

PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE

**COMMERCIAL
ASSET
ADVISORS**



RUFFIN BUSINESS CENTER
3625-3675 RUFFIN ROAD • SAN DIEGO CA 92123



MATTHEW MONTERROSO
Senior Vice President
Matt@caacre.com
DRE Lic # 02073919

MIKE CONGER
Principal
Mike@caacre.com
DRE Lic # 01381193

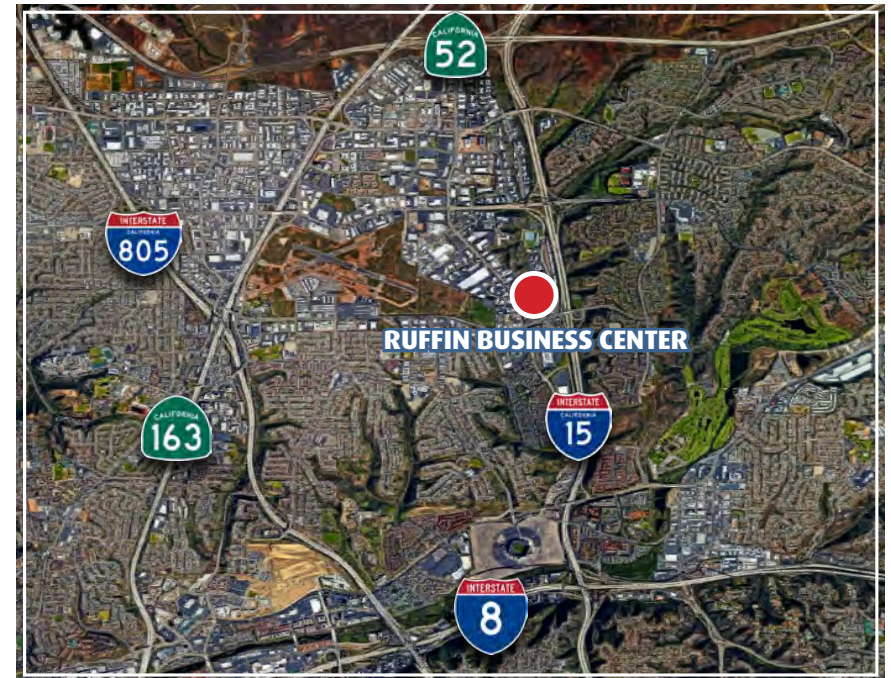
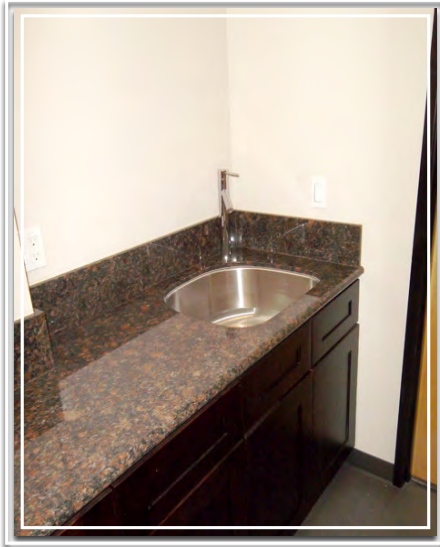
BRIAN JENKINS
Principal
Brian@caacre.com
DRE Lic # 01814828

PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE



1,043 & 2,863 SF OFFICE SUITES AVAILABLE

- Contemporary Bathrooms and Common Areas
- Ample Parking
- Great Window Line with Amazing Views and Operable Windows
- Common Area Kitchenettes!
- Desirable Central Location with Excellent Freeway Access to I-15, Hwy 163, Hwy 52, I-8 and Public Transportation Stops Nearby
- T-1, Cable, & Fiber Internet Available
- Lease Rate: \$2.15 - \$2.25 /SF Modified Gross



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SHOPS, RESTAURANTS, RETAILERS LEGEND

① Hilton Garden Inn	⑤ AM PM	⑨ McDonald's	⑬ Massage Envy	⑰ Vons
② Jack in the Box	⑥ Papa John's Pizza	⑩ Starbuck's	⑭ Subway	⑱ PetSmart
③ Jersey Mike's Subs	⑦ Smashburger	⑪ Rubio's	⑮ Taco Bell	⑲ Dollar Tree
④ Sizzler	⑧ Pick Up Stix	⑫ Einstein Bro's Bagels	⑯ Chevron	⑳ Walmart

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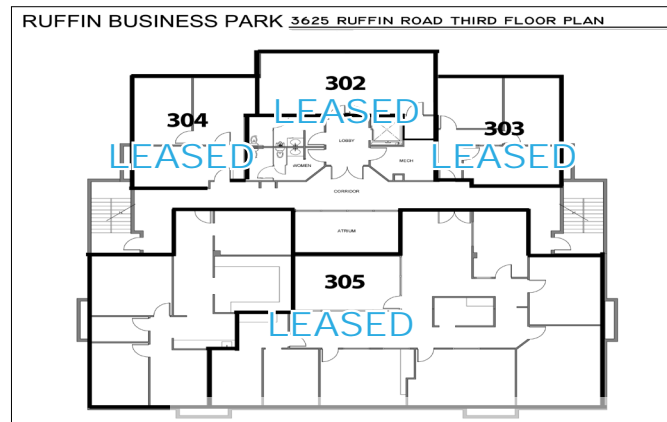
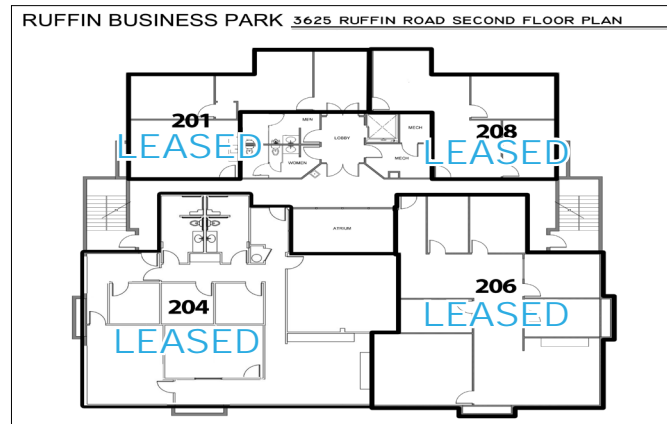
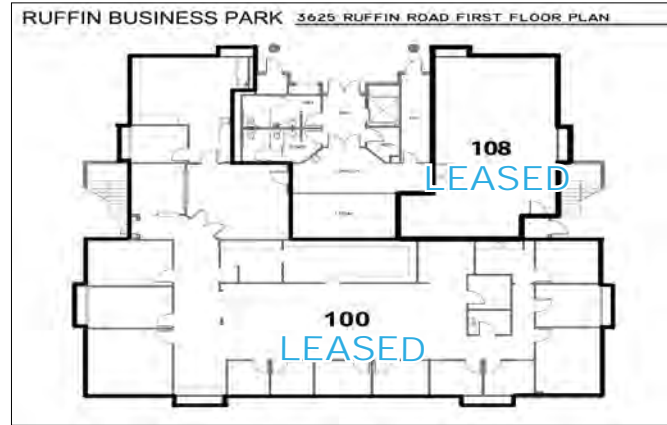


3625 RUFFIN RD

FLOOR	SUITE	± SQ FT	DESCRIPTION
FULLY	LEASED	-	• 100% Occupied

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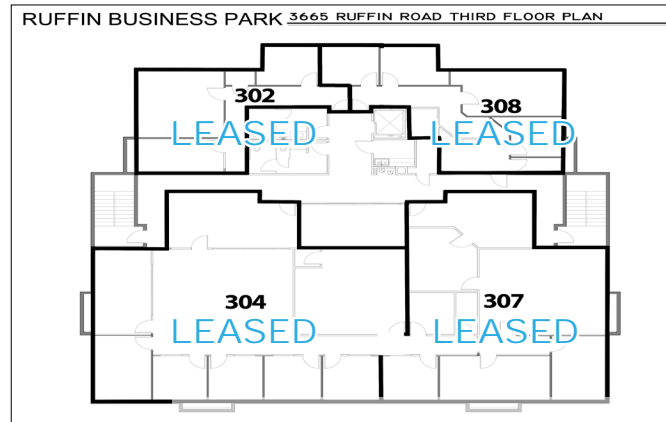
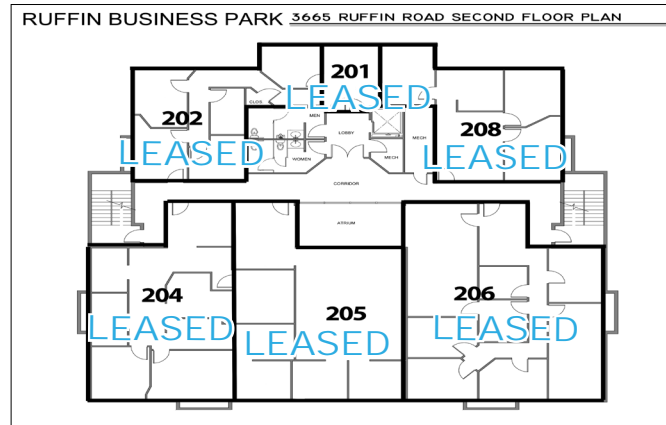
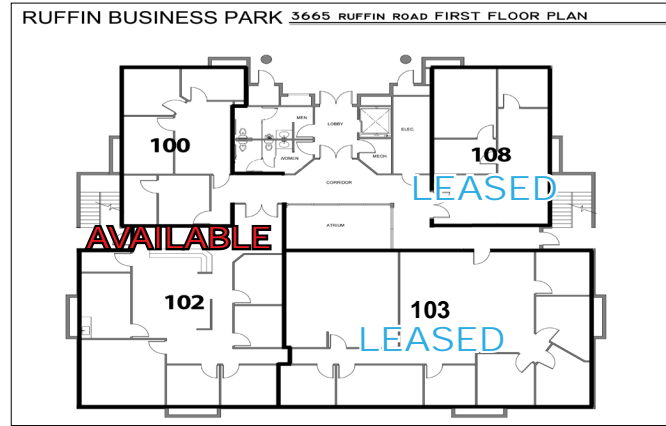


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3665 RUFFIN RD

FLOOR	SUITE	± SQ FT	DESCRIPTION
1ST	100-102	2,863	• Call Regarding Availability



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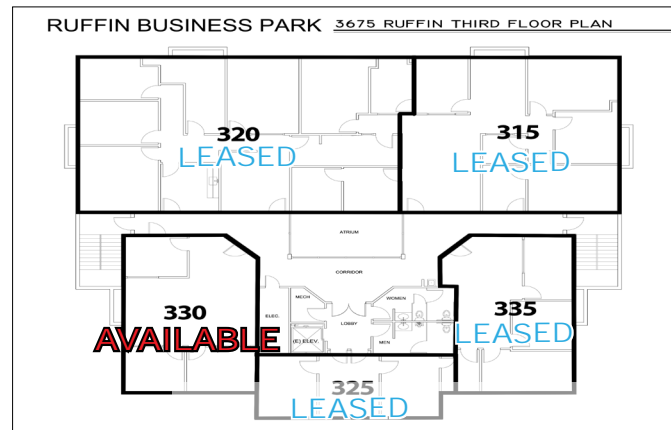
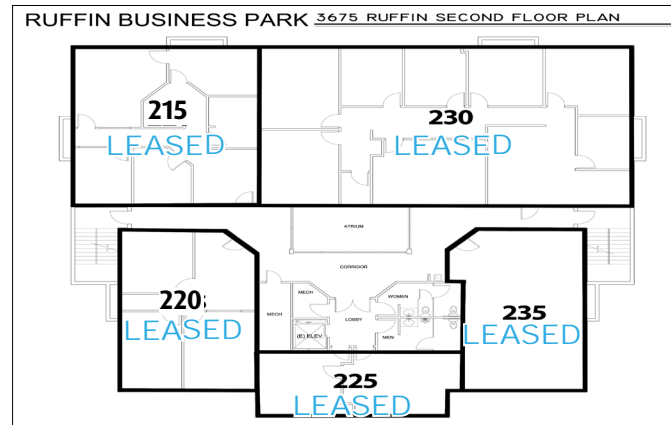
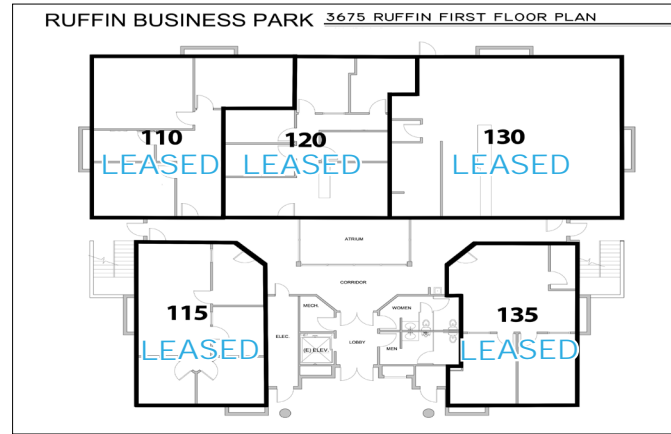
3675 RUFFIN RD

FLOOR	SUITE	± SQ FT	DESCRIPTION
3RD	330	1,043	<ul style="list-style-type: none"> • Available Now! • See Next Page for Details & Video Tour

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3675 - SUITE 330



FLOOR	SUITE	± SQ FT	DESCRIPTION
3RD	330	1,043	Available Now!



SCAN OR CLICK QR CODE
TO WATCH VIDEO



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