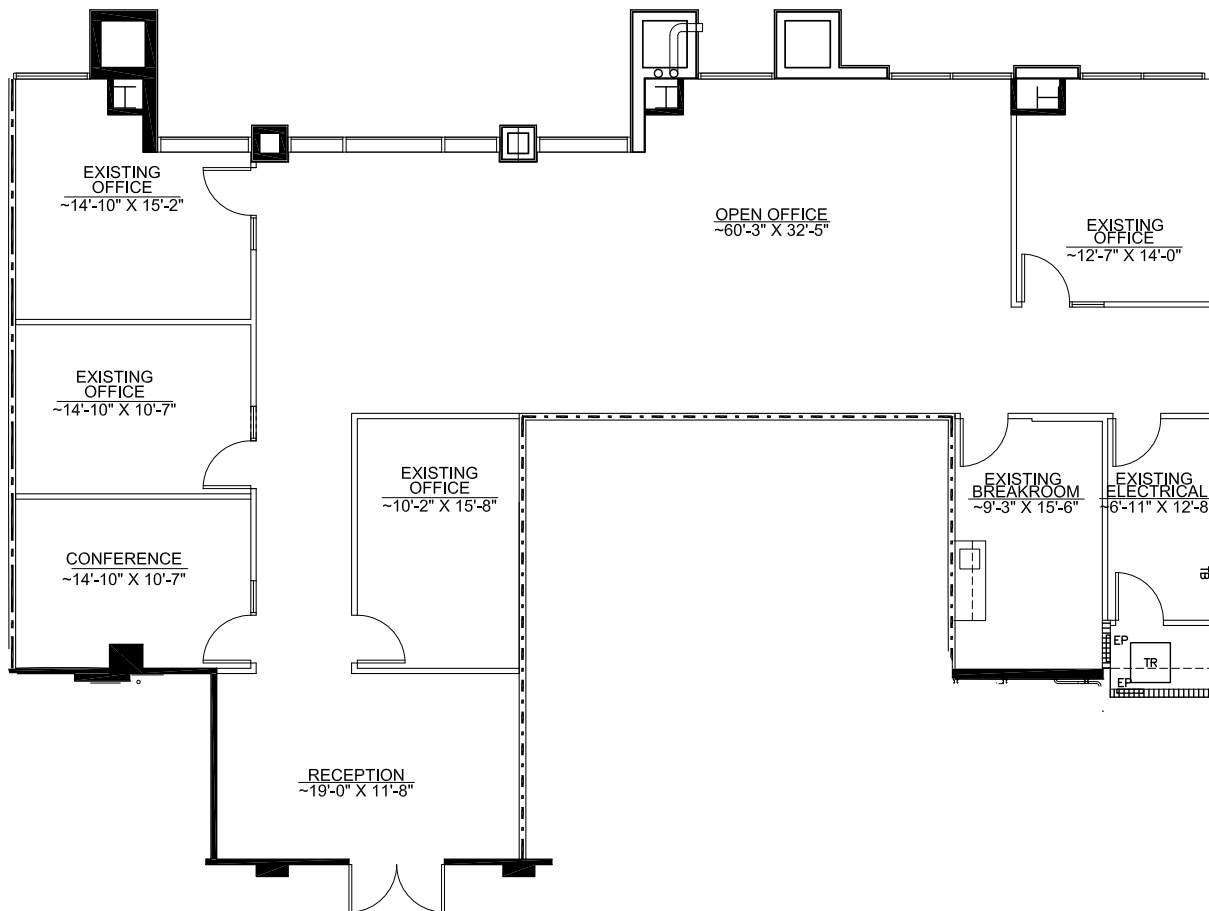
# FLOOR PLANS

## 9909 MIRA MESA BLVD

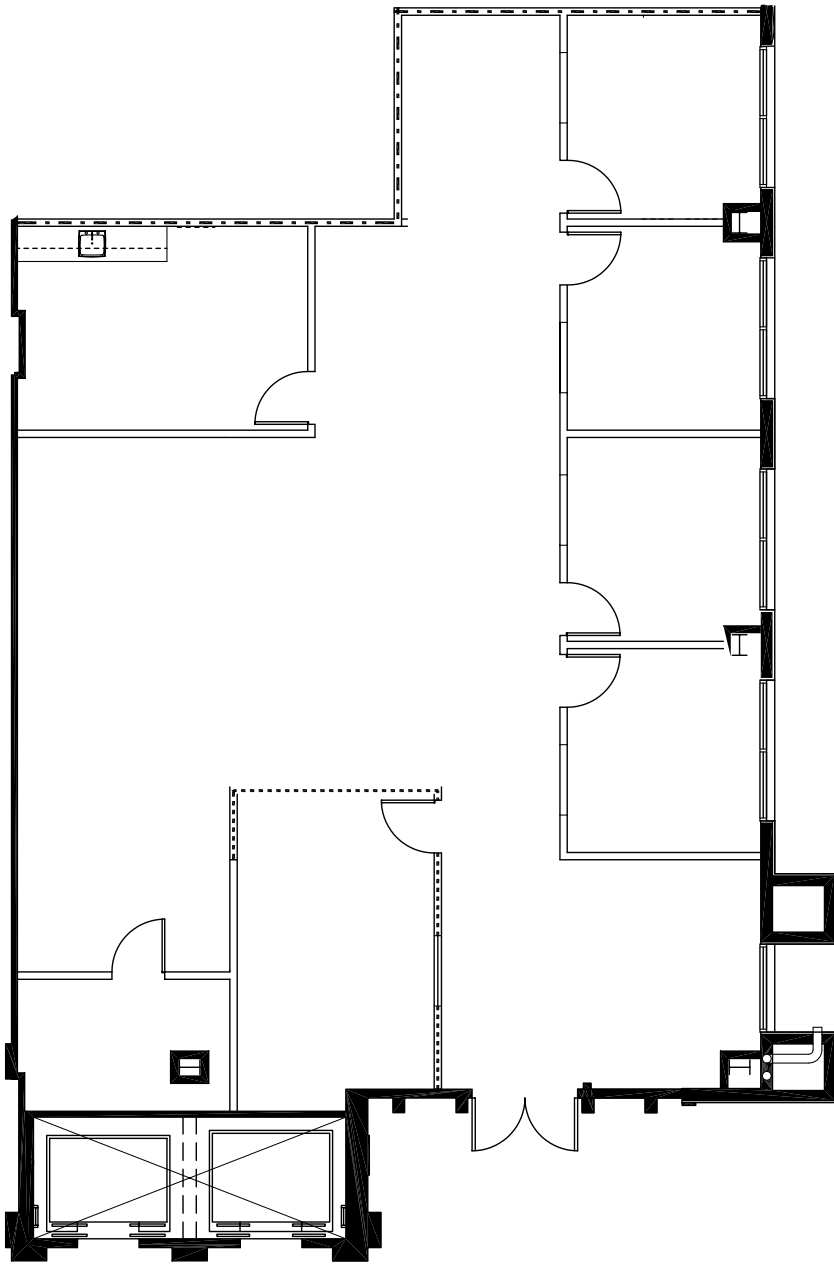
Suite 110 | 2,838 RSF

Suite features double-door entry off the lobby, reception, 4 private offices, conference room, break / workroom and open office area.

Window Line



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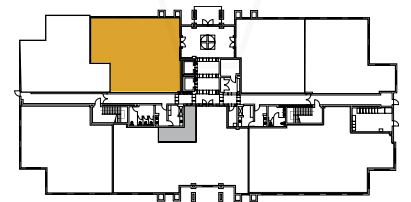


Window Line

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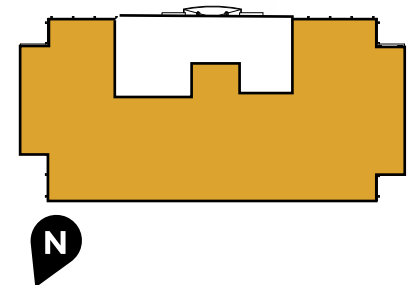
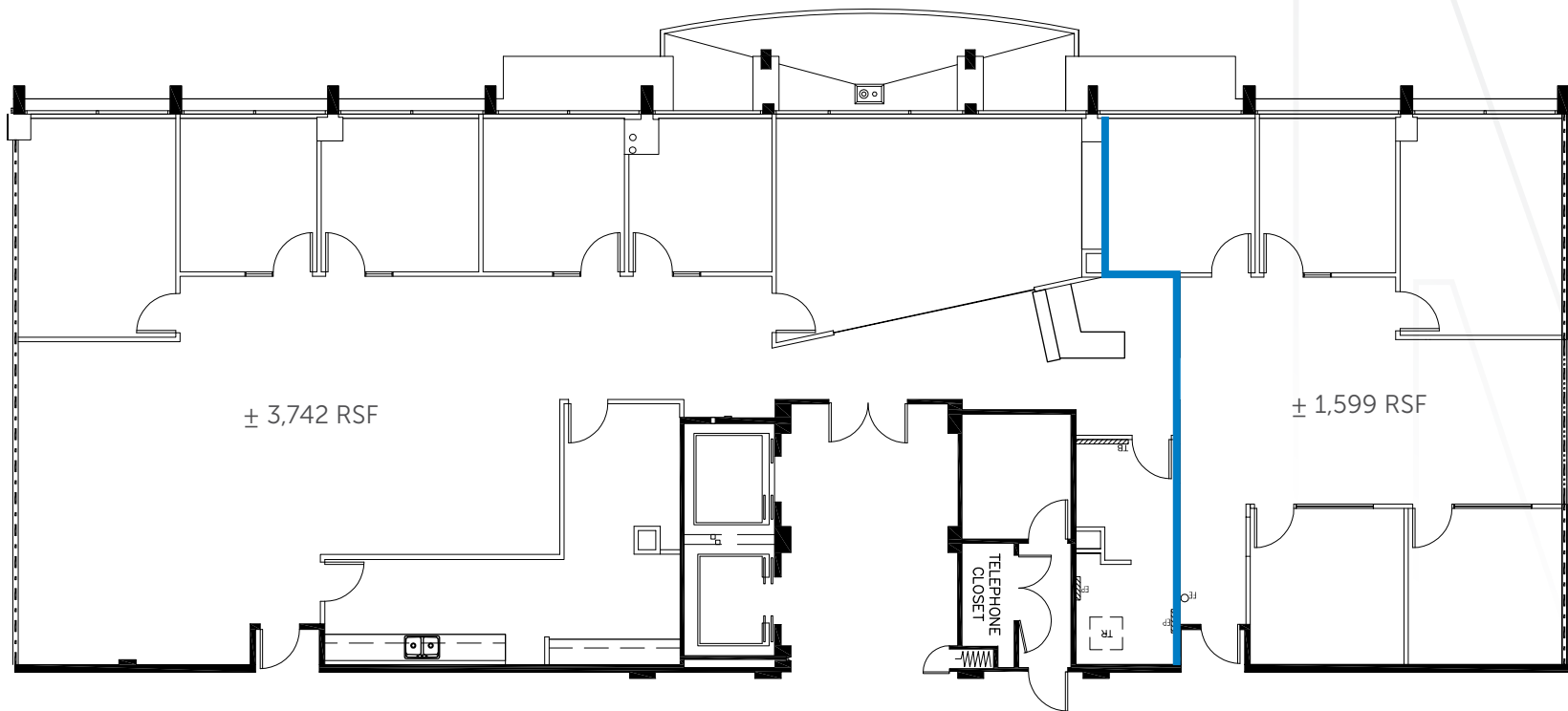


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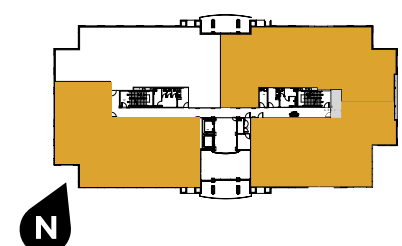
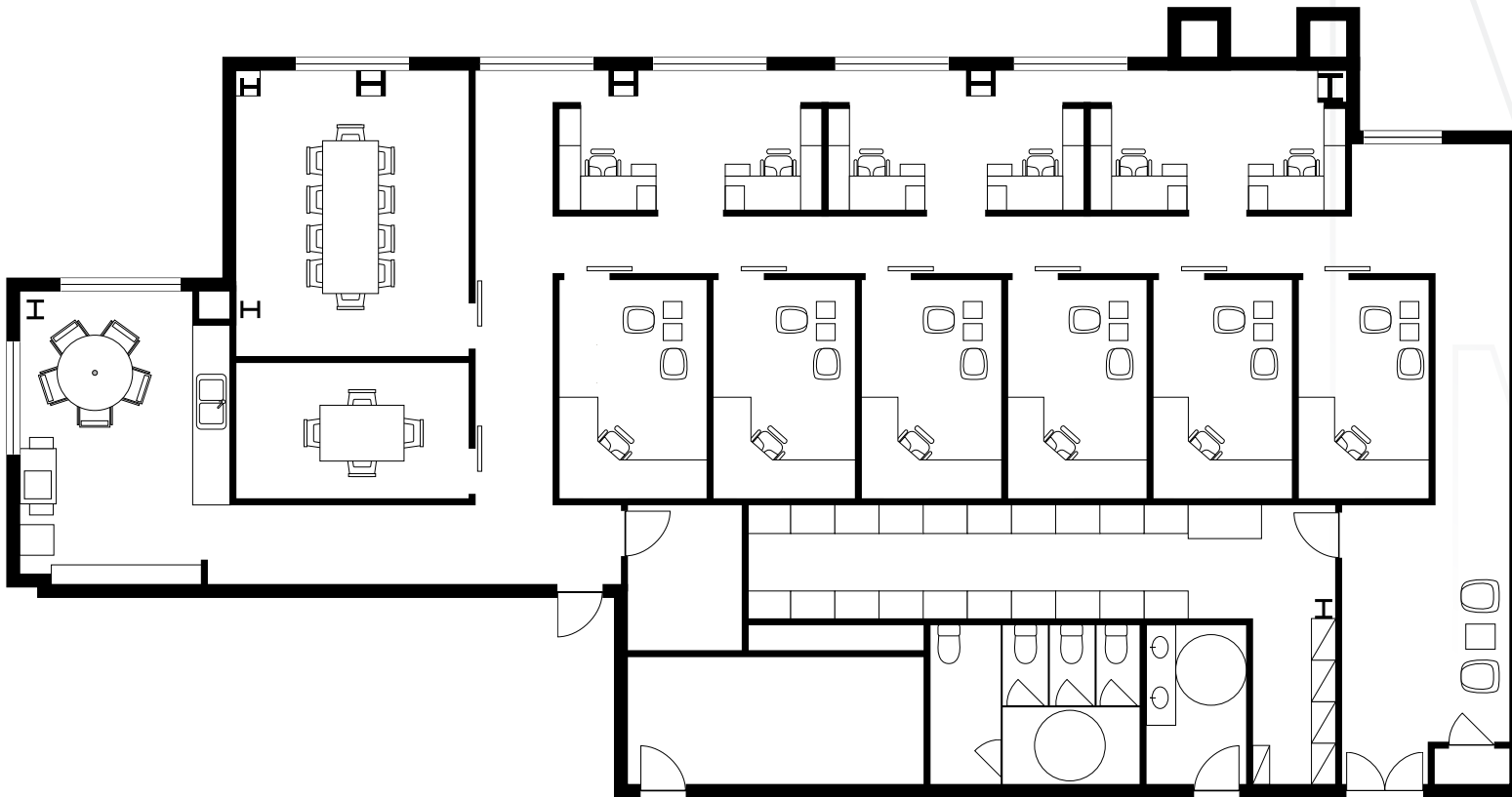


# FLOOR PLANS

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# MONARCH

CORPORATE CENTER

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