

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**

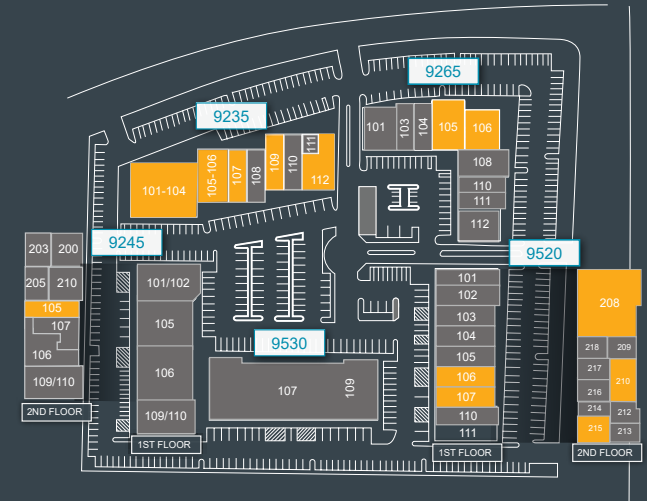


**RENOVATED
COMMON AREAS &
OUTDOOR SEATING**

AVAILABILITY

ADDRESS	SUITE	SF	ASKING RENT (PSF)	Availability
9235 Activity Rd	101/102	±3,788	\$1.70 NNN	Now
9235 Activity Rd	103/104	±4,135	\$1.70 NNN	Now
9235 Activity Rd	105/106	±3,956	\$1.70 NNN	Now
9235 Activity Rd	107	±1,972	\$1.75 NNN	Now
9235 Activity Rd	109	±1,994	\$1.75 NNN	Now
9235 Activity Rd	112	±2,955	\$1.75 NNN	1/1/2027
9265 Activity Rd	105	±3,166	\$1.70 NNN	Now
9265 Activity Rd	106	±1,706	\$1.75 NNN	Now
9520 Padgett St	106	±1,749	\$1.75 NNN	Now
9520 Padgett St	208	±9,745	\$1.45 MG	Now
9520 Padgett St	210/211	±2,151	\$1.75 MG	Now
9520 Padgett St	215	±1,383	\$1.75 MG	Now

activity business center



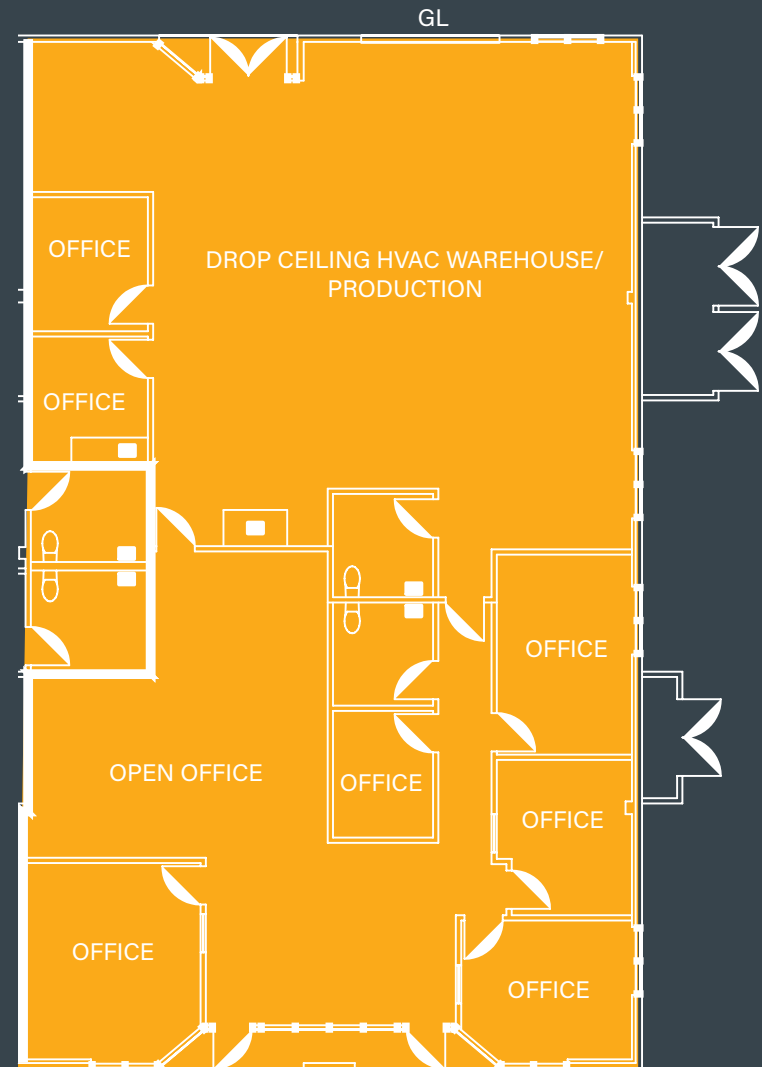
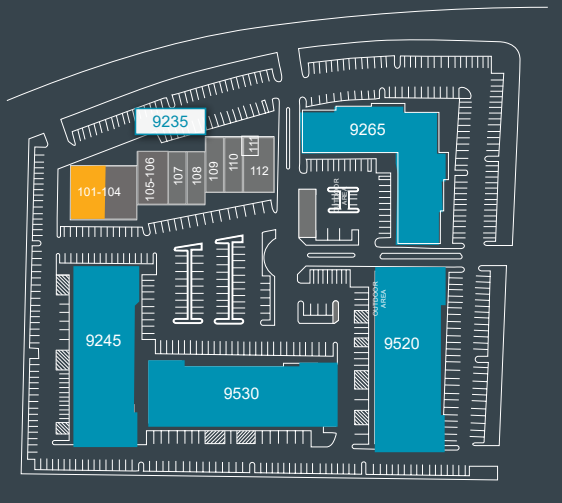
AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
101/102	±3,788	\$1.70 NNN	Vacant

COMMENTS

Reception, 7 private office, break area, 4 restrooms, drop ceiling HVAC warehouse/production area, and 1 GL loading door.
NNNs = \$0.65 PSF



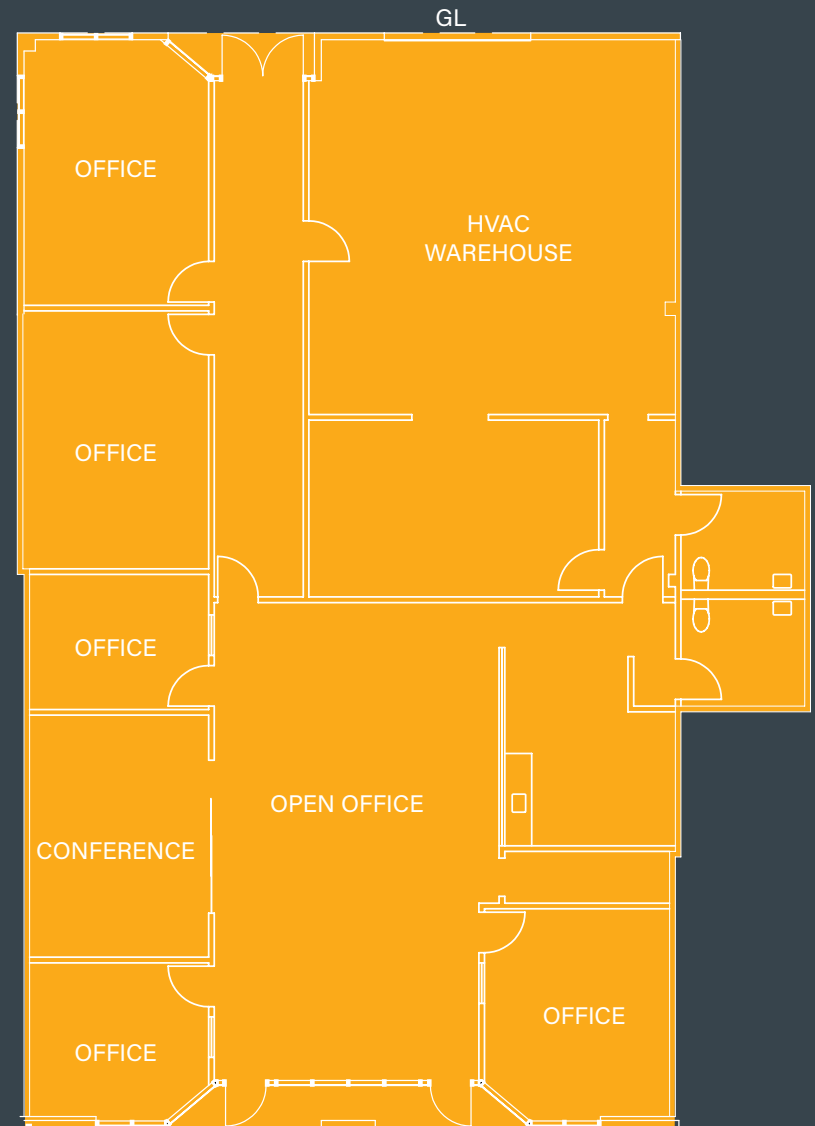
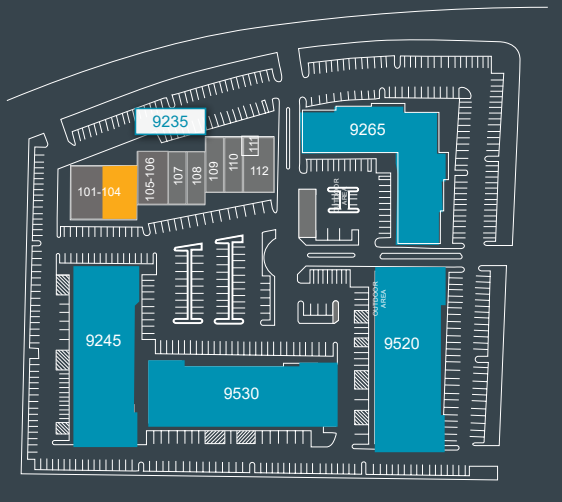
AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
103/104	±4,135	\$1.70 NNN	Vacant

COMMENTS

Reception, 5 private offices, conference room, break area, 2 restrooms, open office, HVAC warehouse, and 1 GL loading door. Can be combined with suites 105/106 for 8,091 SF.
NNNs = \$0.65 PSF

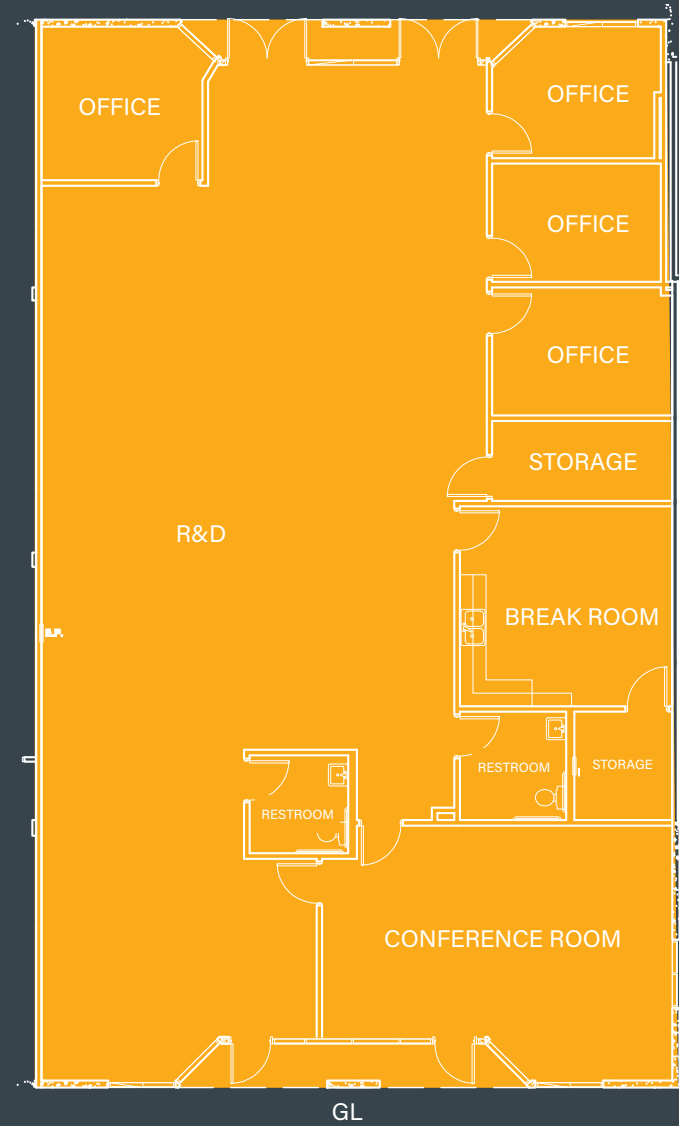
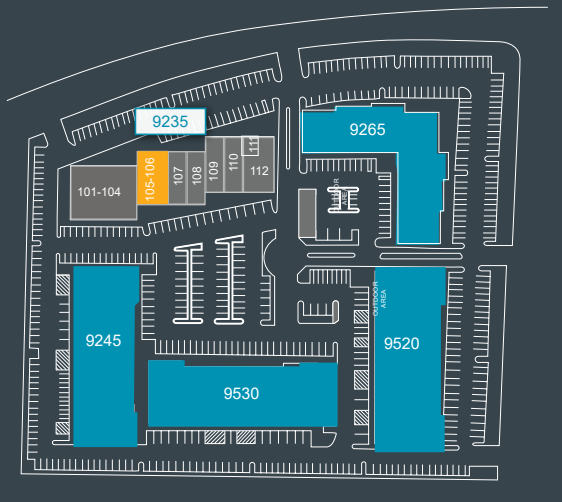


AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
105/106	±3,956	\$1.70 NNN	Vacant
COMMENTS			

R&D, 4 private offices, 2 restrooms, 2 storage rooms, break room, conference room, and 1 GL loading door.
Can be combined with suites 103/104 for 8,091 SF.
NNNs = \$0.65 PSF



AVAILABILITY

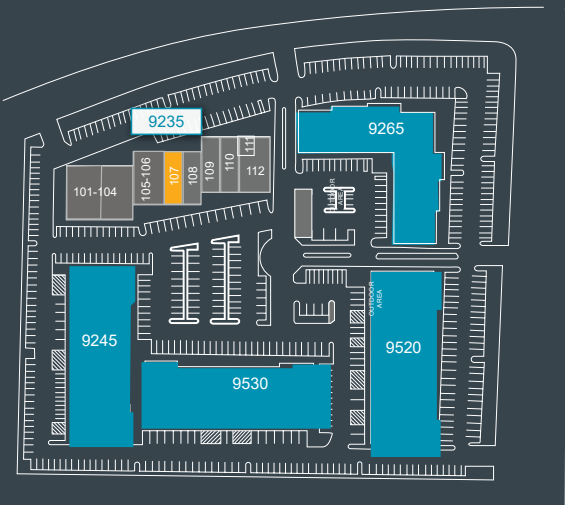
9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±1,972	\$1.75 NNN	Vacant

COMMENTS

Details Pending.
NNNs = \$0.65 PSF

FLOOR PLAN PENDING



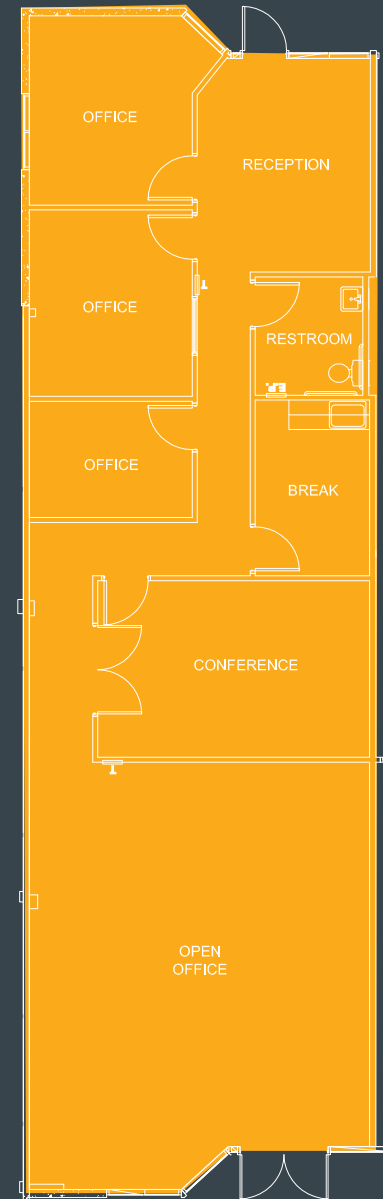
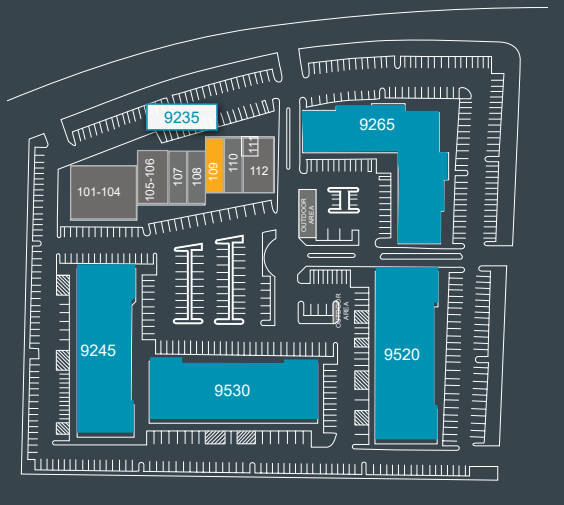
AVAILABILITY

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



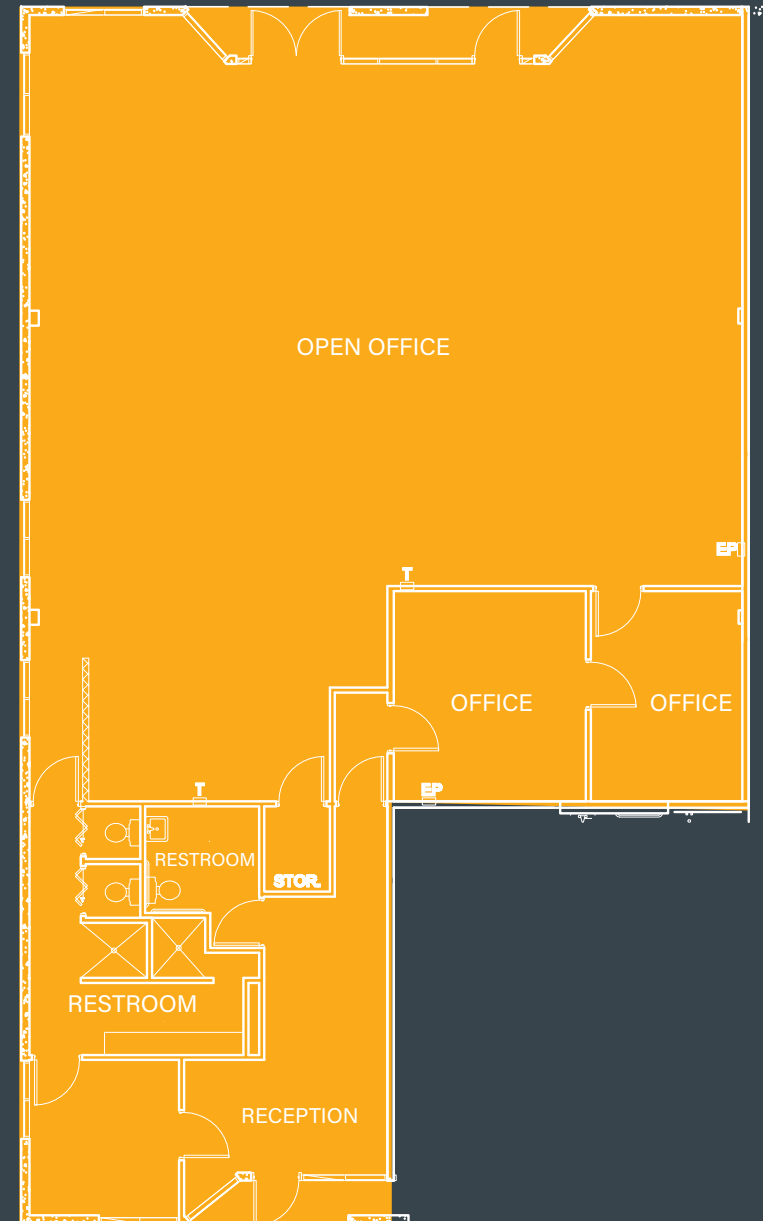
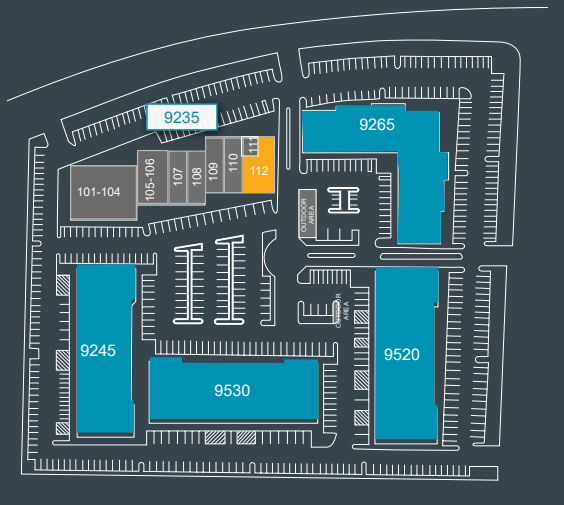
AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
112	±2,955	\$1.75 NNN	1/1/2027

COMMENTS

Reception, open office, 2 private offices, 2 restrooms,
storage room.
NNNs = \$0.65 PSF

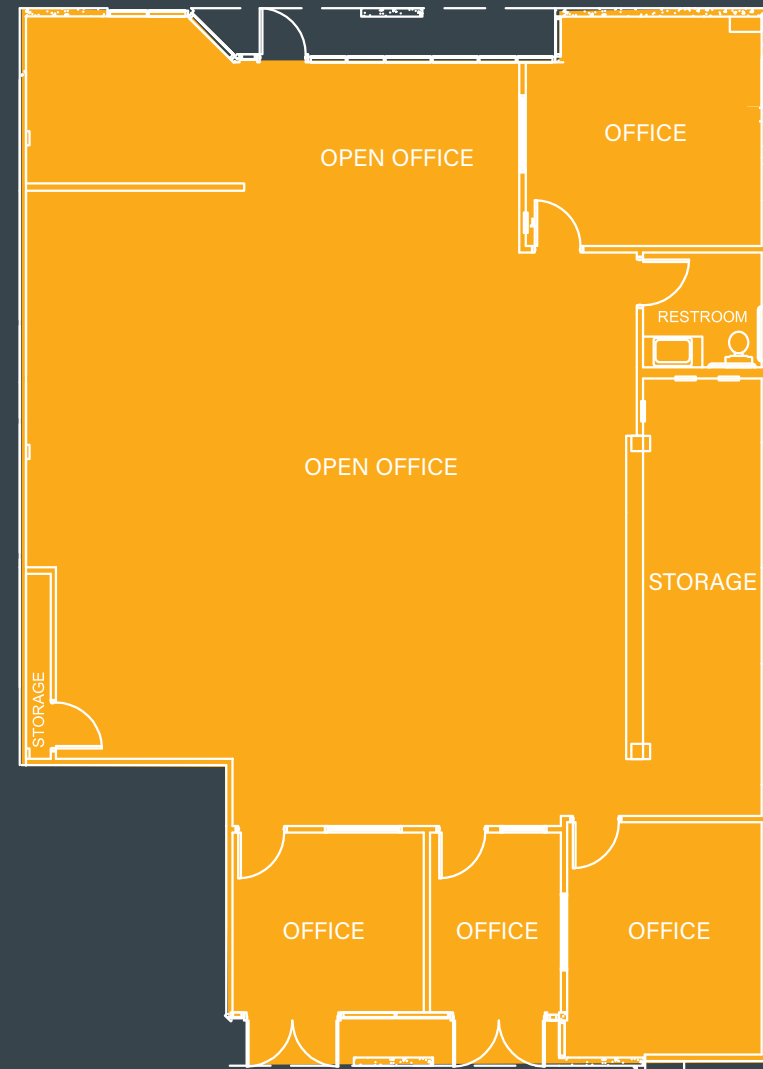
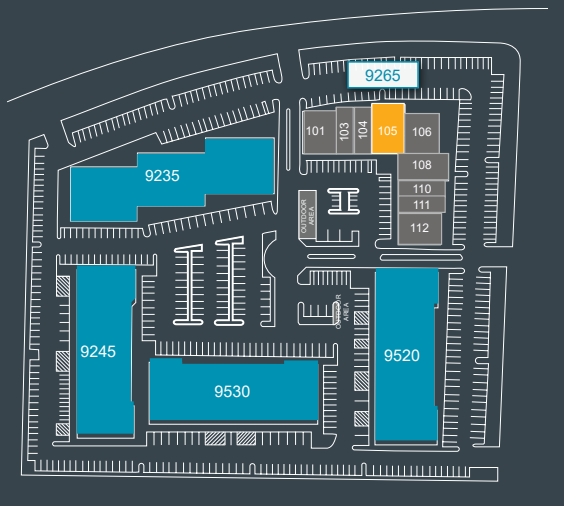


AVAILABILITY

9265 ACTIVITY ROAD

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

100% office, 2 private offices, 1 restroom, storage room.
NNNs = \$0.65 PSF

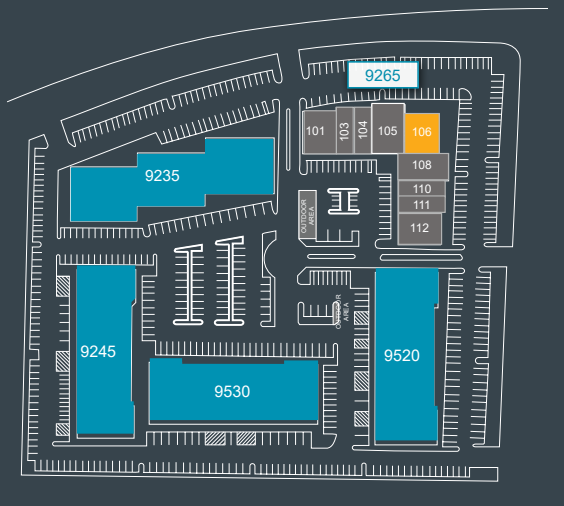


AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
106	±1,706	\$1.75 NNN	Vacant
COMMENTS			

100% office with 6 private offices, break room, storage room, and 2 restrooms.
NNNs = \$0.65 PSF



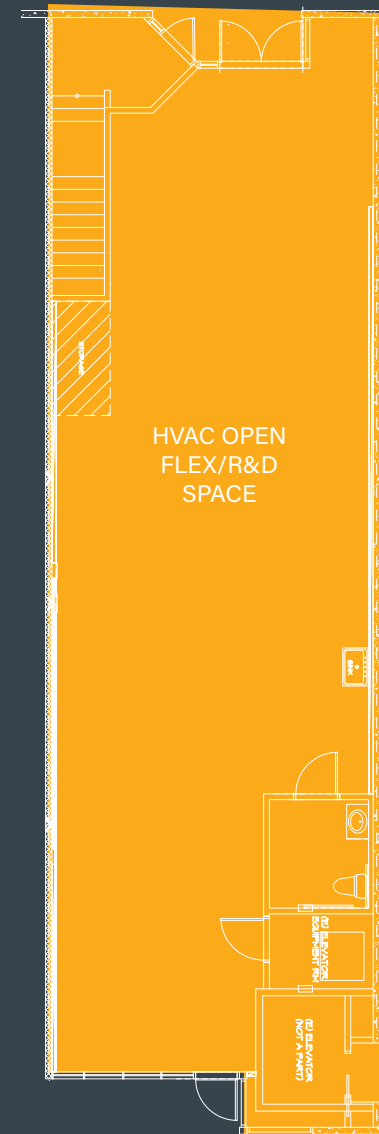
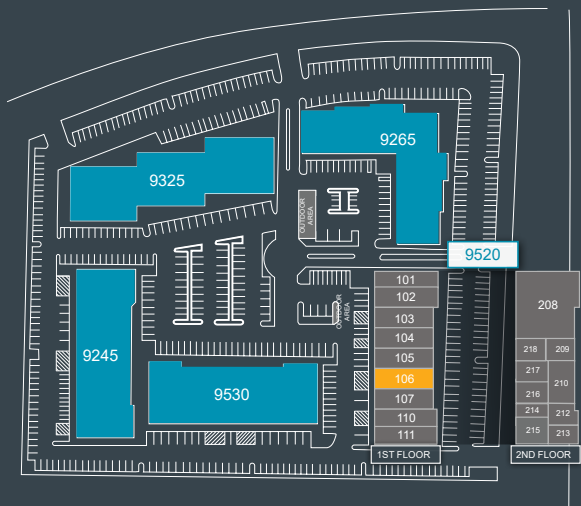
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
106	±1,749	\$1.75 NNN	Vacant

COMMENTS

100% HVAC with drop ceiling, 1 restroom, double door loading.
NNNs = \$0.65 PSF



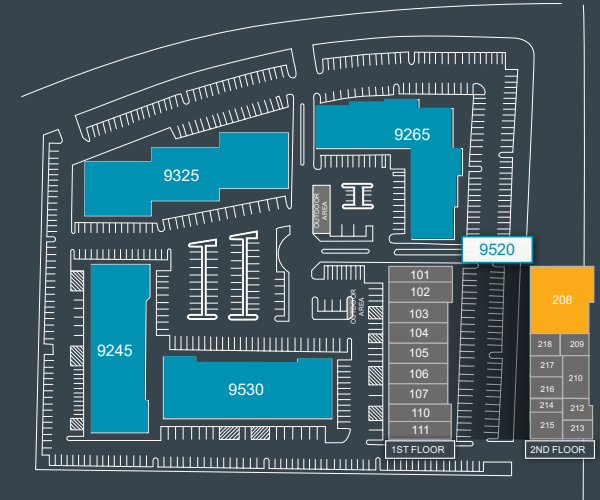
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
208	±9,745	\$1.45 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.



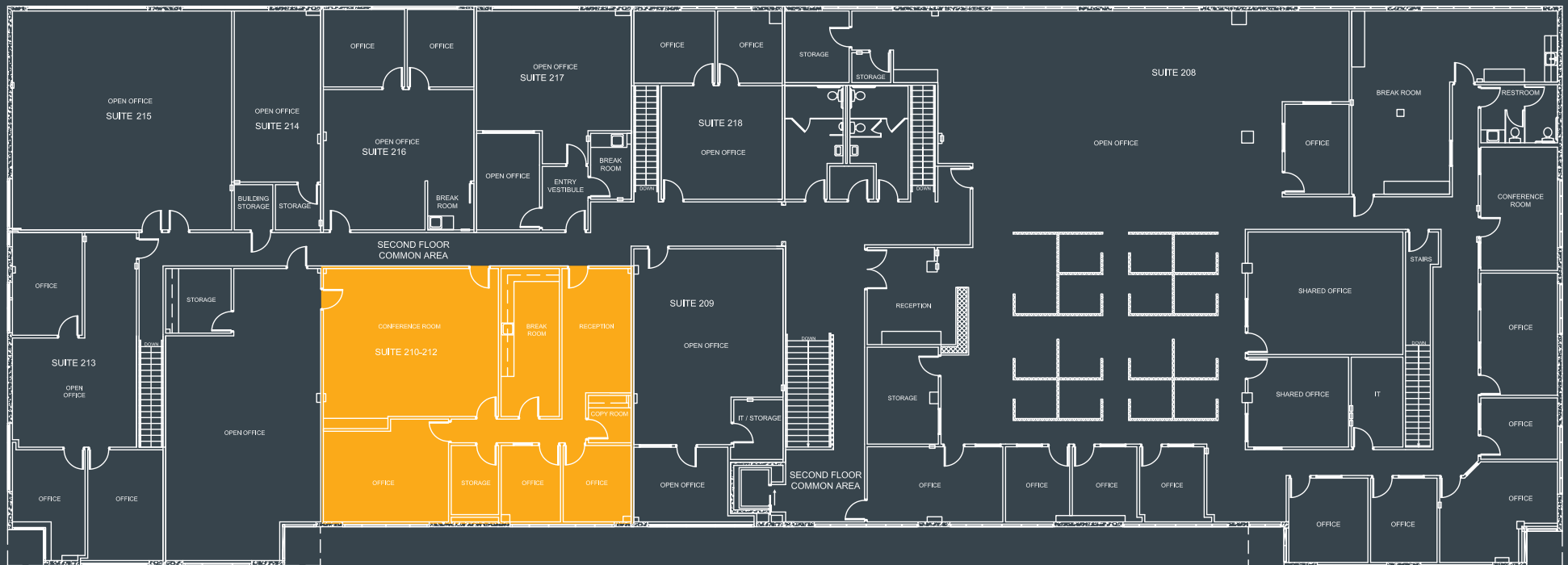
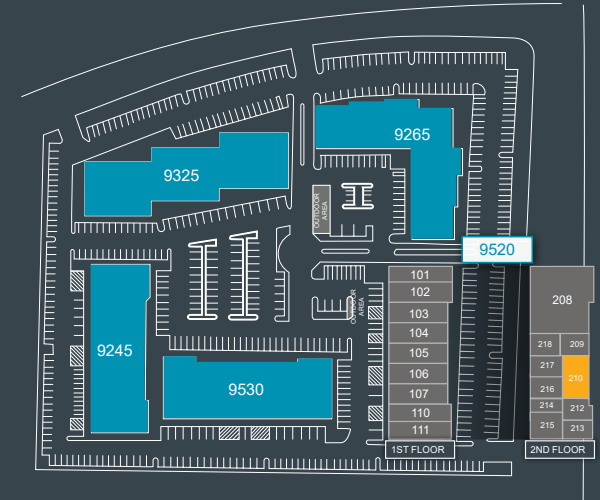
FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
210/211	±2,151	\$1.75 MG	Vacant
COMMENTS			

Reception, 3 private offices, storage room, conference room, break room. Elevator access.



FLOOR PLAN TO BE VERIFIED

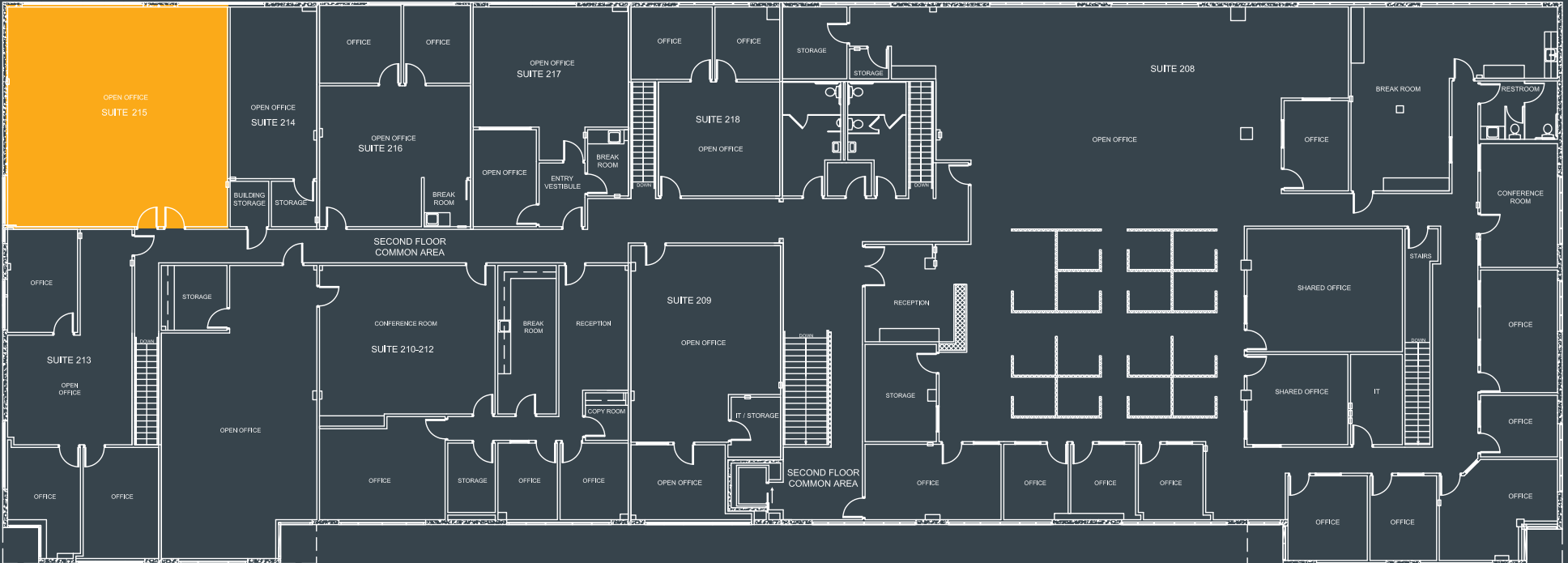
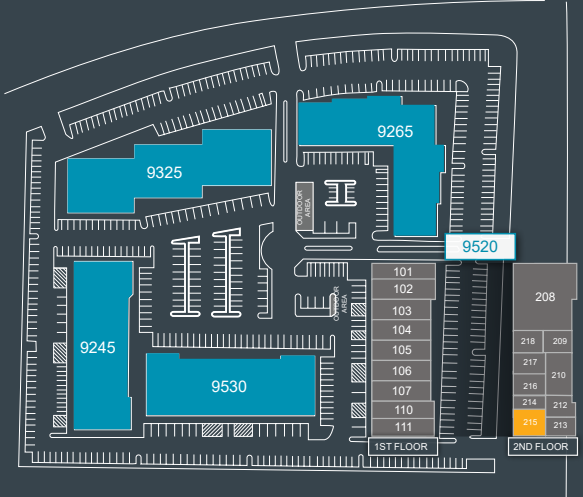
AVAILABILITY

9520 PADGETT STREET

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

COMMENTS

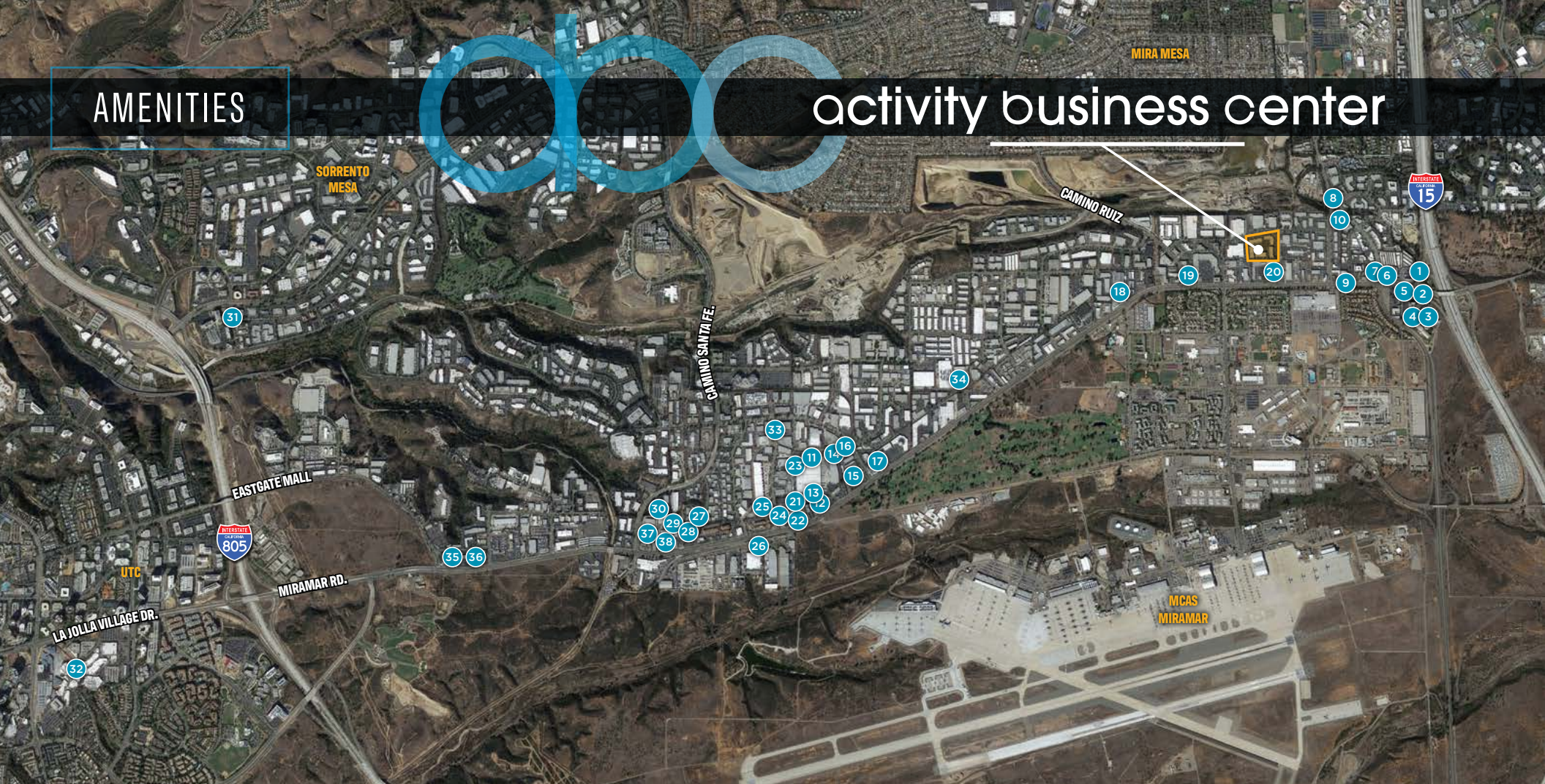
100% office. Elevator access.



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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