

MULTI-TENANT BUSINESS PARK

activity business center



9235-9265 Activity Road & 9520-9530 Padgett Street | San Diego, CA 92126

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HIGHLIGHTS



161,168 SF
NET RENTABLE AREA



5
NUMBER OF BUILDINGS



3.5/1,000 SF
PARKING RATIO



1987/2018
YEAR BUILT/RENOVATED



**RESTAURANT
ON-SITE**



**RETAIL AMENITIES
NEARBY**



**ELEVATOR
SERVED**



**CLOSE PROXIMITY TO
1-15, I-805 FREEWAYS**



**RECENTLY UPDATED
LANDSCAPING**

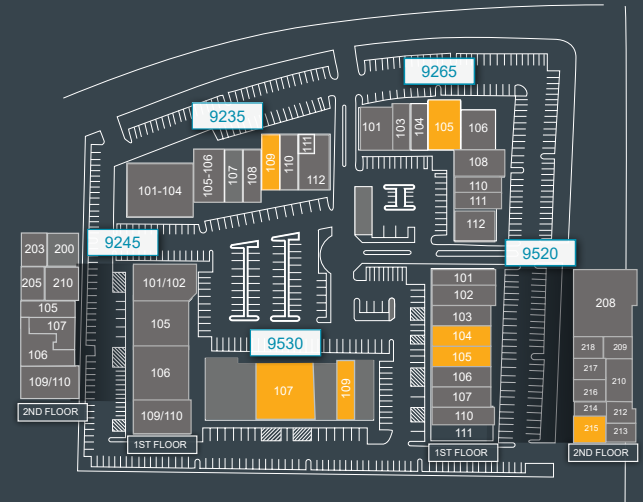


**RENOVATED
COMMON AREAS &
OUTDOOR SEATING**

AVAILABILITY

ADDRESS	SUITE	SF	ASKING RENT (PSF)	Availability
9265 Activity Rd	105	±3,166	\$1.85 NNN	Now
9235 Activity Rd	109	±1,994	\$1.90 NNN	Now
9520 Padgett St	104/105	±3,567	\$1.85 NNN	Now
9520 Padgett St	215	±1,383	\$1.85 MG	Now
9530 Padgett St	107	±6056	\$1.85 NNN	6/1/2025
9530 Padgett St	109	±3,997	\$1.85 NNN	Now

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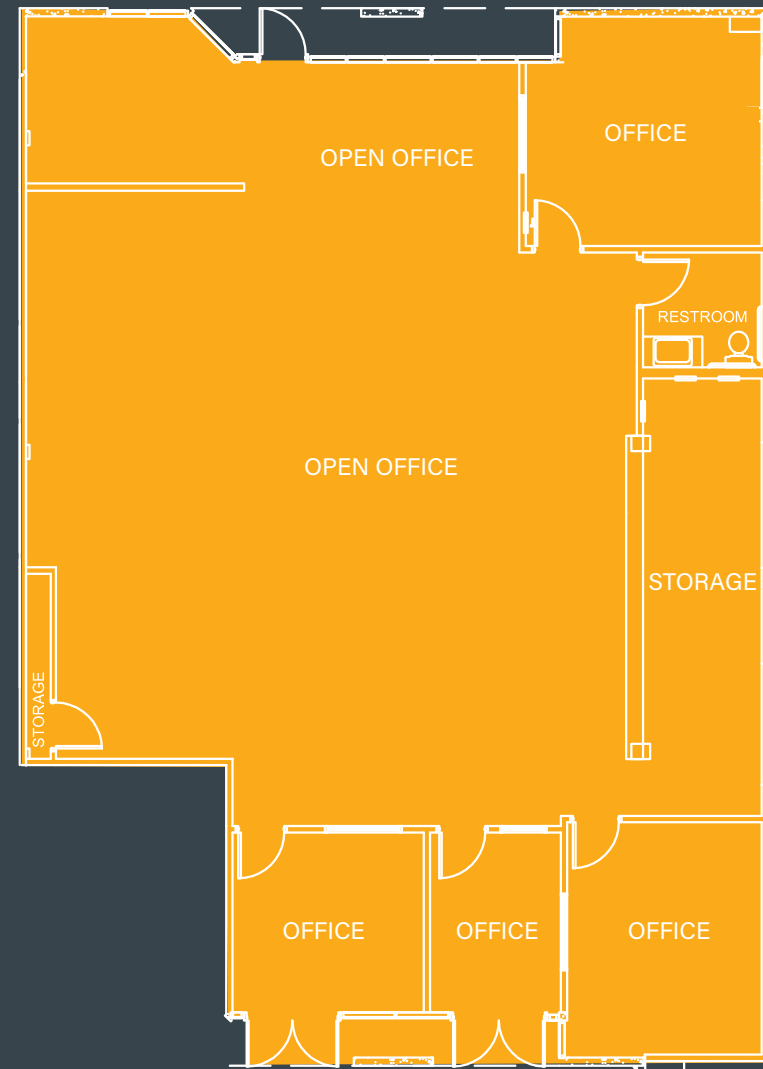
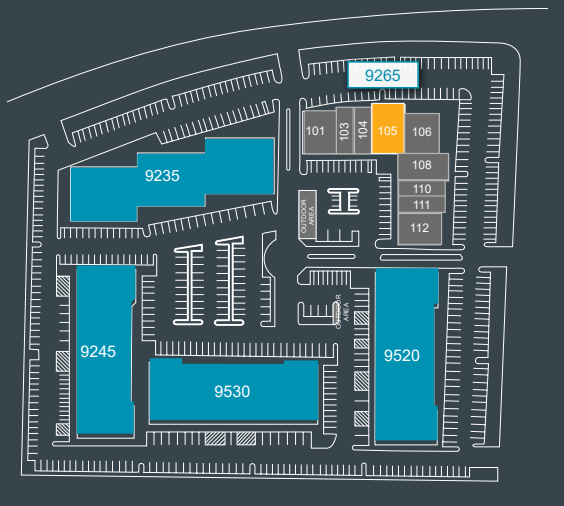


AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
105	±3,166	\$1.85 NNN	Vacant
COMMENTS			

100% Office/Flex. Fully climate controlled.
NNNs = \$0.65 PSF



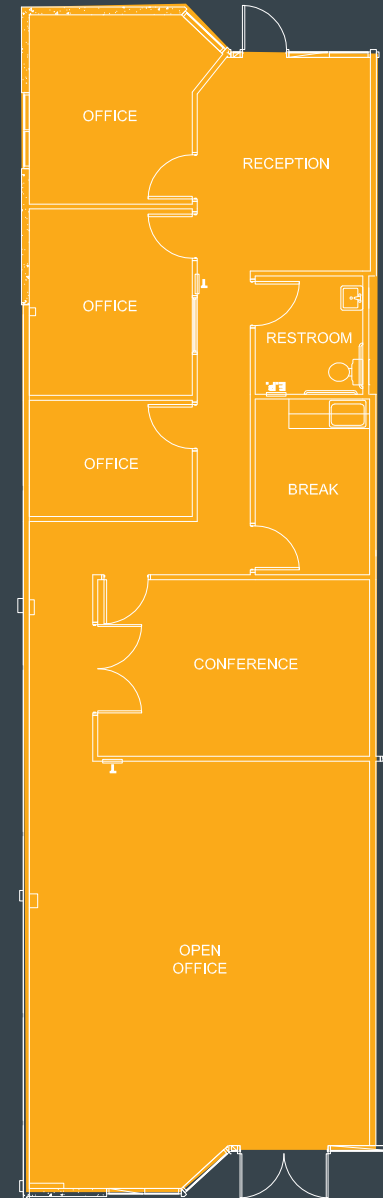
AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
109	±1,994	\$1.90 NNN	Vacant

COMMENTS

Open office, 3 private offices, 1 restroom, conference room, reception.
NNNs = \$0.65 PSF



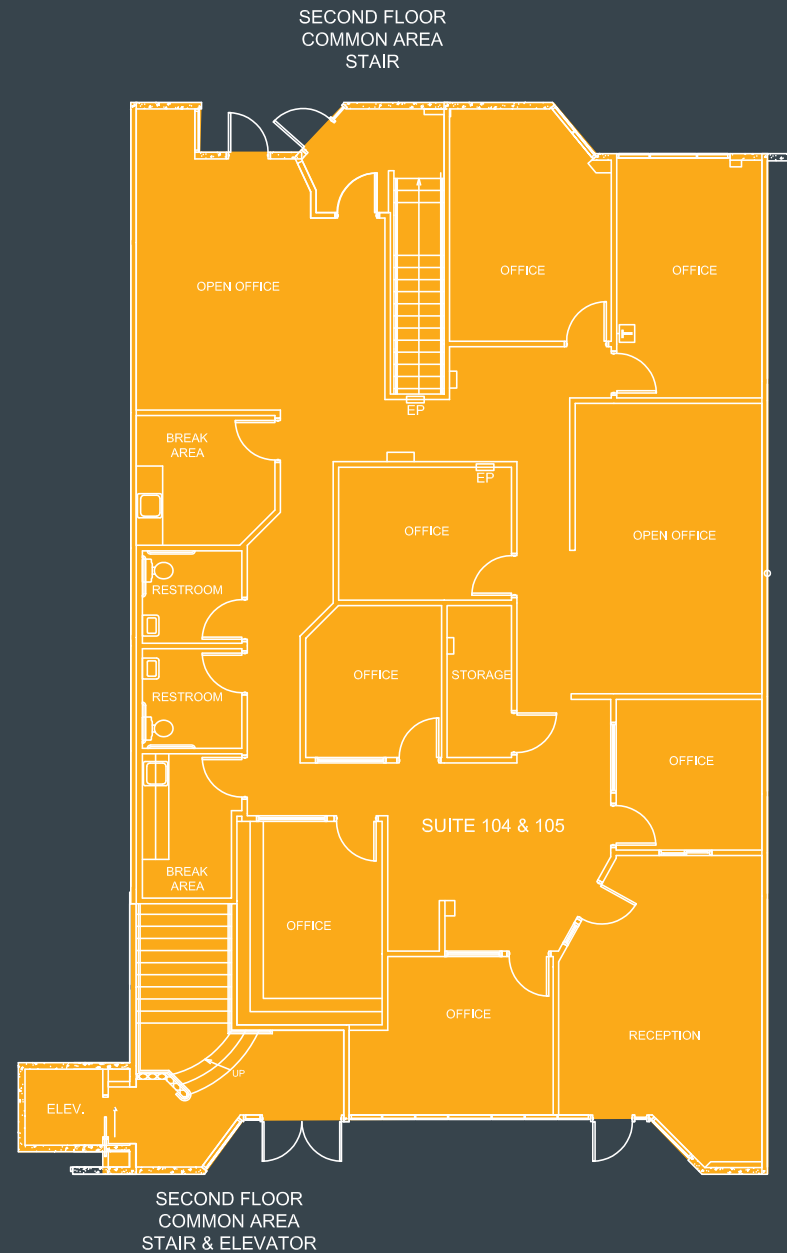
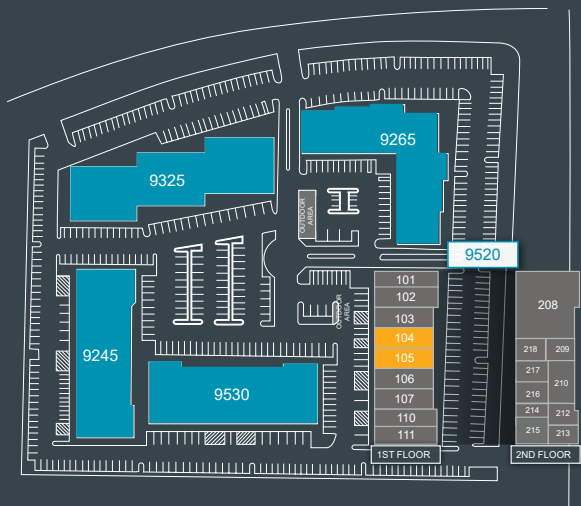
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
104/105	±3,567	\$1.85 NNN	Vacant

COMMENTS

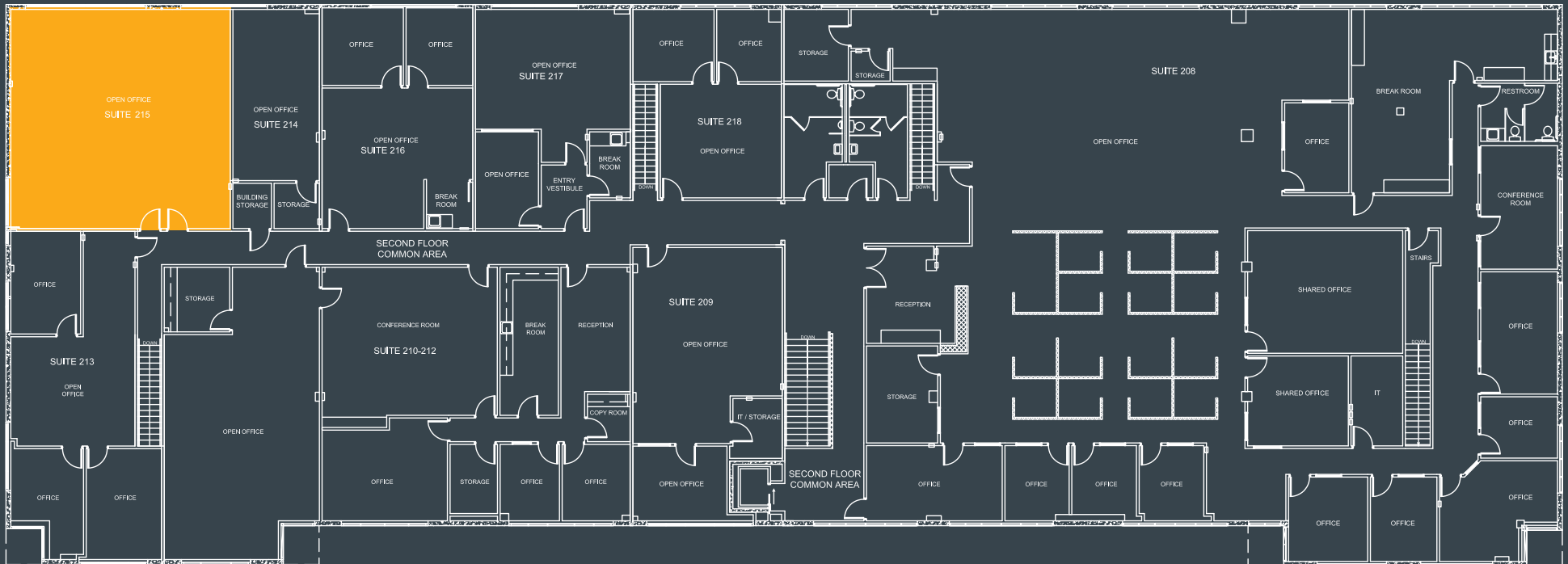
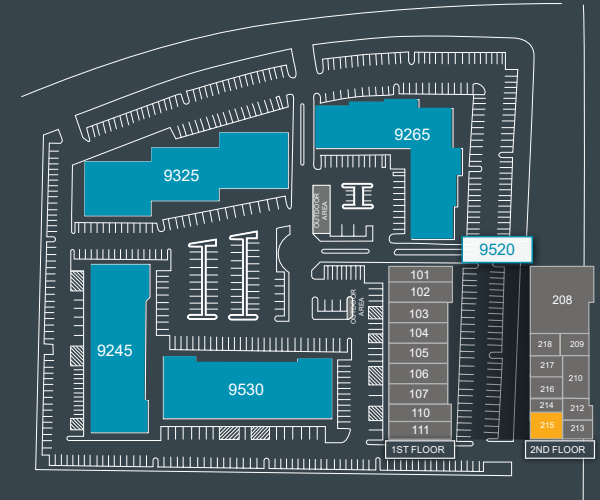
100% office with 6 private offices and a break room.
NNNs = \$0.65 PSF



AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
215	±1,383	\$1.85 MG	Vacant
COMMENTS			
100% office. Elevator access.			

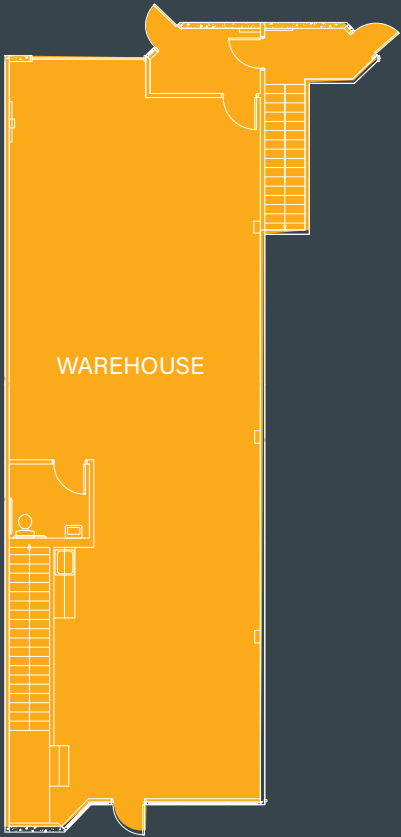
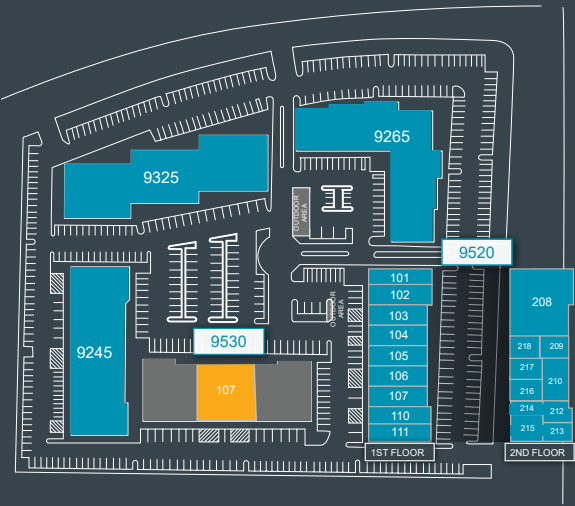


FLOOR PLAN TO BE VERIFIED

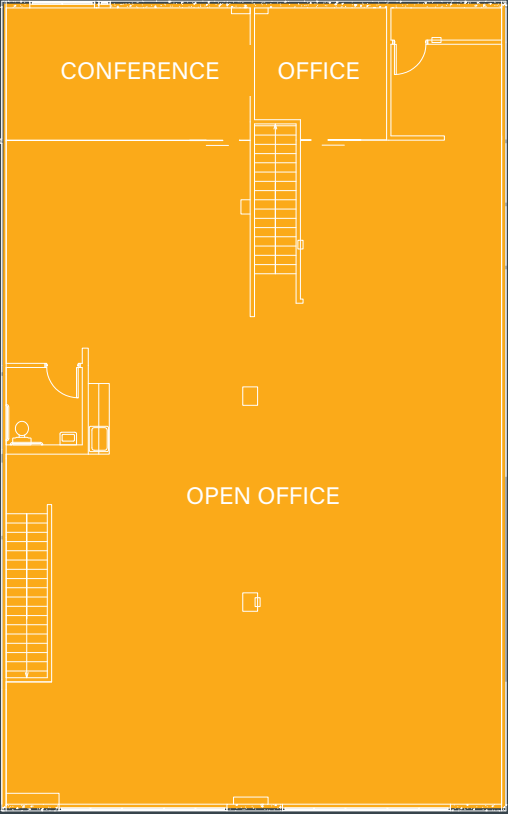
AVAILABILITY

9530 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±6056	\$1.85 NNN	Vacant
COMMENTS			
65% office, 35% HVAC warehouse/R&D area. 1 grade level loading door. NNNs = \$0.65 PSF			



1st Floor

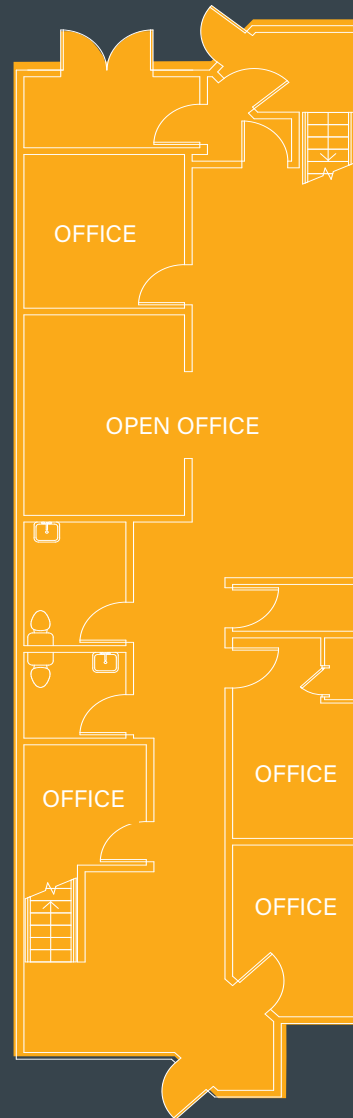
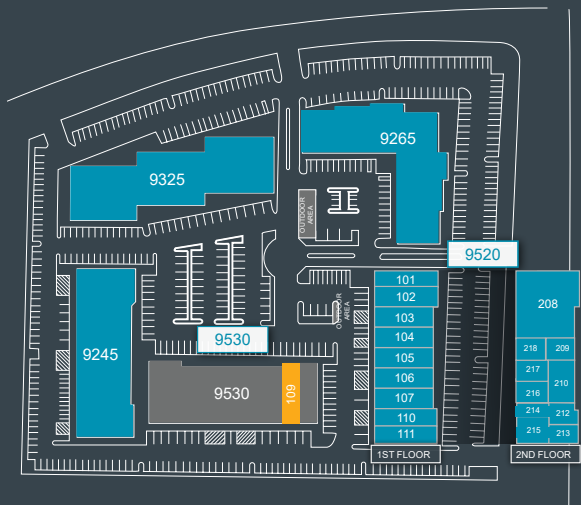


2nd Floor

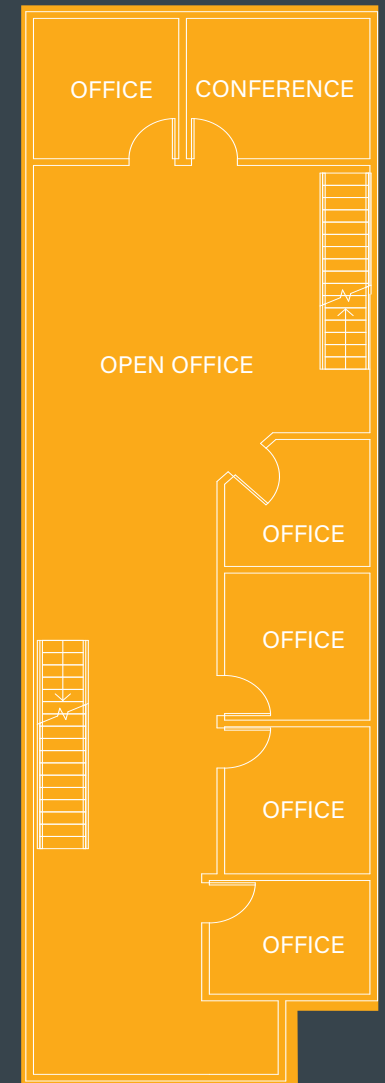
AVAILABILITY

9530 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
109	±3997	\$1.85 NNN	Vacant
COMMENTS			
80% 2-story office, balance warehouse. 1 grade level loading door. NNNs = \$0.65 PSF			



1st Floor



2nd Floor

AMENITIES

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1

IHOP Restaurant

2

Miramar Shell

3

Chin's Szechwan

4

Carl's Jr

5

Zavaro Mobil

6

Scrpps Miramar Car Wash

7

24 Hour Fitness

8

AMPM

9

Spice Corner

10

California Thai Cafe

20

SUBWAY

19

Miramar West Shell

18

Ann's Alterations and Tailoring

17

Dixieline Pro Build

16

Pastalini

15

Sima's Grill and Deli

14

KFC and Taco Bell

13

McDonald's

12

Miramar Cafe

11

Dave's Famous Cafe

21

Miramar Pizza

22

Roberto's Taco Shop

23

Pro Star Wireless of Miramar

24

San Diego Wine Co.

25

Quiznos

26

Starbucks

27

Denny's Restaurant

28

Togo's

29

Carl's Jr

30

Office Depot

38

AMPM

37

Chevron Station

36

Discount Tire Co.

35

Miramar 76 Service Center

34

Ale Smith

33

Ballast Point

32

UTC Mall

31

Sorrento Court





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