

9965 FOR  
SUBLEASE

carroll canyon | san diego, ca 92131





THE  
features

# 9965

carroll canyon, san diego, ca 92131

functional space  
±8,950 SF available for sublease. Currently in warm shell condition. 1 grade level door.

building  
Part of a 13,248 SF free-standing building in a 4 building Industrial/Flex project

convenient location  
0.2 Miles from I-15 freeway

ample power  
800 amps of 277/480v

parking  
3/1,000

availability date  
Available now

expiration date  
July 31, 2028

asking rate  
\$1.50 NNN  
NNNs

\$0.57 PSF

TI allowance  
Available

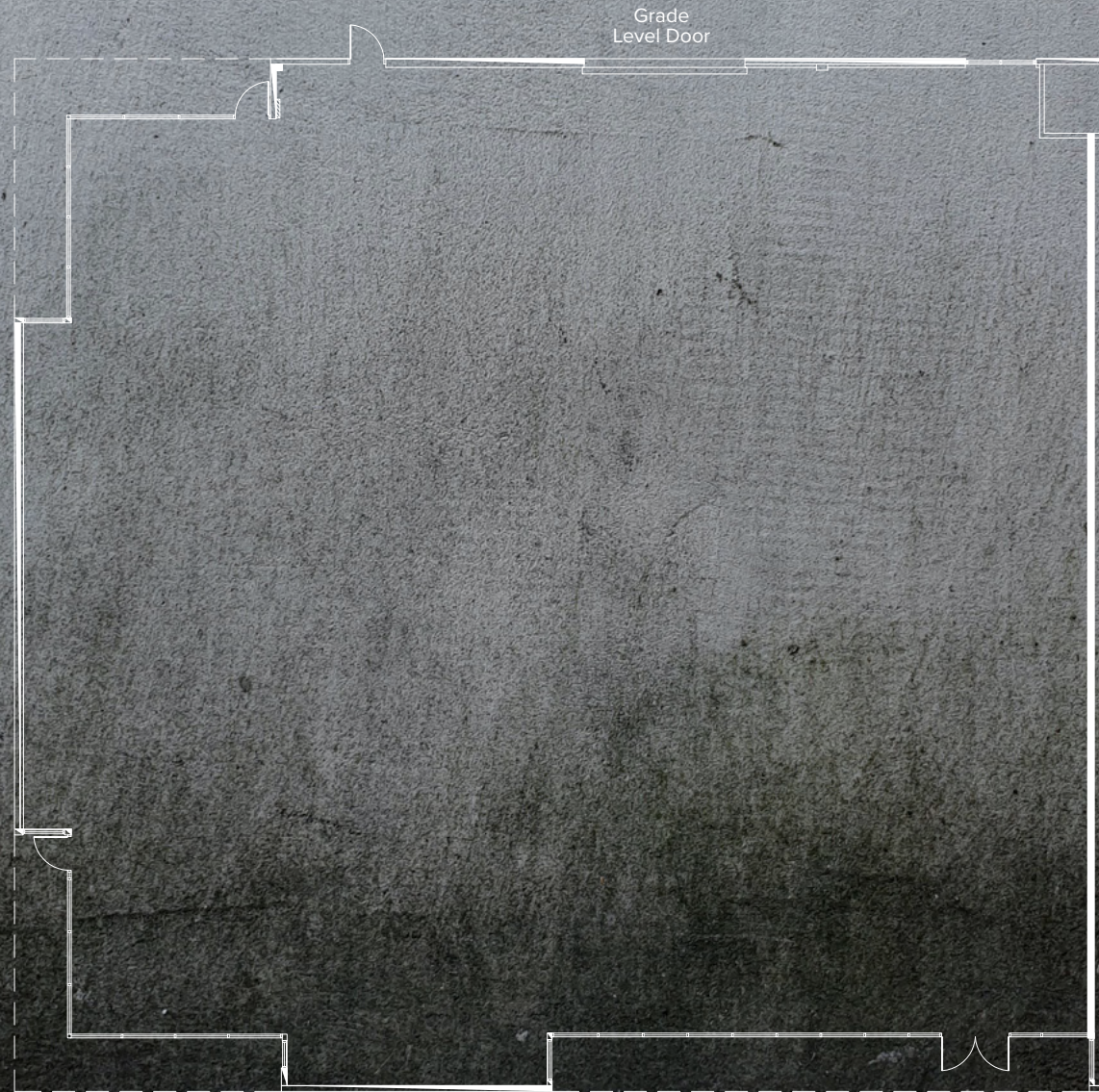








# THE floor plan







## THE amenities

1

MIRA MESA MARKET CENTER - 1.9 MILES

Albertson's	CVS
AT&T	On the Border
Daphne's Greek Cuisine	Rubio's
Edward Cinema	Starbucks
Home Depot	Home Depot
Islands	US Bank
FedEx/Kinko's	Panera Bread

2

SCRIPPS PLAZA - 1.4 MILES

Trader Joe's	Scripps Medical
Bally Total Fitness	Super Cuts
Deli Express	Value Cleaners
Ichiro Japanese	

3

EUCALYPTUS SQUARE - 0.3 MILES

Carl's Jr.	Meiki Sushi
Chez Nous Gourmet Cafe	Travel Trust
Custom Cleaners	Corporation
Gold Leaf	



# THE location

drive time - minutes

## NEIGHBORHOODS

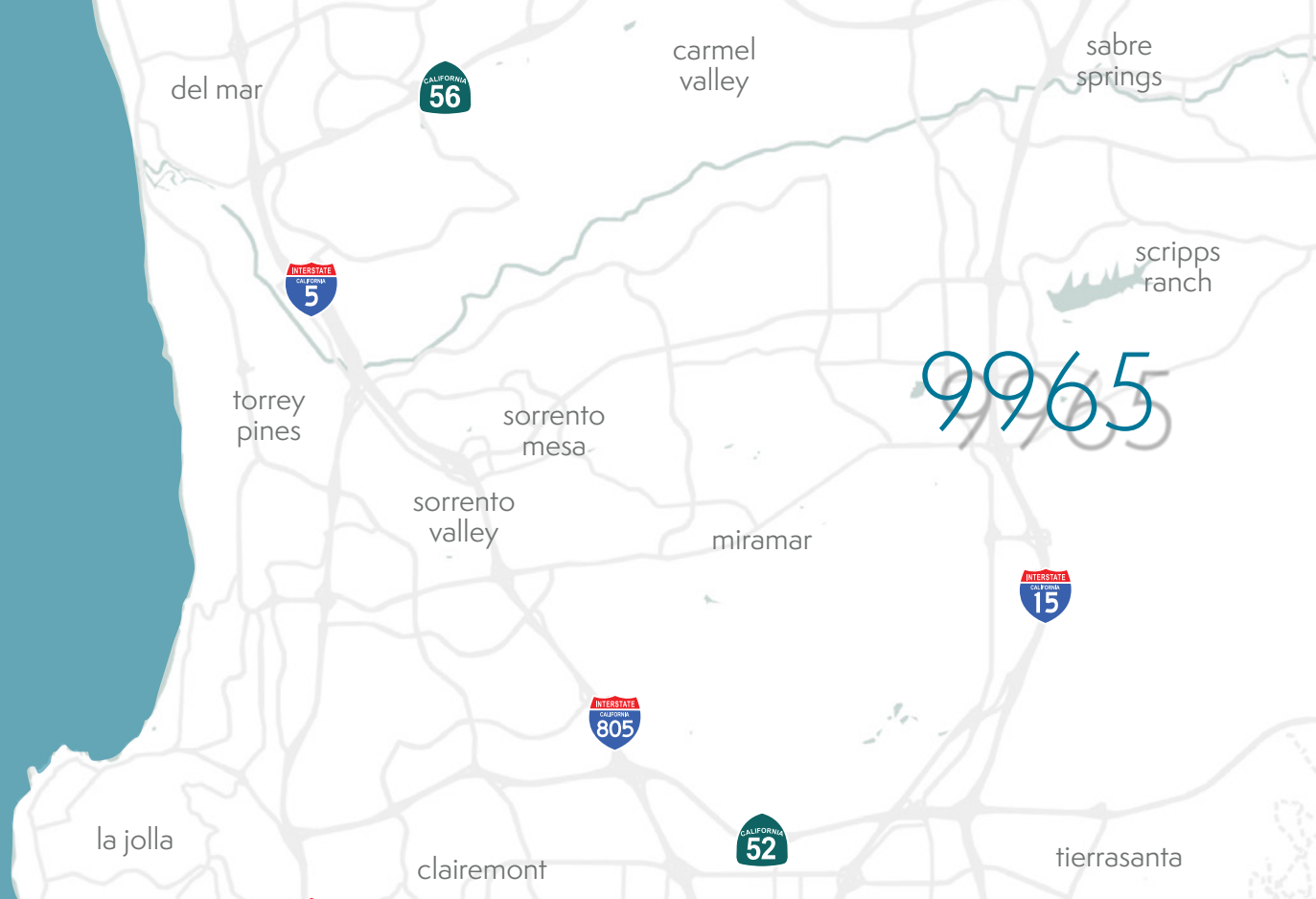
- 3 Mira Mesa
- 7 Poway
- 12 Rancho Bernardo
- 13 UTC
- 15 La Jolla
- 19 Downtown

## TRANSPORTATION

- 10 Sorrento Valley Coaster Station
- 13 Montgomery Field
- 25 San Diego Airport

## FREEWAYS

- 3 Interstate 15
- 18 Interstate 5
- 9 Highway 56
- 8 Highway 52





## CONTACT

Brant Aberg, SIOR  
858.546.5464  
brant.aberg@cushwake.com  
CA Lic 01773573

Ryan Downing, SIOR  
858.546.5416  
ryan.downing@cushwake.com  
CA Lic 01955032



12830 El Camino Real, Suite 100  
San Diego, CA 92130 | USA  
P: 858.546.5600 | F: 858.452.3206  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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