

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	104	±1,593	\$1.90 NNN	10/1/25
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	107	±2,006	\$1.90 NNN	Now
9520 Padgett St	208	±9,745	\$1.85 MG	9/1/25
9520 Padgett St	215	±1,383	\$1.85 MG	Now

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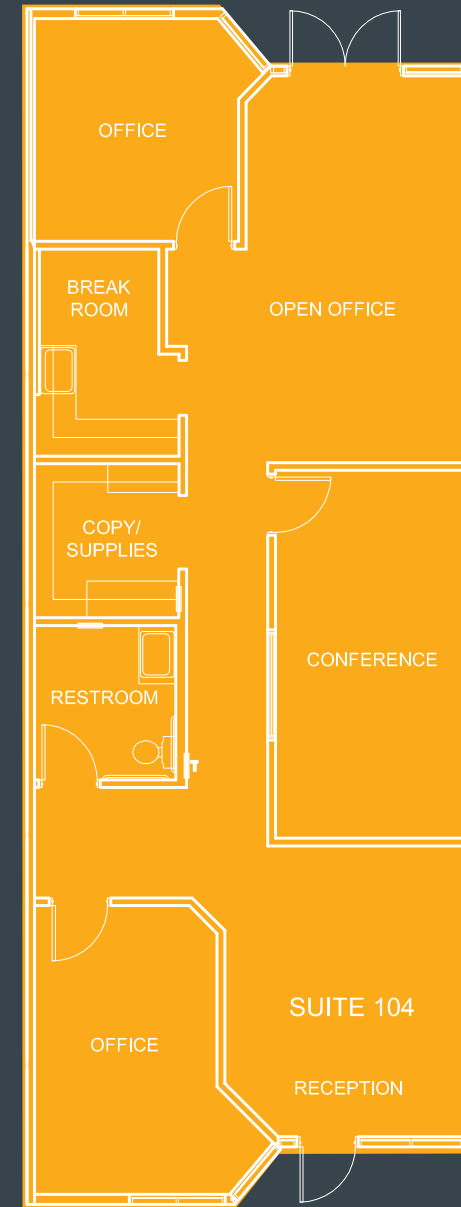
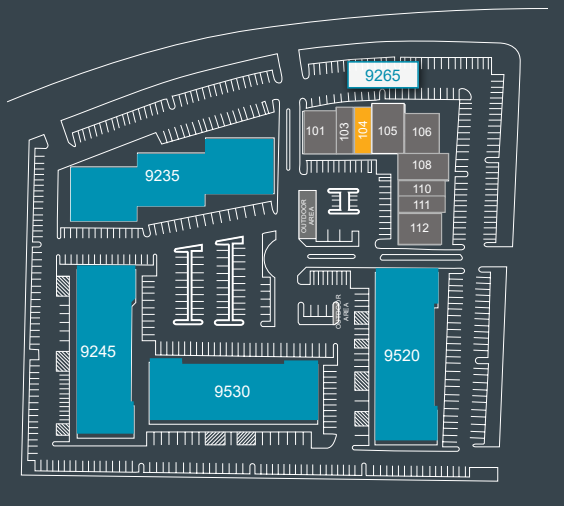
AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
104	±1,593	\$1.90 NNN	10/1/25

COMMENTS

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

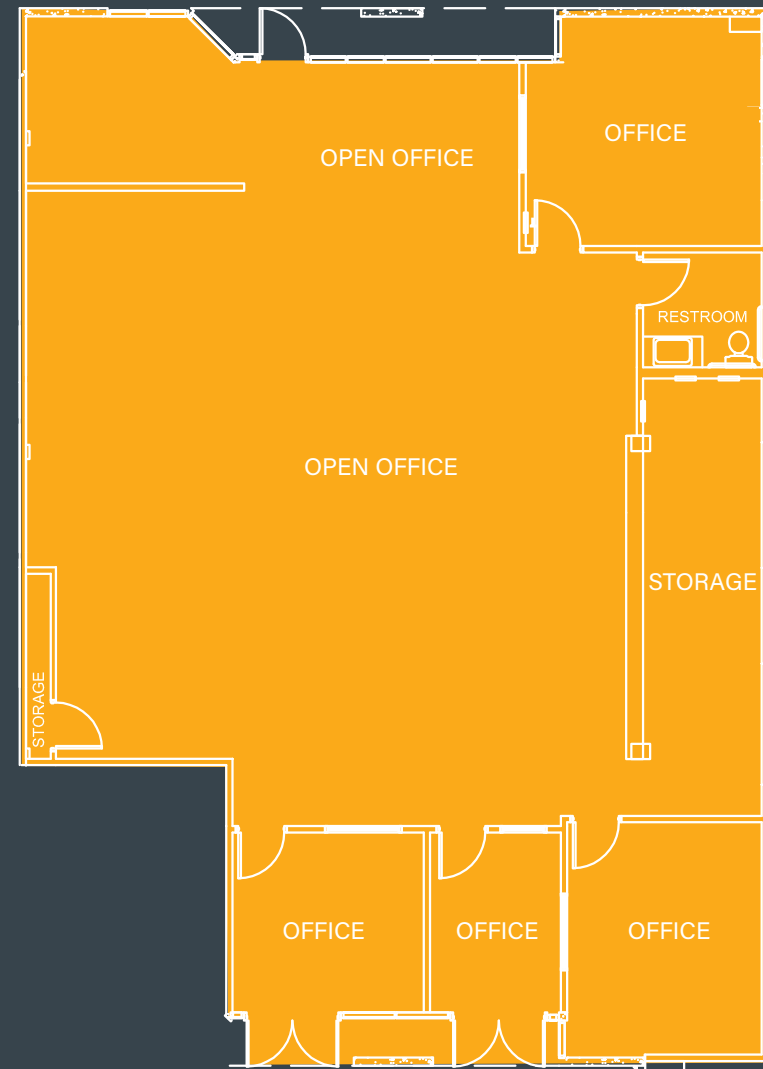
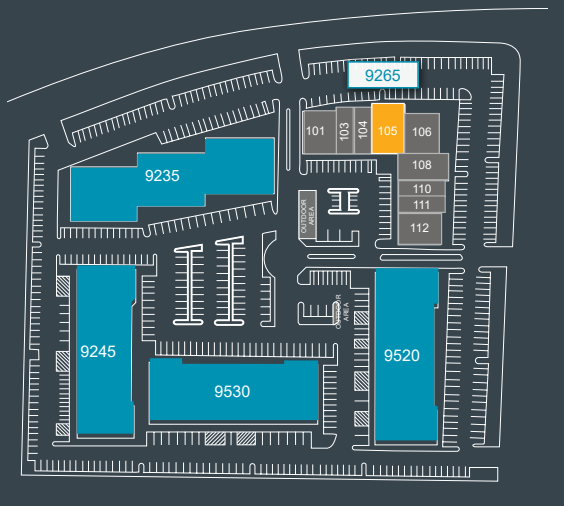


AVAILABILITY

9265 ACTIVITY ROAD

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

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



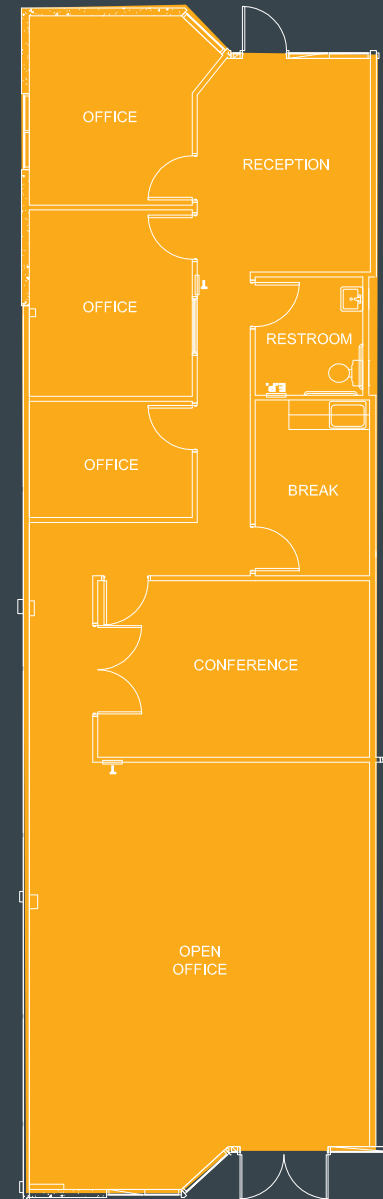
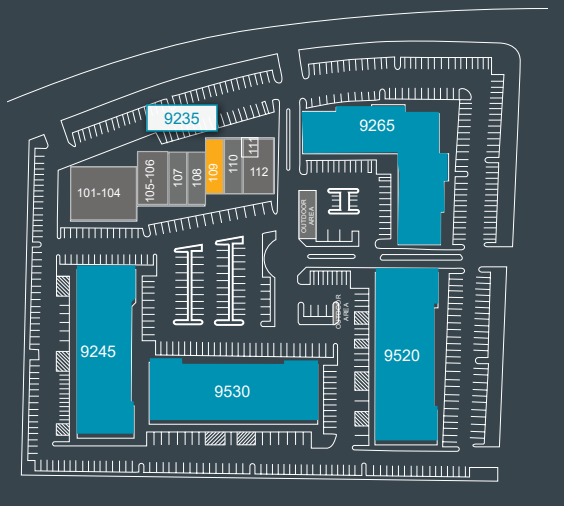
AVAILABILITY

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



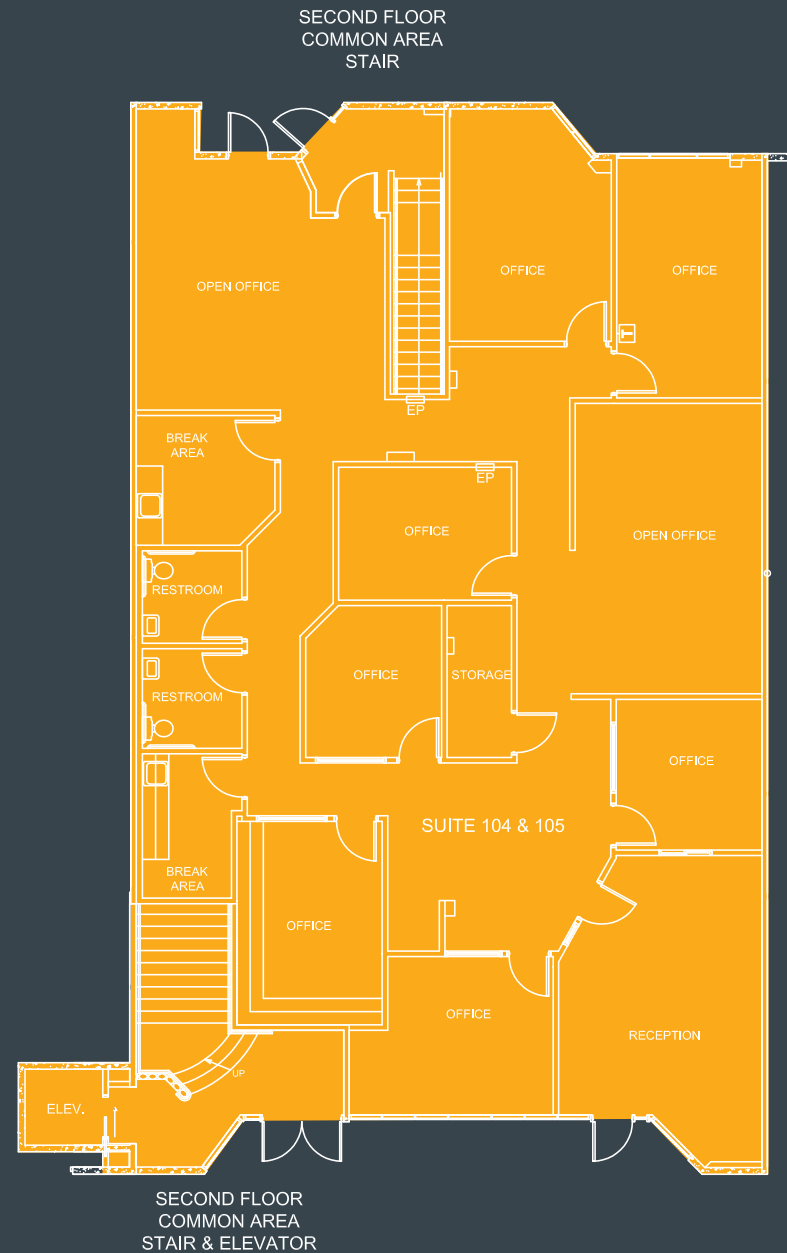
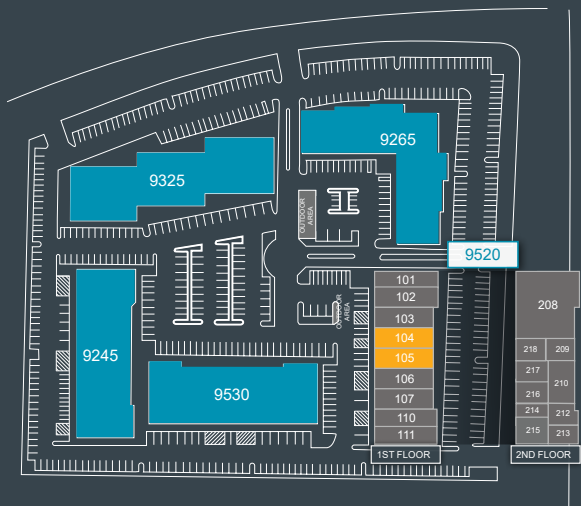
AVAILABILITY

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



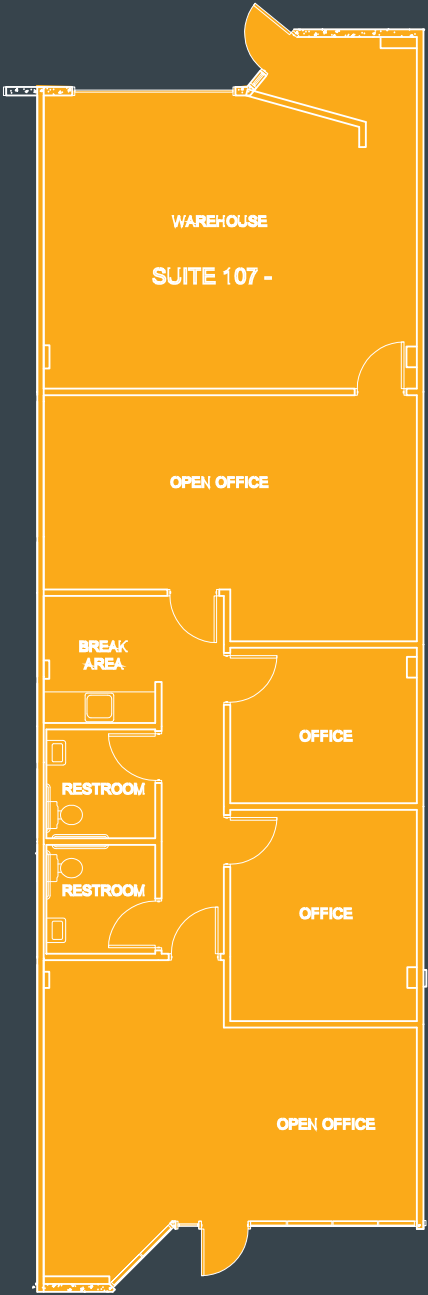
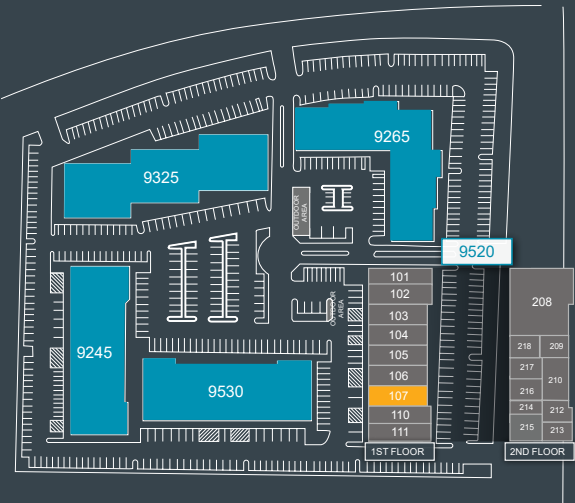
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±2,006	\$1.90 NNN	Vacant

COMMENTS

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



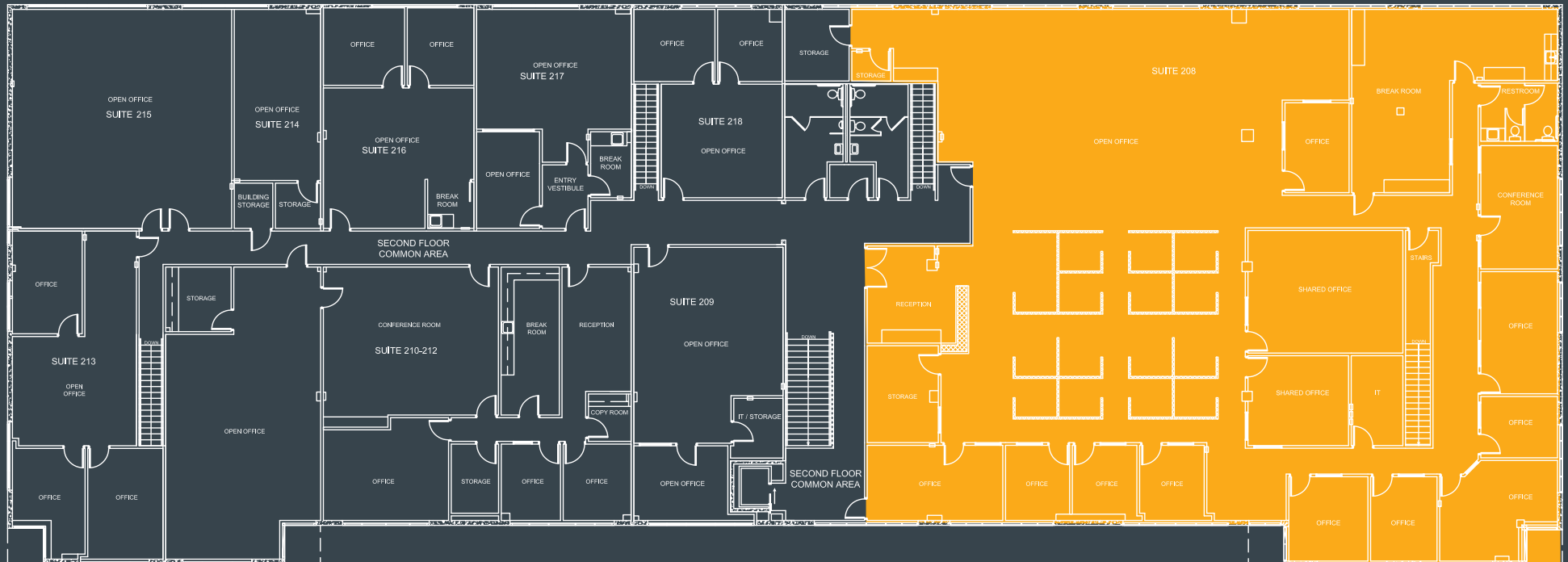
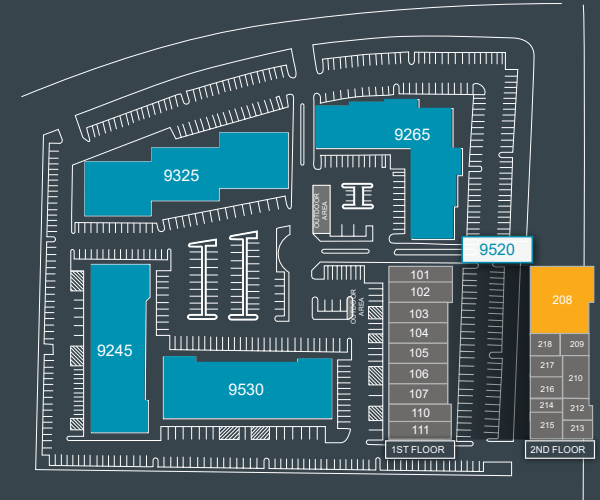
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
208	±9,745	\$1.85 MG	9/1/25

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

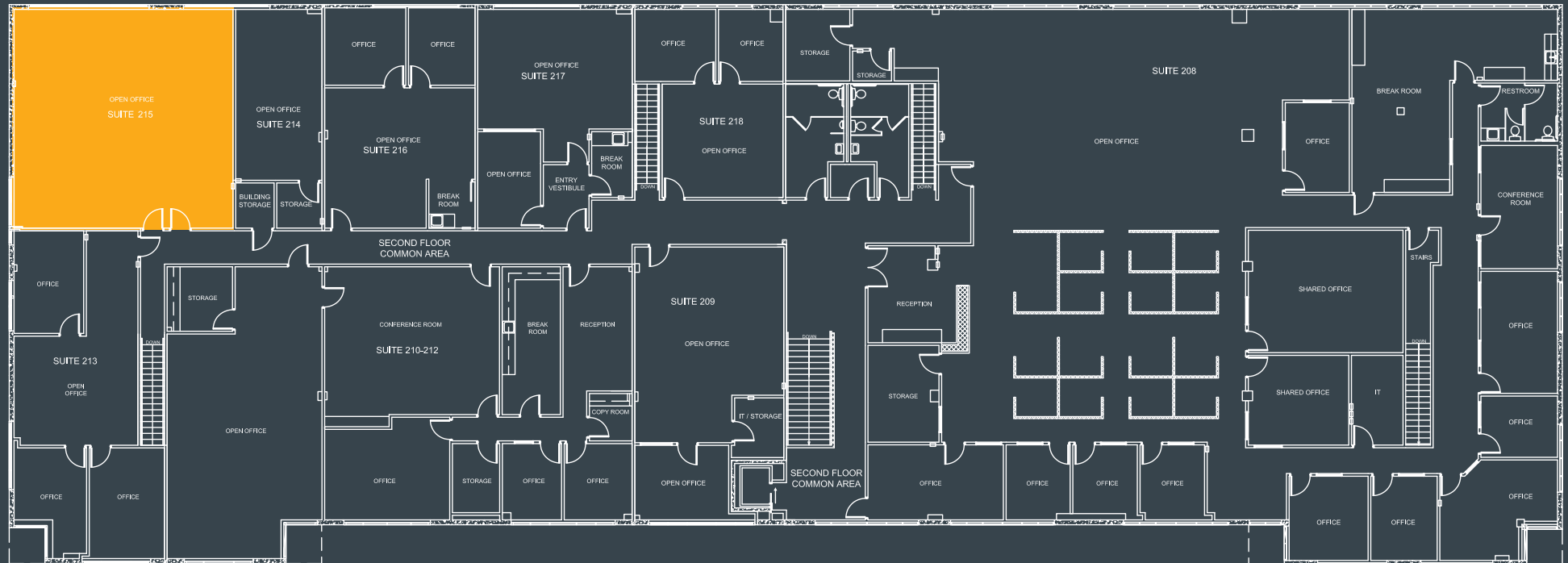
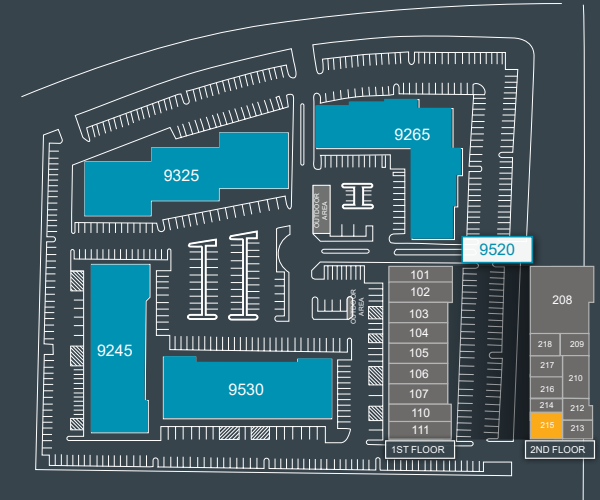
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
215	±1,383	\$1.85 MG	Vacant

COMMENTS

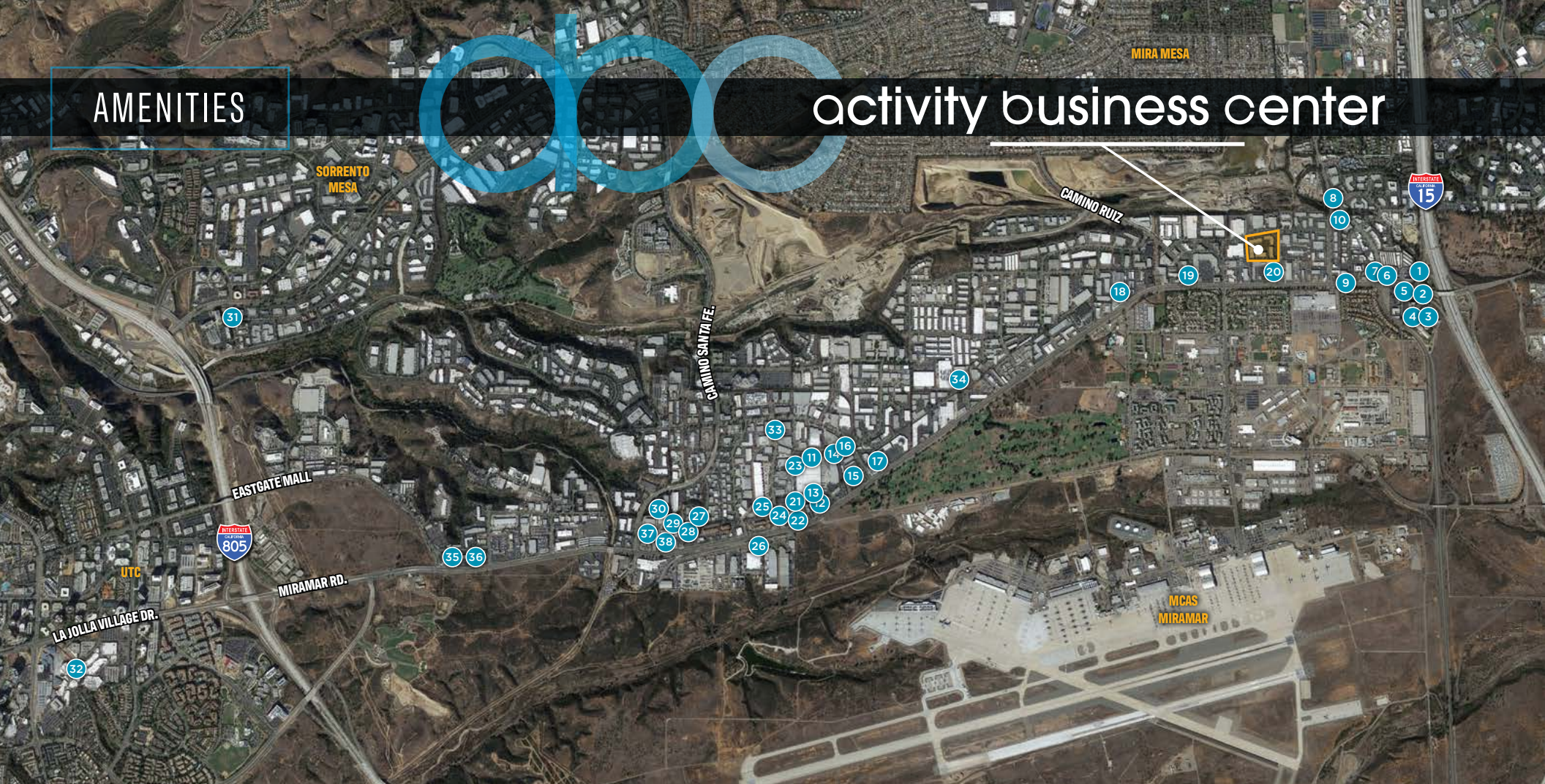
100% office. Elevator access.



FLOOR PLAN TO BE VERIFIED

AMENITIES

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- | | | | | | | | | | |
|-----------------|---------------------|---------------------------------|---------------------------|--------------|--------------------------|--------------------|----------------|--------------|----------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| IHOP Restaurant | Miramar Shell | Chin's Szechwan | Carl's Jr | Zavaro Mobil | Scripps Miramar Car Wash | 24 Hour Fitness | AMPM | Spice Corner | California Thai Cafe |
| 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 |
| SUBWAY | Miramar West Shell | Ann's Alterations and Tailoring | Dixieline Pro Build | Pastalini | Sima's Grill and Deli | KFC and Taco Bell | McDonald's | Miramar Cafe | Dave's Famous Cafe |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| Miramar Pizza | Roberto's Taco Shop | Pro Star Wireless of Miramar | San Diego Wine Co. | Quiznos | Starbucks | Denny's Restaurant | Togo's | Carl's Jr | Office Depot |
| 38 | 37 | 36 | 35 | 34 | 33 | 32 | 31 | | |
| AMPM | Chevron Station | Discount Tire Co. | Miramar 76 Service Center | Ale Smith | Ballast Point | UTC Mall | Sorrento Court | | |





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