

AVAILABLE FOR LEASE

9988

HIBERT STREET

SAN DIEGO, CA 92131

## Property Features



Fitness Center onsite



Immediate access to  
Hwy 52, Hwy 56 and I-15



Easy access to Mira Mesa  
Boulevard, Scripps Ranch  
Boulevard and Trenea Street



Renovated common areas



Retail amenities in walking  
distance, including  
Mira Mesa Marketplace



Take advantage of the nearby  
walking trails along Lake  
Miramar

**CBRE**





## Suite Features

### SUITE

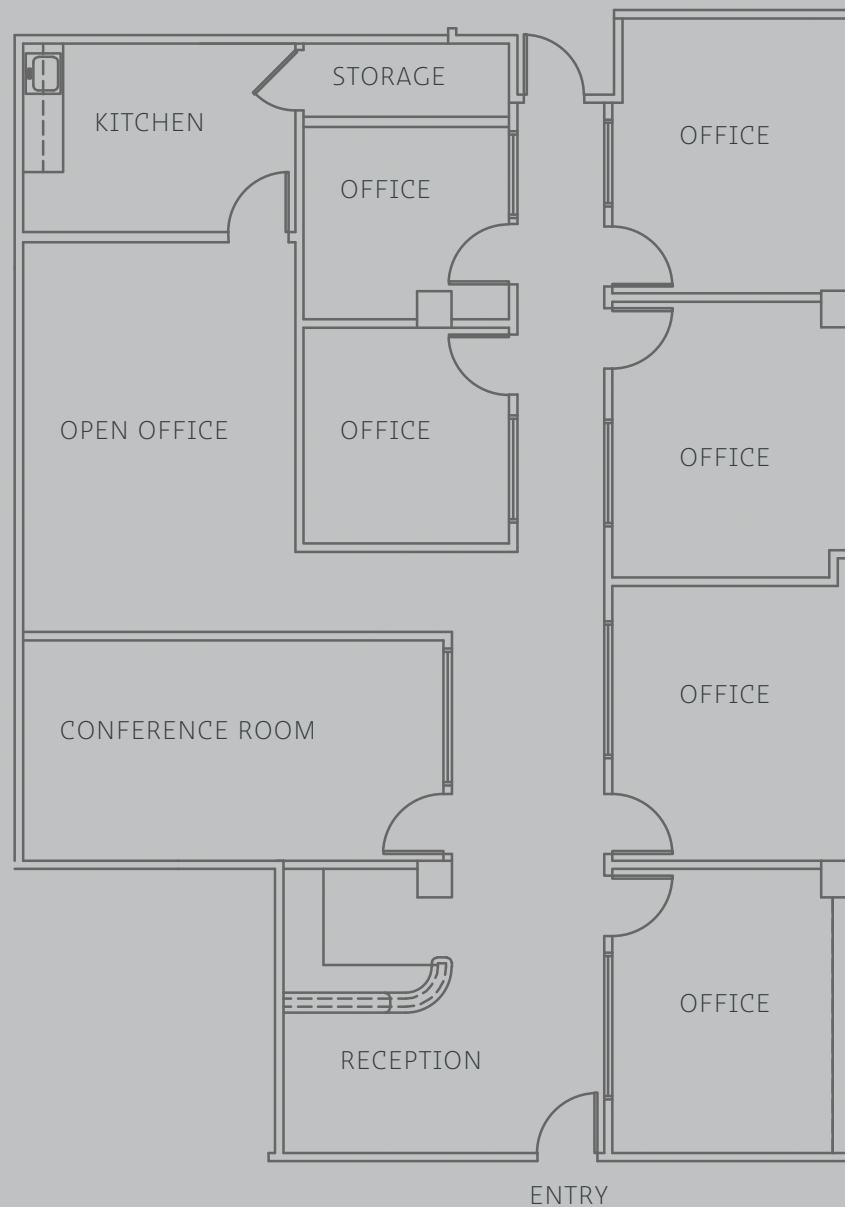
310 - 2,462 SF

### AVAILABILITY

Vacant

### LEASE RATE

\$1.95/SF + Electricity





## 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 Crotto  
Nail Time & Spa  
Scripps Ranch Liquor

### 6 Scripps Mesa Retail Center

Air Force Reserve  
Bead Cellar  
Bob'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 Creek  
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

\*not shown on map



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## DRIVE TIMES:



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



Hwy 78 & I-15  
UCSD



Downtown San Diego  
San Diego International Airport





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