

FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

CARROLL CANYON COMMERCE CENTER

9705-9835 Carroll Centre Rd & 9845-9939 Via Pasar, San Diego, CA 92126



4.5% BROKER COMMISSION



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602.489.4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573





FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

CARROLL CANYON COMMERCE CENTER

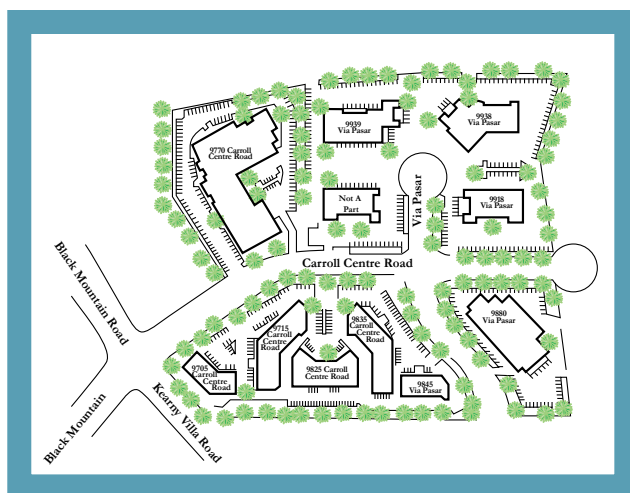
9705-9835 Carroll Centre Rd & 9845-9939 Via Pasar, San Diego, CA 92126

PROPERTY HIGHLIGHTS

- Eastern Miramar Location
- Grade Level Roll-up Doors
- Approximately 16'-18' Warehouse Clearance
- Skylights
- Immediate Access to I-15
- High Image Business Park

ADDRESS	SF	RENT	COMMENTS
9835 Carroll Centre Rd, Suite 104	3,145	\$1.65	Reception/lobby, open office, 1 private office, 2 restrooms, balance warehouse, 1 GL door. Available 12/1/2025.

NNNs = \$0.43/SF



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602.489.4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573





FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

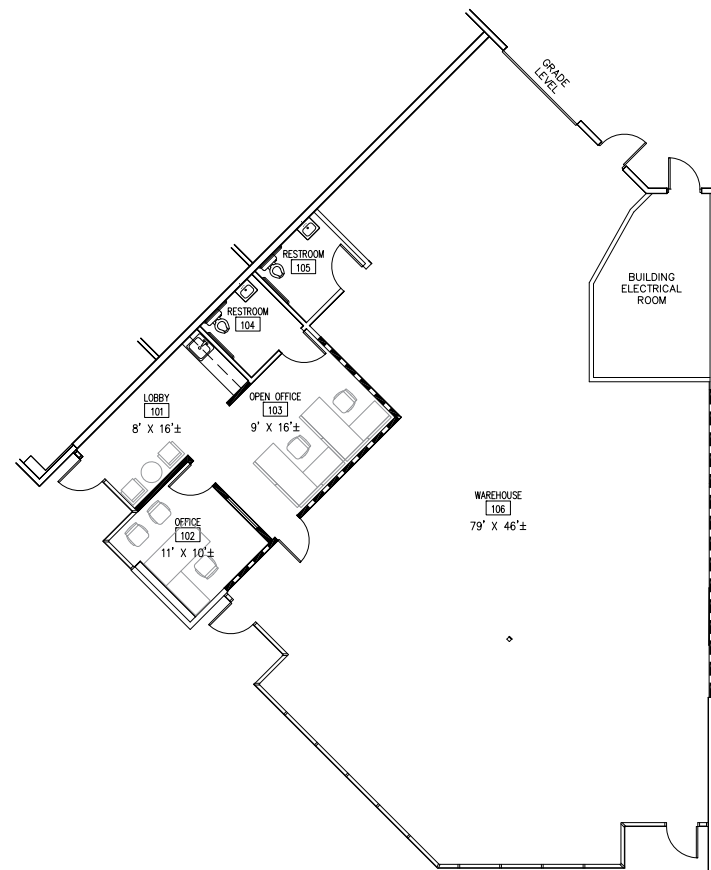
CARROLL CANYON COMMERCE CENTER

9705-9835 Carroll Centre Rd & 9845-9939 Via Pasar, San Diego, CA 92126

SUITE DETAILS

**9835 Carroll Centre Rd,
Suite 104**

- 3,145 SF
- Reception/lobby, open office, 1 private office, 2 restrooms, balance warehouse, 1 GL door.
- \$1.65 PSF/Month, NNN
- NNNs = \$0.43/SF
- Available 12/1/2025



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602.489.4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

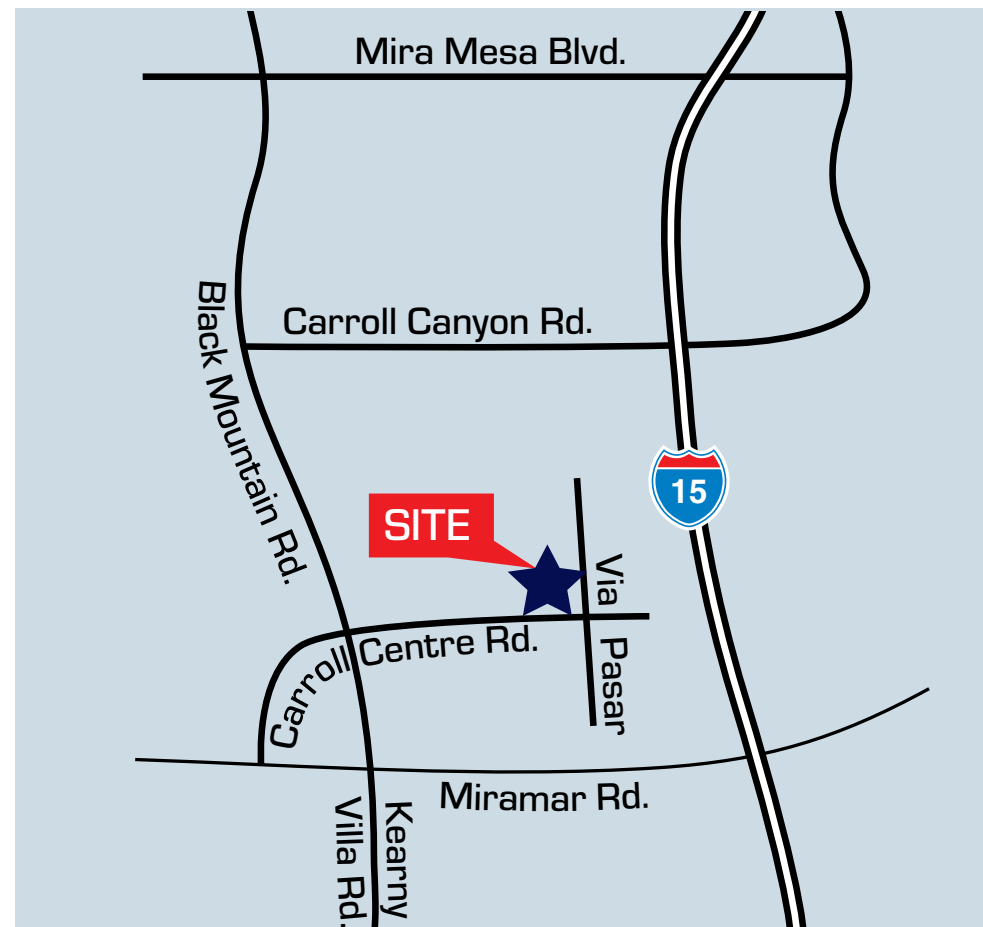




FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

CARROLL CANYON COMMERCE CENTER

9705-9835 Carroll Centre Rd & 9845-9939 Via Pasar, San Diego, CA 92126



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

TRINITY CARSON
602.489.4876
trinity.carson@cushwake.com
CA LIC. 02343245

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

