

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**

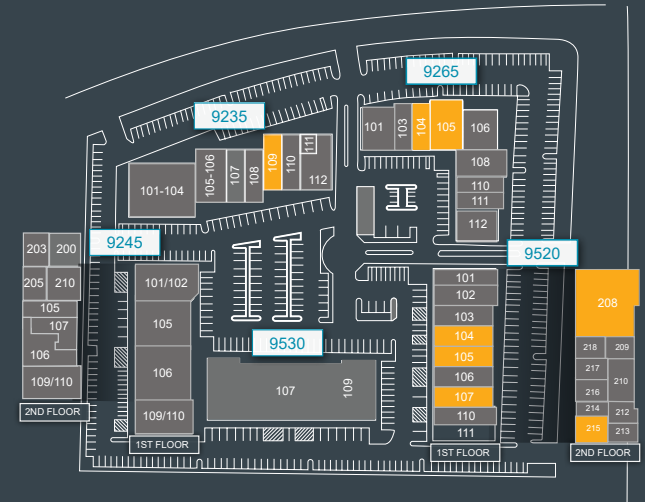


**RENOVATED
COMMON AREAS &
OUTDOOR SEATING**

AVAILABILITY

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ADDRESS	SUITE	SF	ASKING RENT (PSF)	Availability
9265 Activity Rd	104	±1,593	\$1.75 NNN	10/1/25
9265 Activity Rd	105	±3,166	\$1.70 NNN	Now
9235 Activity Rd	109	±1,994	\$1.75 NNN	Now
9520 Padgett St	104/105	±3,567	\$1.70 NNN	Now
9520 Padgett St	107	±2,006	\$1.75 NNN	Now
9520 Padgett St	208	±9,745	\$1.70 MG	Now
9520 Padgett St	215	±1,383	\$1.75 MG	Now



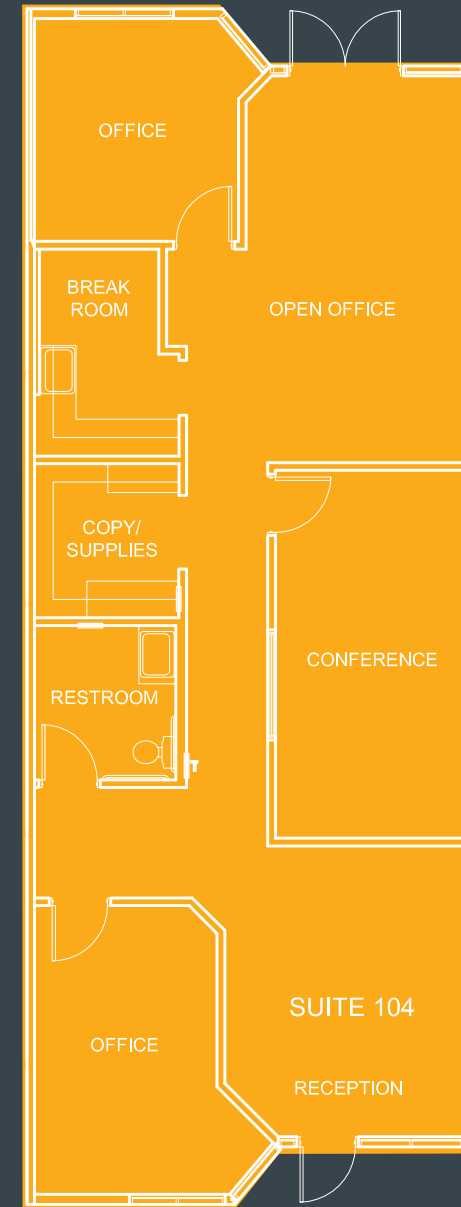
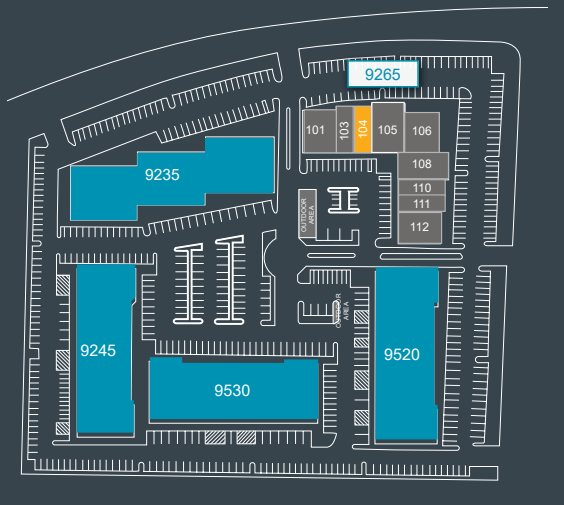
AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
104	±1,593	\$1.75 NNN	10/1/25

COMMENTS

Open office, 2 private offices, break room, 1 restroom, conference room, reception.
NNNs = \$0.65 PSF

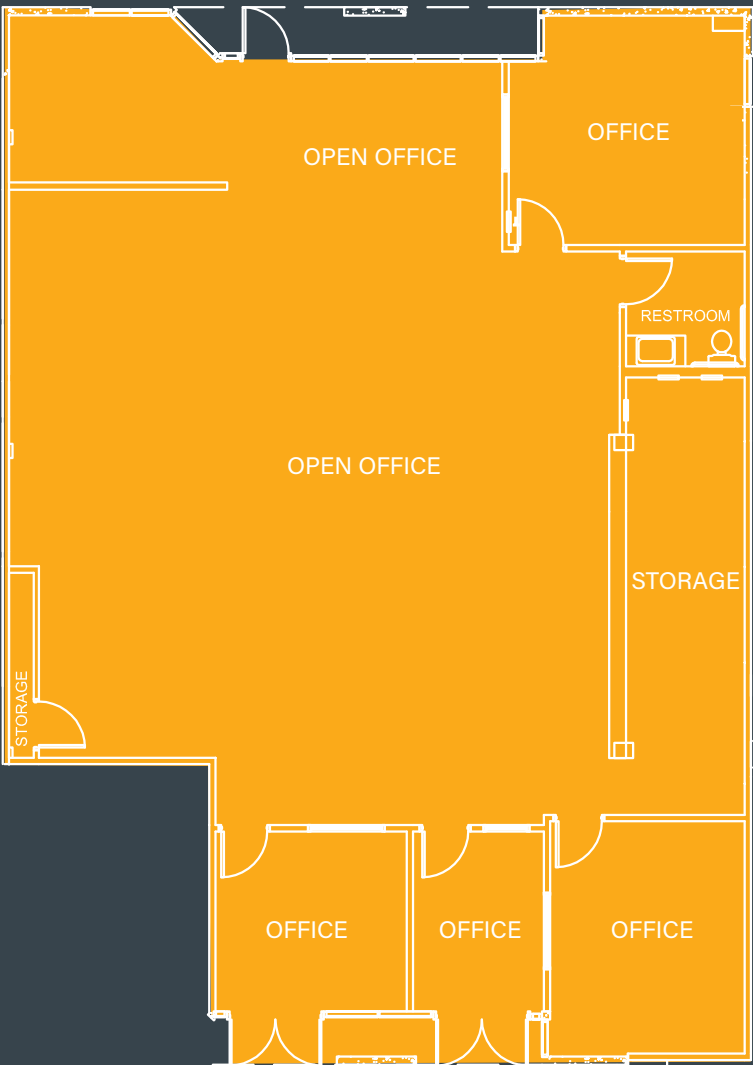
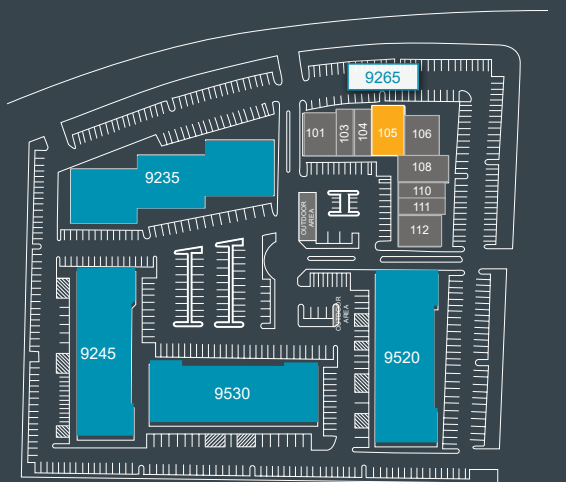


AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
105	±3,166	\$1.70 NNN	Vacant
COMMENTS			

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

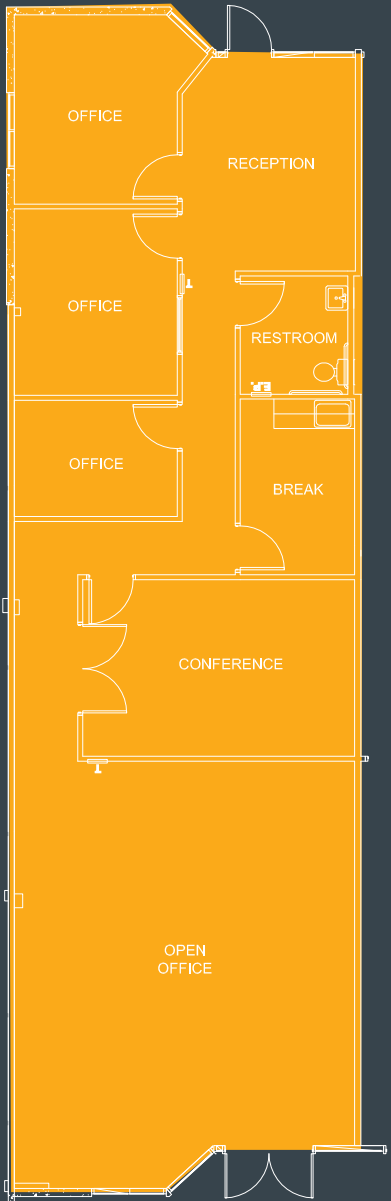
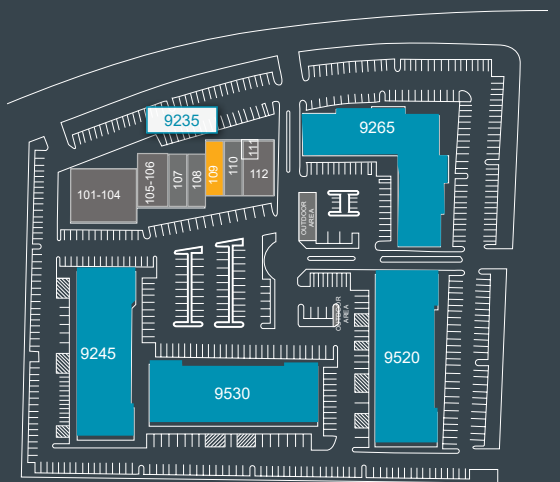


AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
109	±1,994	\$1.75 NNN	Vacant
COMMENTS			

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



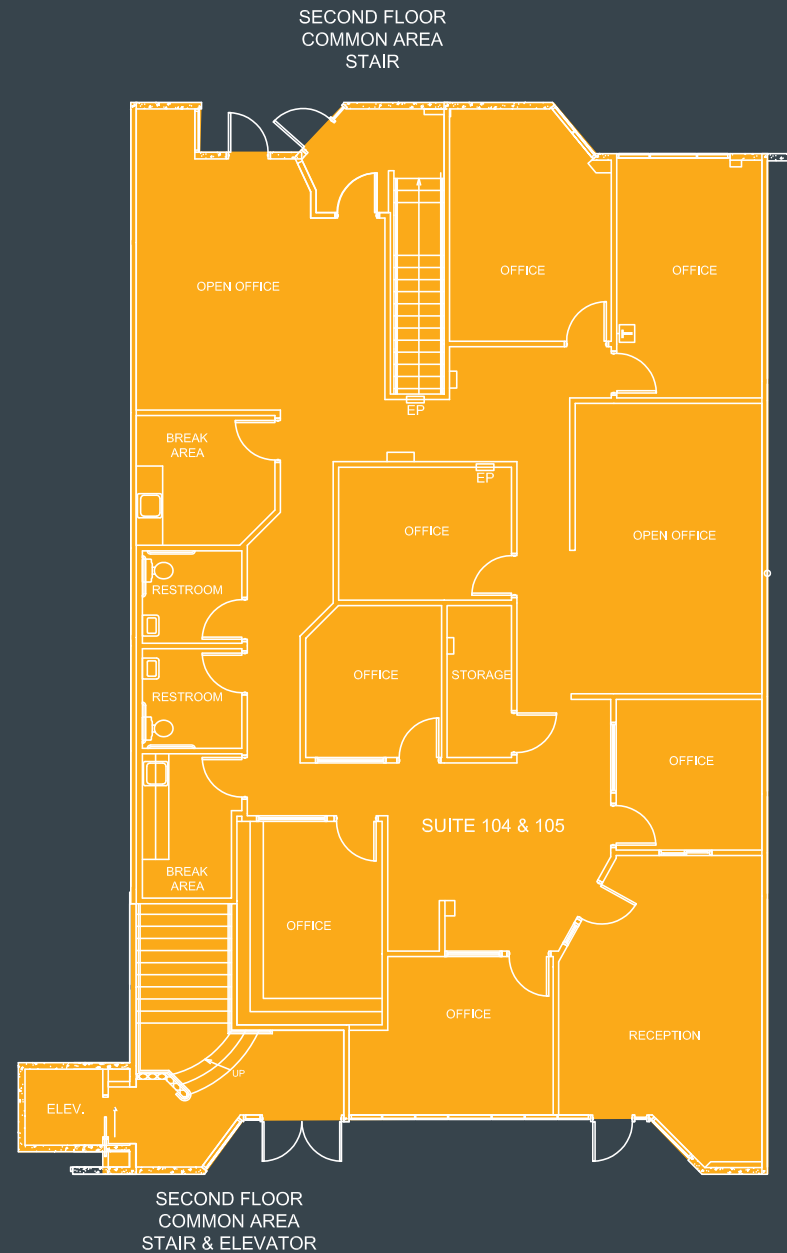
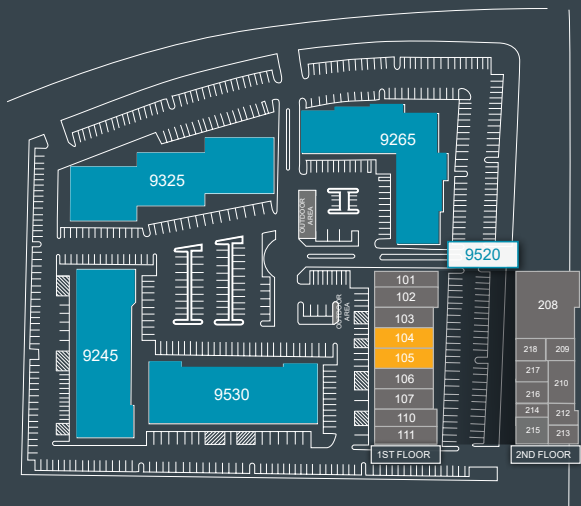
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
104/105	±3,567	\$1.70 NNN	Vacant

COMMENTS

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



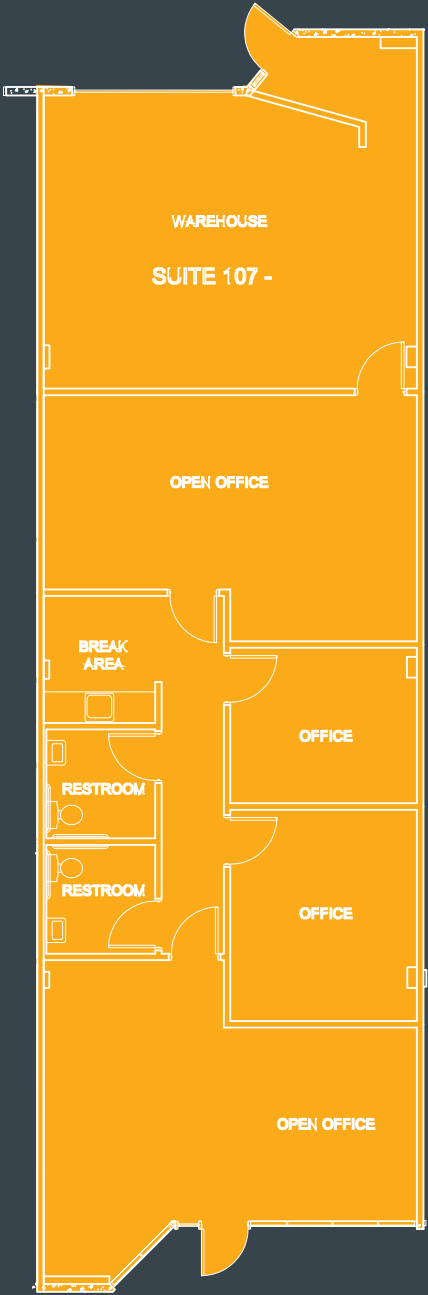
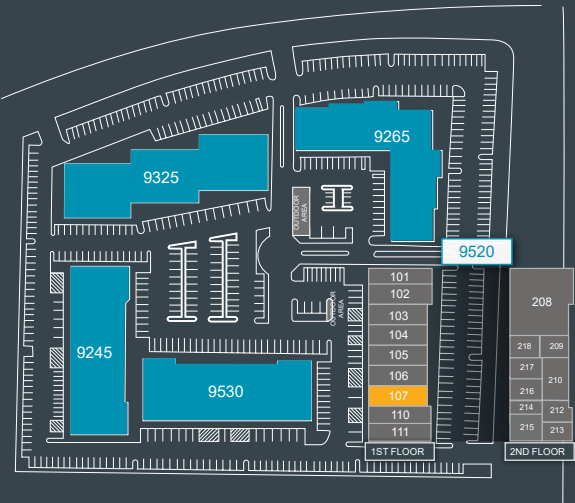
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±2,006	\$1.75 NNN	Vacant

COMMENTS

Reception, 2 private offices, open office area, break room, 2 restrooms, balance warehouse. 1 GL door.
NNNs = \$0.65 PSF



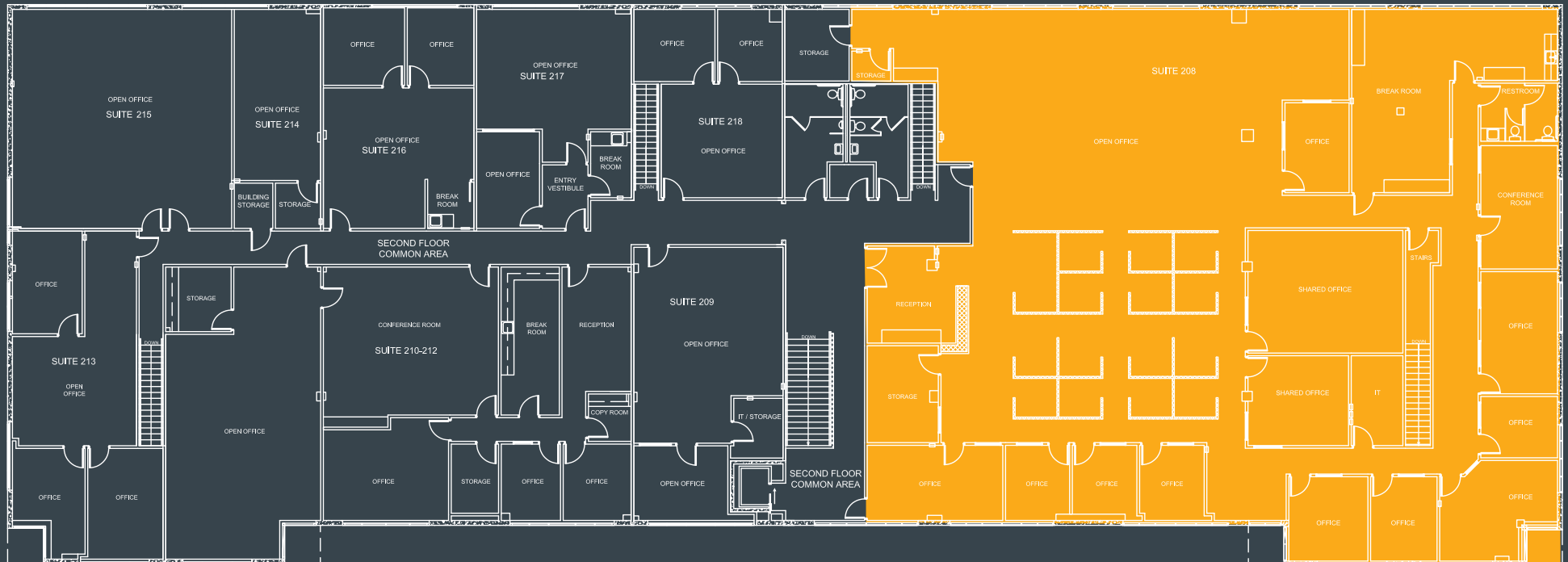
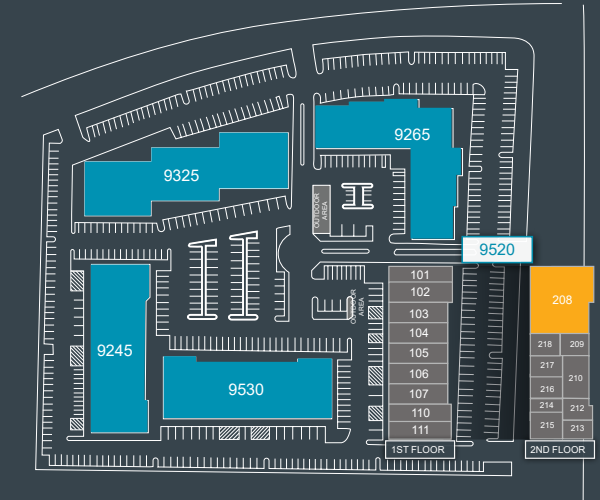
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
208	±9,745	\$1.70 MG	Vacant

COMMENTS

100% office with reception, 10 private offices, 3 conference rooms, IT closet, storage room, large open office area, break room and 2 restrooms. Elevator served.



FLOOR PLAN TO BE VERIFIED

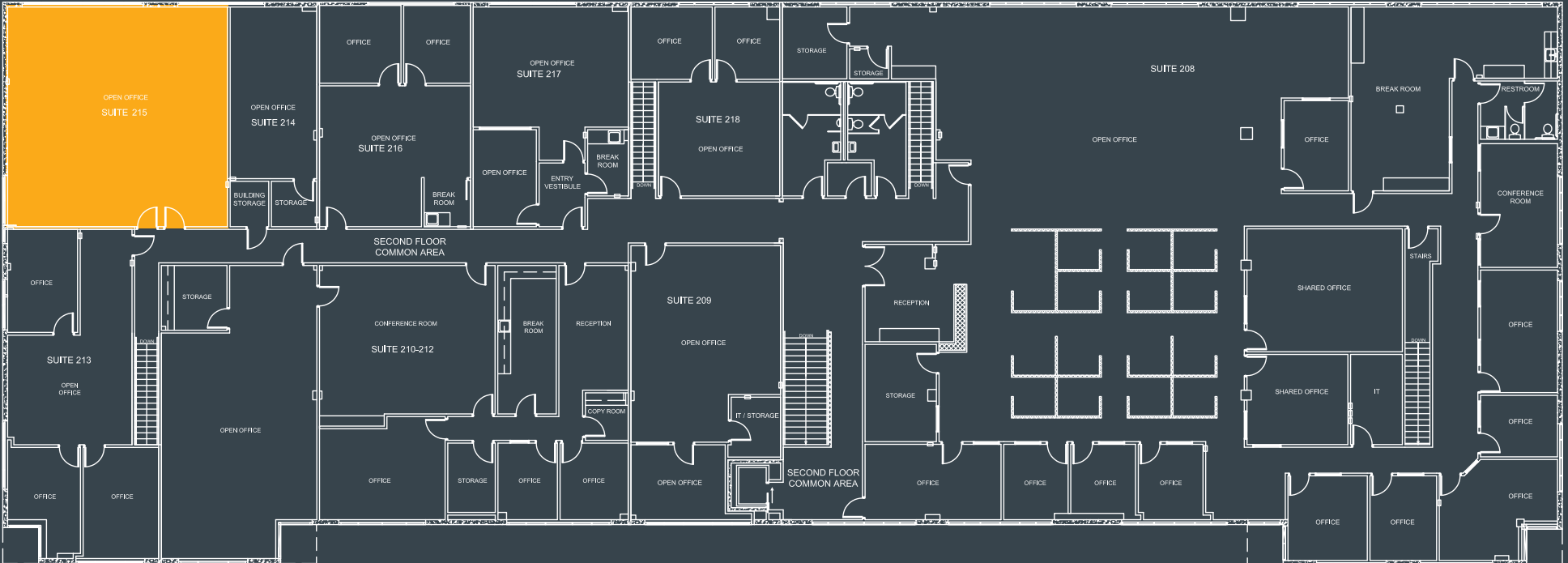
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
215	±1,383	\$1.75 MG	Vacant

COMMENTS

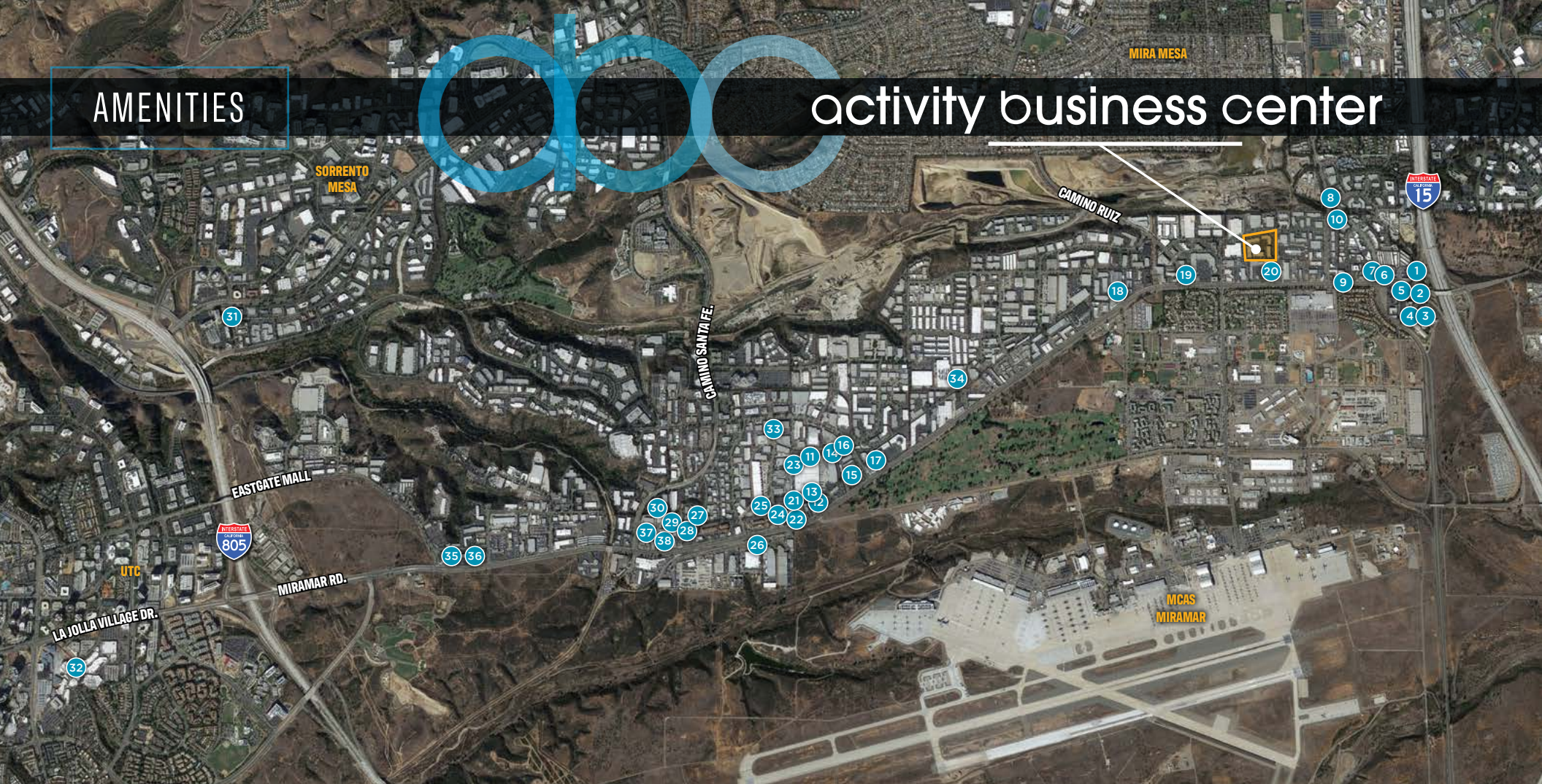
100% office. Elevator access.



FLOOR PLAN TO BE VERIFIED

AMENITIES

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- | | | | | | | | | | |
|----------------------|---------------------------|---------------------------------------|---------------------------------|-------------------|-------------------------------|--------------------------|----------------------|--------------------|----------------------------|
| 1
IHOP Restaurant | 2
Miramar Shell | 3
Chin's Szechwan | 4
Carl's Jr | 5
Zavaro Mobil | 6
Scripps 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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